

MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26
IN THE PROVINCE OF ALBERTA
BYLAW NO. 1834

BEING a bylaw of The Municipal District of Willow Creek No. 26 in the Province of Alberta, to amend Bylaw No. 1826, being the Land Use Bylaw;

WHEREAS the Municipal District Council is in receipt of an "Application for a Land Use Bylaw Amendment" to redesignate approximately 2.02 hectares (5.00 acres), to be determined by a survey sketch, of land within the municipality, as per the enclosed map (Schedule A), of the lands legally described as:

MERIDIAN 4 RANGE 29 TOWNSHIP 11
SECTION 27
QUARTER NORTH WEST
EXCEPTING THEREOUT ALL MINES AND MINERALS
AND THE RIGHT TO WORK THE SAME
AREA: 64.3 HECTARES (159 ACRES) MORE OR LESS

AND WHEREAS it is deemed expedient for the Council of the Municipal District to consider Bylaw 1834 to redesignate approximately 2.02 hectares (5.00 acres), to be determined by a survey sketch, of the lands to "Vacant Country Residential – VCR"

NOW THEREFORE, under the authority and subject to the provisions of the Municipal Government Act, Chapter M-26, 2000, as amended, the Council duly assembled does hereby enact the following:

1. Lands, illustrated on the map in Schedule 'A' and legally described above, shall be redesignated from 'Rural General – RG' to 'Vacant Country Residential – VCR'
2. The Land Use District Map shall be amended to reflect this redesignation.
3. Land Use Bylaw No. 1826 is hereby amended.
4. This bylaw shall come into effect upon third and final reading thereof.

READ a first time this 22nd day of May, 2019.


Reeve – Maryanne Sandberg


Municipal Administrator/CAO – Cynthia Vizzutti

READ a second time this 22nd day of May, 2019.

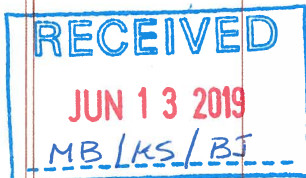

Reeve – Maryanne Sandberg


Municipal Administrator/CAO – Cynthia Vizzutti

READ a third time and finally PASSED this 22nd day of May, 2019.

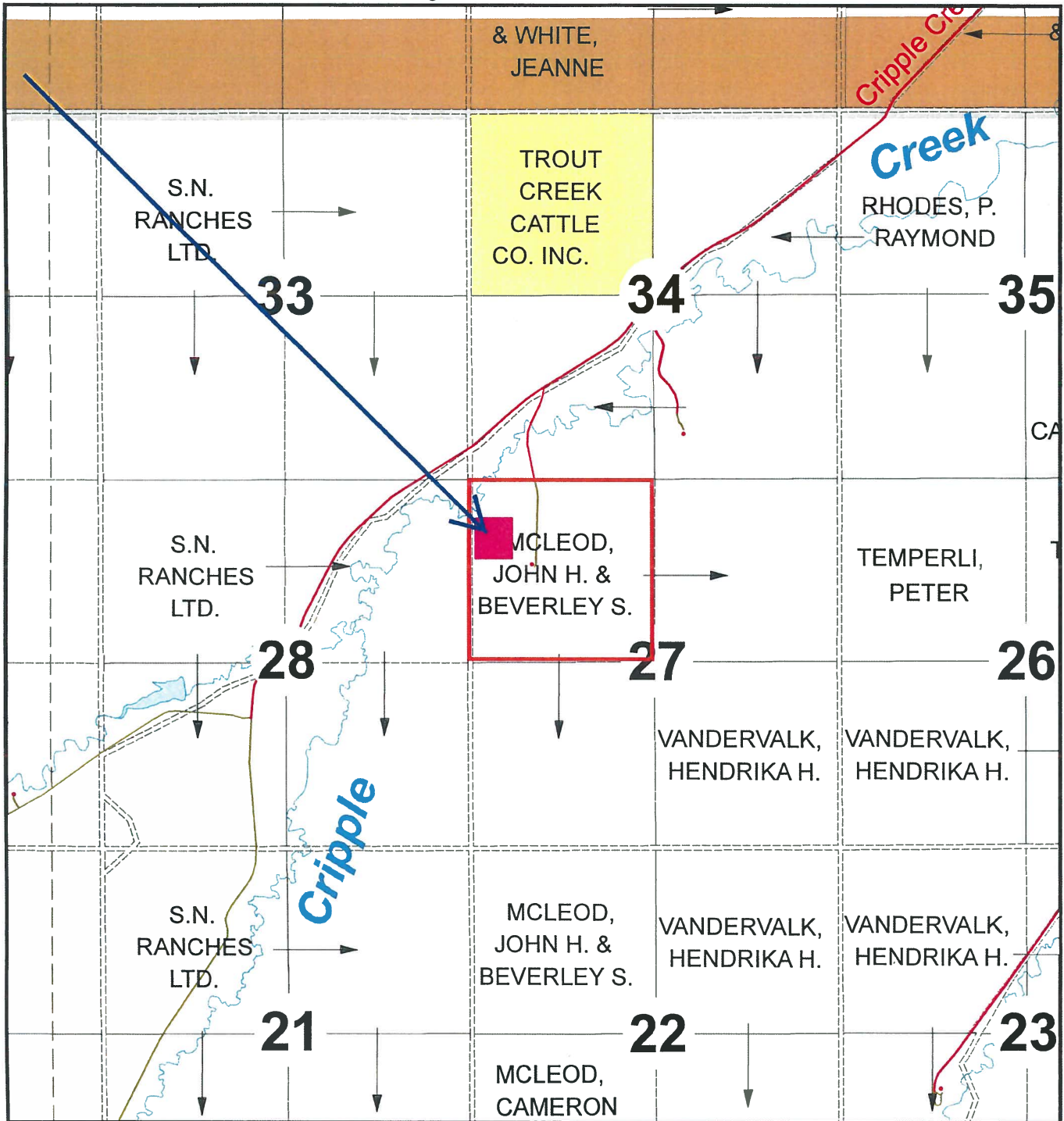

Reeve – Maryanne Sandberg


Municipal Administrator/CAO – Cynthia Vizzutti



LAND USE BYLAW AMENDMENT

Bylaw No. 1834



..... SCHEDULE 'A'



LAND USE BYLAW AMENDMENT FROM:
 'RURAL GENERAL-RG' to 'VACANT COUNTRY RESIDENTIAL-VCR'
 5.0 ACRES NW 27-11-29-W4M



Date: May 22, 2019

MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26
IN THE PROVINCE OF ALBERTA
BYLAW NO. 1835

BEING a bylaw of The Municipal District of Willow Creek No. 26 in the Province of Alberta, to amend Bylaw No. 1826, being the Land Use Bylaw;

WHEREAS the Municipal District Council is in receipt of an "Application for a Land Use Bylaw Amendment" to redesignate approximately 31.29 hectares (78.89 acres), to be determined by a survey sketch, of land within the municipality, as per the enclosed map (Schedule A), out of the lands legally described as:

MERIDIAN 4 RANGE 27 TOWNSHIP 14
SECTION 15
QUARTER SOUTH EAST
EXCEPTING THEREOUT ALL MINES AND MINERALS
AND THE RIGHT TO WORK THE SAME
AREA: 64.7 HECTARES (160 ACRES) MORE OF LESS

AND WHEREAS it is deemed expedient for the Council of the Municipal District to consider **Bylaw 1835** to redesignate approximately 31.92 hectares (78.89 acres), to be determined by a survey sketch, of the lands from "Rural General - RG" to "Rural Industrial - RI";

NOW THEREFORE, under the authority and subject to the provisions of the Municipal Government Act, Chapter M-26, 2000, as amended, the Council of the Municipal District of Willow Creek No. 26 duly assembled does hereby enact the following:

1. Lands, illustrated on the map in Schedule 'A' and legally described above, shall be redesignated from 'Rural General - RG' to 'Rural Industrial - RI'
2. The Land Use District Map shall be amended to reflect this redesignation.
3. Land Use Bylaw No. 1826 is hereby amended.
4. This bylaw shall come into effect upon third and final reading thereof.

READ a **first** time this 12th day of June, 2019.


Reeve - Maryanne Sandberg


Municipal Administrator/CAO - Cynthia Vizutti

READ a **second** time this 12th day of June, 2019.

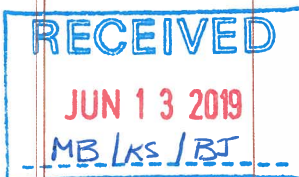

Reeve - Maryanne Sandberg


Municipal Administrator/CAO - Cynthia Vizutti

READ a **third** time and finally **PASSED** this 12th day of June, 2019.

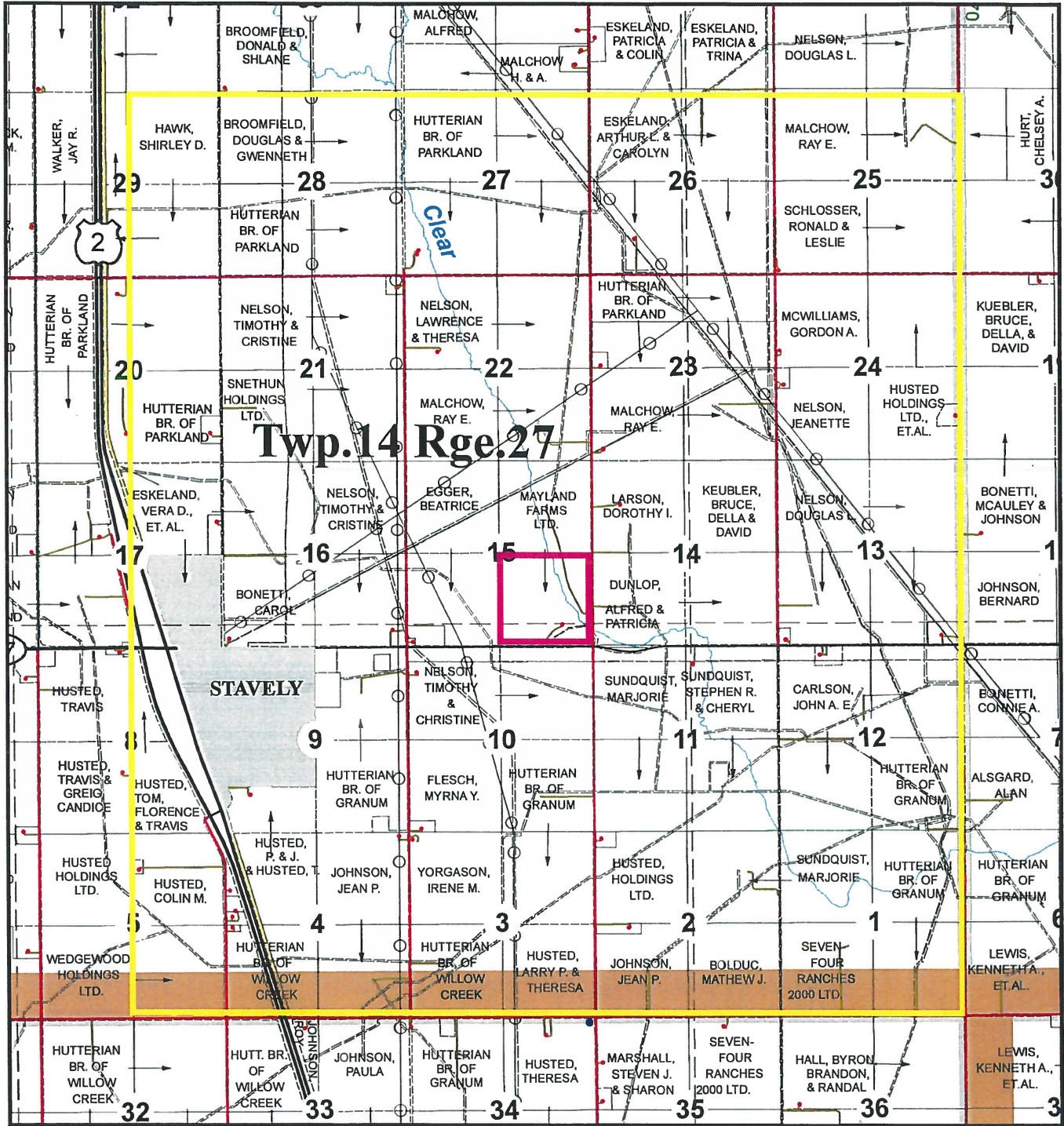

Reeve - Maryanne Sandberg


Municipal Administrator/CAO - Cynthia Vizutti



LAND USE BYLAW AMENDMENT

BYLAW NO. 1835



..... SCHEDULE 'A'

LAND USE BYLAW AMENDMENT FROM:
 'RURAL GENERAL-RG' to 'RURAL INDUSTRIAL-RI'
 78.89 ACRES SE 15-14-27-W4M



Date: June 12, 2019

MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26
IN THE PROVINCE OF ALBERTA
BYLAW NO. 1839

BEING a bylaw of The Municipal District of Willow Creek No. 26 in the Province of Alberta, to amend Bylaw No. 1826, being the Land Use Bylaw;

WHEREAS the Municipal District Council is in receipt of an "Application for a Land Use Bylaw Amendment" to redesignate approximately 2.02 hectares (5.00 acres), to be determined by a survey sketch, of land within the municipality, as per the enclosed map (Schedule A), of the lands legally described as:


MERIDIAN 4 RANGE 28 TOWNSHIP 16
SECTION 17
QUARTER SOUTH WEST
CONTAINING 64.7 HECTARES (160 (ACRES) MORE OR LESS
EXCEPTING THE ROAD WIDENING ON PLAN 3851JK
CONTAINING .543 OF A HECTARE (1.34 ACRES) MORE OR LESS
EXCEPTING THEREOUT ALL MINES AND MINERALS
AND THE RIGHT TO WORK THE SAME

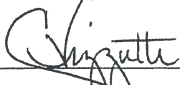
AND WHEREAS it is deemed expedient for the Council of the Municipal District to consider Bylaw 1839 to redesignate approximately 2.02 hectares (5.00 acres), to be determined by a survey sketch, of the lands to "Vacant Country Residential – VCR"

NOW THEREFORE, under the authority and subject to the provisions of the Municipal Government Act, Chapter M-26, 2000, as amended, the Council duly assembled does hereby enact the following:

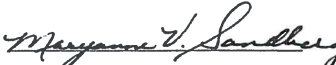
1. Lands, illustrated on the map in Schedule 'A' and legally described above, shall be redesignated from 'Rural General – RG' to 'Vacant Country Residential – VCR'
2. The Land Use District Map shall be amended to reflect this redesignation.
3. Land Use Bylaw No. 1826 is hereby amended.
4. This bylaw shall come into effect upon third and final reading thereof.

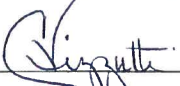
READ a first time this 17th day of July, 2019.


Reeve – Maryanne Sandberg


Municipal Administrator/CAO – Cynthia Vizutti

READ a second time this 17th day of July, 2019.


Reeve – Maryanne Sandberg


Municipal Administrator/CAO – Cynthia Vizutti

READ a third time and finally PASSED this 17th day of July, 2019.

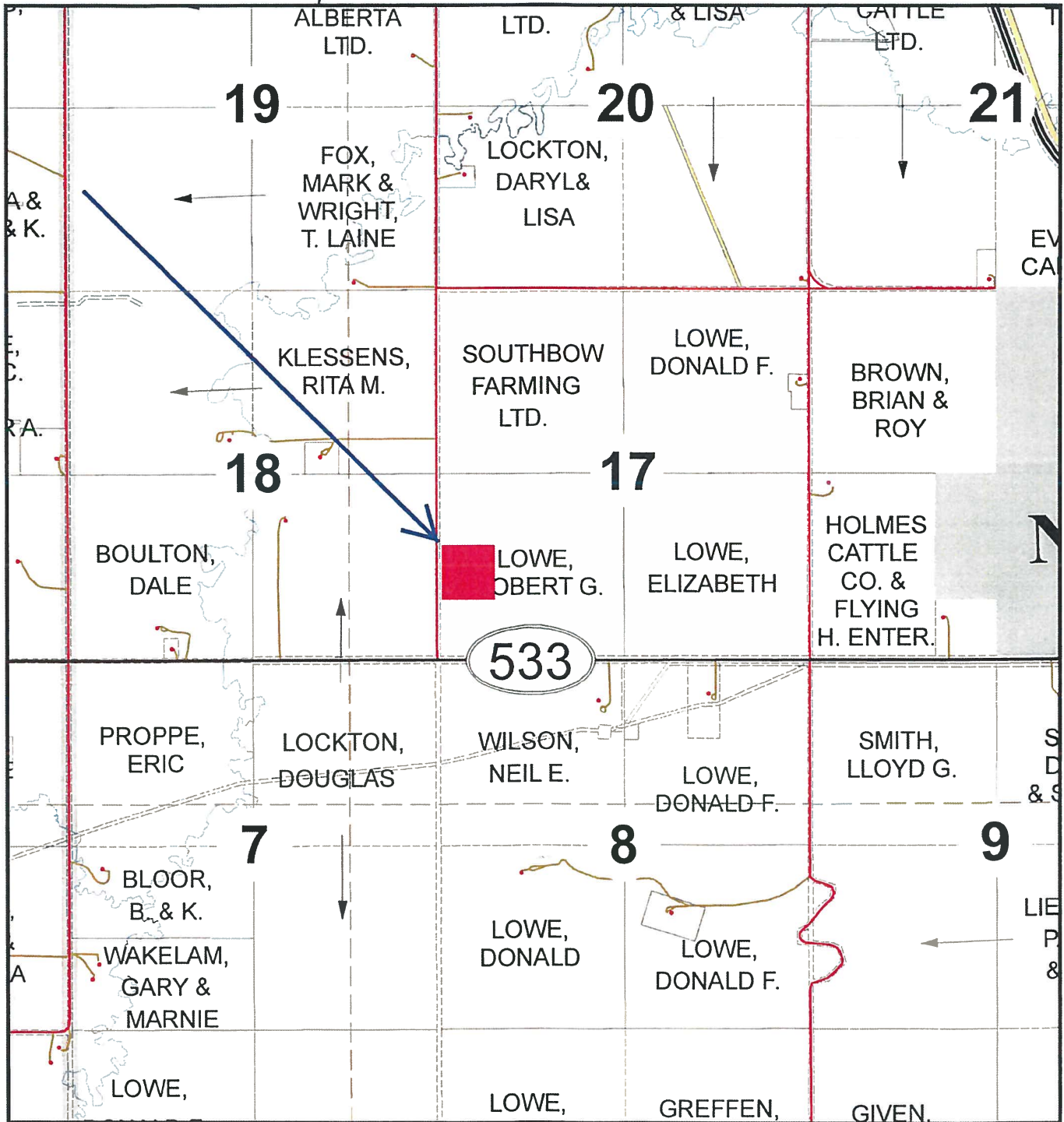

Reeve – Maryanne Sandberg


Municipal Administrator/CAO – Cynthia Vizutti

RECEIVED
AUG 12 2019
MB/KS/BJ

LAND USE BYLAW AMENDMENT

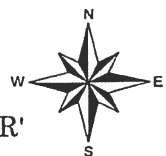
BYLAW NO. 1839



..... SCHEDULE 'A'



LAND USE BYLAW AMENDMENT FROM:
'RURAL GENERAL-RG' to 'VACANT COUNTRY RESIDENTIAL-VCR'
5.0 ACRES SW 17-16-28-W4M



Date: JULY 17, 2019

MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26
IN THE PROVINCE OF ALBERTA
BYLAW NO. 1846

BEING a bylaw of The Municipal District of Willow Creek No. 26 in the Province of Alberta, to amend Bylaw No. 1826, being the Land Use Bylaw;

WHEREAS the Municipal District Council is in receipt of an "Application for a Land Use Bylaw Amendment" to redesignate approximately 8.09 hectares (20.0 acres), to be determined by a survey sketch, of land within the municipality, as per the enclosed map (Schedule A), out of the lands legally described as:

MERIDIAN 4 RANGE 25 TOWNSHIP 14
SECTION 14
LEGAL SUBDIVISIONS 1, 2 AND 8 IN THE SOUTH EAST QUARTER
AS SHOWN ON THE TOWNSHIP PLAN DATED 26 AUGUST 1903
CONTAINING 48.72 HECTARES (120.30 ACRES) MORE OR LESS
EXCEPTING THEREOUT ALL MINES AND MINERALS

AND WHEREAS it is deemed expedient for the Council of the Municipal District to consider Bylaw 1846 to redesignate approximately 8.09 hectares (20.0 acres), to be determined by a survey sketch, of the lands from "Rural General - RG" to "Rural Industrial - RI";

NOW THEREFORE, under the authority and subject to the provisions of the Municipal Government Act, Chapter M-26, 2000, as amended, the Council of the Municipal District of Willow Creek No. 26 duly assembled does hereby enact the following:

1. Lands, illustrated on the map in Schedule 'A' and legally described above, shall be redesignated from 'Rural General - RG' to 'Rural Industrial - RI'
2. The Land Use District Map shall be amended to reflect this redesignation.
3. Land Use Bylaw No. 1826 is hereby amended.
4. This bylaw shall come into effect upon third and final reading thereof.

READ a first time this 20th day of November, 2019.

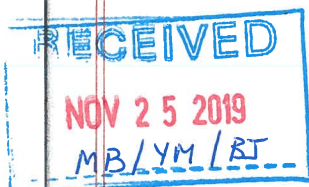

Reeve - Maryanne Sandberg 
Municipal Administrator/CAO - Derrick Krizsan

READ a second time this 20th day of November, 2019.


Reeve - Maryanne Sandberg 
Municipal Administrator/CAO - Derrick Krizsan

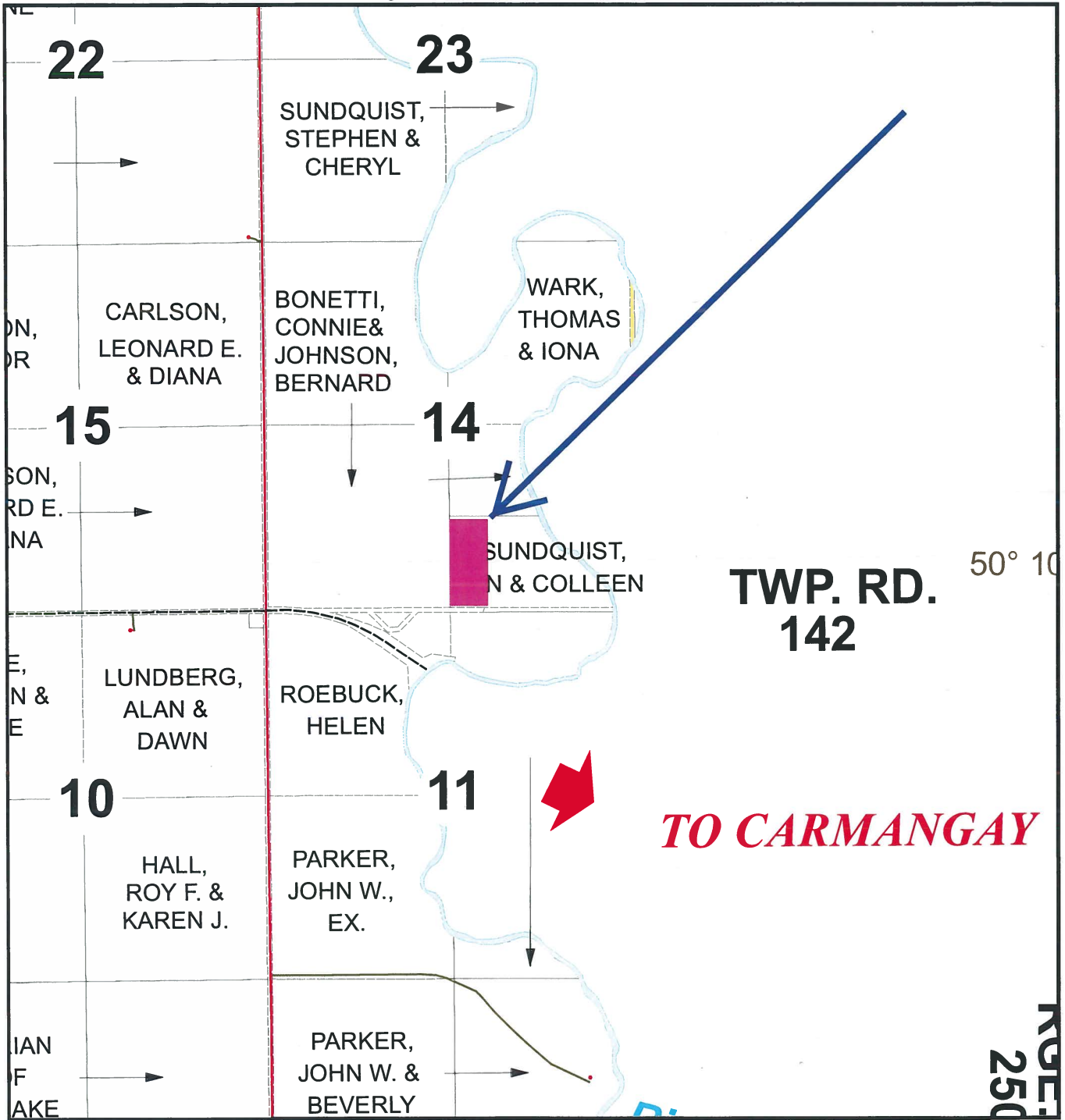
READ a third time and finally PASSED this 20th day of November, 2019.


Reeve - Maryanne Sandberg 
Municipal Administrator/CAO - Derrick Krizsan



LAND USE BYLAW AMENDMENT

Bylaw No. 1846



..... SCHEDULE 'A'



LAND USE BYLAW AMENDMENT FROM:
 'RURAL GENERAL-RG' to 'RURALINDUSTRIAL-RI'
 20.0 ACRES SE 14-14-25-W4M



Date: November 20, 2019

**MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26
IN THE PROVINCE OF ALBERTA
BYLAW NO. 1849**

BEING a bylaw of The Municipal District of Willow Creek No. 26 in the Province of Alberta, to amend Bylaw No. 1826, being the Land Use Bylaw;

WHEREAS the Municipal District Council is in receipt of an "Application for a Land Use Bylaw Amendment" to redesignate approximately 4.05 hectares (10.01 acres), to be determined by a survey sketch, of land within the municipality, as per the enclosed map (Schedule A), legally described as:

PLAN 9911001
BLOCK 1
LOT 1
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 4.05 HECTARES (10.01 ACRES) MORE OR LESS
ATS REFERENCE: 4;25;9;24;SE

AND WHEREAS it is deemed expedient for the Council of the Municipal District to consider **Bylaw 1849** to redesignate approximately 4.05 hectares (10.010 acres), to be determined by a survey sketch, of the lands from "Rural General - RG" to "Rural Recreational - RR";

NOW THEREFORE, under the authority and subject to the provisions of the Municipal Government Act, Chapter M-26, 2000, as amended, the Council of the Municipal District of Willow Creek No. 26 duly assembled does hereby enact the following:

1. Lands, illustrated on the map in Schedule 'A' and legally described above, shall be redesignated from 'Rural General-RG' to 'Rural Recreational-RR'
2. The Land Use District Map shall be amended to reflect this redesignation.
3. Land Use Bylaw No. 1826 is hereby amended.
4. This bylaw shall come into effect upon third and final reading thereof.

READ a **first** time this 12th day of February, 2020.


Reeve - Maryanne Sandberg 
Municipal Administrator/CAO - Derrick Krizsan

READ a **second** time this 12th day of February, 2020.


Reeve - Maryanne Sandberg 
Municipal Administrator/CAO - Derrick Krizsan

READ a **third** time and finally **PASSED** this 12th day of February, 2020.

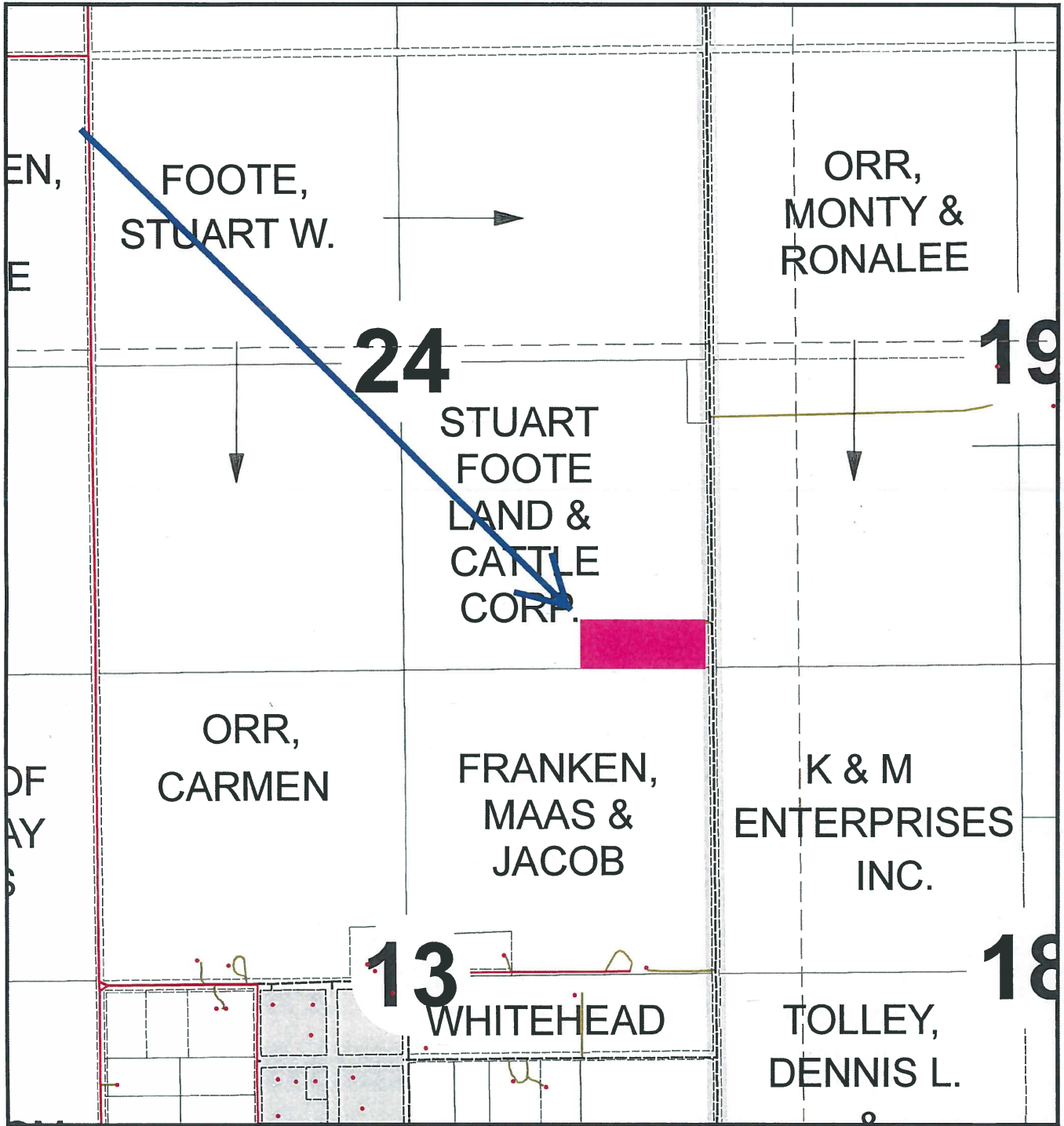

Reeve - Maryanne Sandberg 
Municipal Administrator/CAO - Derrick Krizsan

RECEIVED

FEB 13 2020

MB/YM/BJ

LAND USE BYLAW AMENDMENT
Bylaw No. 1849



..... SCHEDULE 'A'



LAND USE BYLAW AMENDMENT FROM:
 'RURAL GENERAL-RG' to 'RURAL RECREATIONAL-RI'
 LOT 1; BLOCK 1; PLN 9911001 (PTN. SE 24-09-25-W4M)
 10.01 ACRES



Date: February 12, 2020

**MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26
IN THE PROVINCE OF ALBERTA
BYLAW NO. 1867**

BEING a bylaw of The Municipal District of Willow Creek No. 26 in the Province of Alberta, to amend Bylaw No. 1826, being the Land Use Bylaw;

WHEREAS the Municipal District Council is in receipt of an "Application for a Land Use Bylaw Amendment" to redesignate approximately 23.04 hectares (56.94 acres), to be determined by a survey sketch, of land within the municipality, as per the enclosed map (Schedule A), of the lands legally described as:

MERIDIAN 4 RANGE 26 TOWNSHIP 9
SECTION 18
QUARTER NORTH EAST
CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS
EXCEPTING THEREOUT:

FIRST:

THAT PORTION WHICH LIES EAST OF THE LIMIT OF THE
RAILWAY RY8 CONTAINING 5.67 HECTARES (14) ACRES MORE OR LESS

SECONDLY:

PLAN	NUMBER	HECTARES	ACRES MORE OR LESS
RAILWAY	RY8	1.96	4.84
ROADWAY	1148Q	1.46	3.61

AND WHEREAS it is deemed expedient for the Council of the Municipal District to consider Bylaw 1867 to redesignate approximately 23.04 hectares (56.94 acres), of the lands from "Rural General - RG" to "Rural Industrial - RI";

NOW THEREFORE, under the authority and subject to the provisions of the Municipal Government Act, Chapter M-26, 2000, as amended, the Council of the Municipal District of Willow Creek No. 26 duly assembled does hereby enact the following:

1. Lands, illustrated on the map in Schedule 'A' and legally described above, shall be redesignated from 'Rural General - RG' to 'Rural Industrial - RI'
2. The Land Use District Map shall be amended to reflect this redesignation.
3. Land Use Bylaw No. 1826 is hereby amended.
4. This bylaw shall come into effect upon third and final reading thereof.

READ a first time this 13th day of May, 2020.


Reeve - Maryanne Sandberg



Chief Administrative Officer - Derrick Krizsan

READ a second time this 13th day of May, 2020.

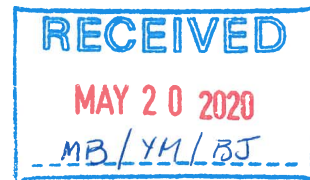
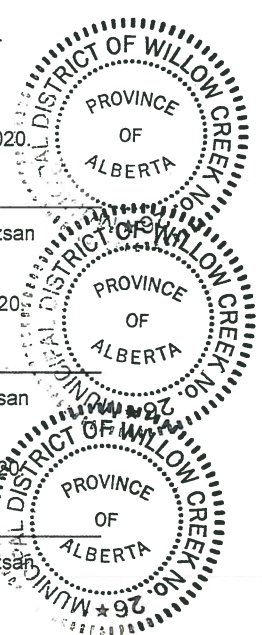

Reeve - Maryanne Sandberg


Chief Administrative Officer - Derrick Krizsan

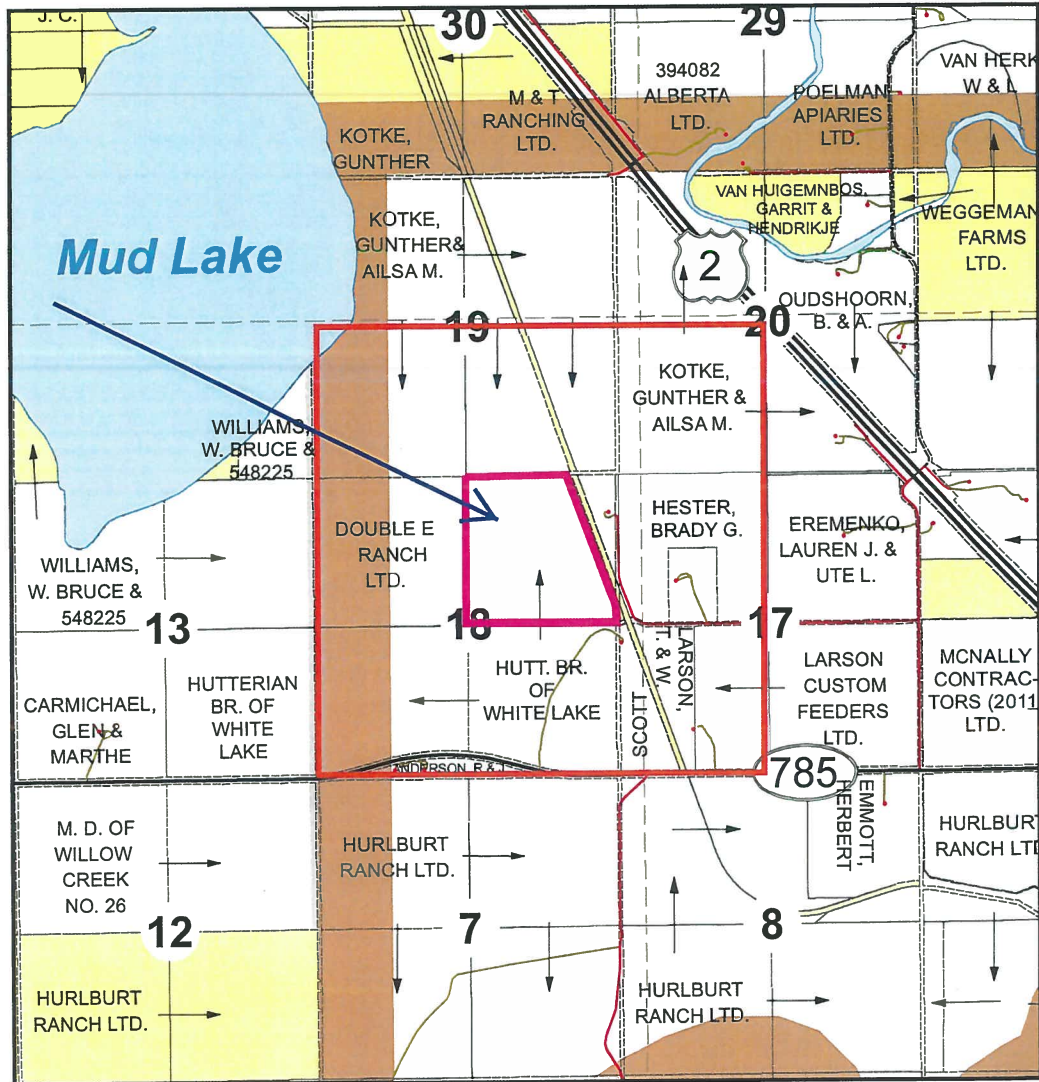
READ a third time and finally PASSED this 13th day of May, 2020.


Reeve - Maryanne Sandberg


Chief Administrative Officer - Derrick Krizsan



LAND USE BYLAW AMENDMENT
Application No. A-02-20 / Bylaw No. 1867



..... SCHEDULE 'A'

LAND USE BYLAW AMENDMENT FROM:
 'RURAL GENERAL-RG' to 'RURAL INDUSTRIAL-RI'
 137.55 ACRES NE 18-09-26-W4M



Date: MARCH 25, 2020

**MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26
IN THE PROVINCE OF ALBERTA
BYLAW NO. 1871**

BEING a bylaw of The Municipal District of Willow Creek No. 26 in the Province of Alberta, to amend Bylaw No. 1826, being the Land Use Bylaw;

WHEREAS the Municipal District Council is in receipt of an "Application for a Land Use Bylaw Amendment" to redesignate approximately 21.96 ha (54.28 acres) from the existing 51 hectares (126 acres), of land within the municipality, as per the enclosed map (Schedule A), of the lands legally described as:

MERIDIAN 4 RANGE 28 TOWNSHIP 17
SECTION 5
THE WEST HALF OF THE SOUTH EAST QUARTER AND THE EASTERLY
825 FEET OF THE SOUTH WEST QUARTER CONTAINING 52.6 HECTARES
(130 ACRES) MORE OR LESS
EXCEPTING OUT OF THE SOUTH WEST QUARTER

PLAN	NUMBER	HECTARES	ACRES MORE OR LESS
GRAVEL PIT SITE	786LK	1.62	4.00

EXCEPTING THEREOUT ALL MINES AND MINERALS

AND WHEREAS it is deemed expedient for the Council of the Municipal District to consider **Bylaw 1871** to redesignate approximately 21.96 hectares (54.28 acres), of the lands from "Rural General - RG" to "Rural Industrial - RI";

NOW THEREFORE, under the authority and subject to the provisions of the Municipal Government Act, Chapter M-26, 2000, as amended, the Council of the Municipal District of Willow Creek No. 26 duly assembled does hereby enact the following:

1. Lands, illustrated on the map in Schedule 'A' and legally described above, shall be redesignated from 'Rural General - RG' to 'Rural Industrial -RI'
2. The Land Use District Map shall be amended to reflect this redesignation.
3. Land Use Bylaw No. 1826 is hereby amended.
4. This bylaw shall come into effect upon third and final reading thereof.

READ a first time this 13th day of May, 2020.

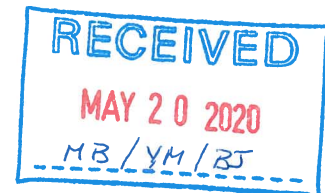

Reeve - Maryanne Sandberg 
Chief Administrative Officer - Derrick Krizsan

READ a second time this 13th day of May, 2020.

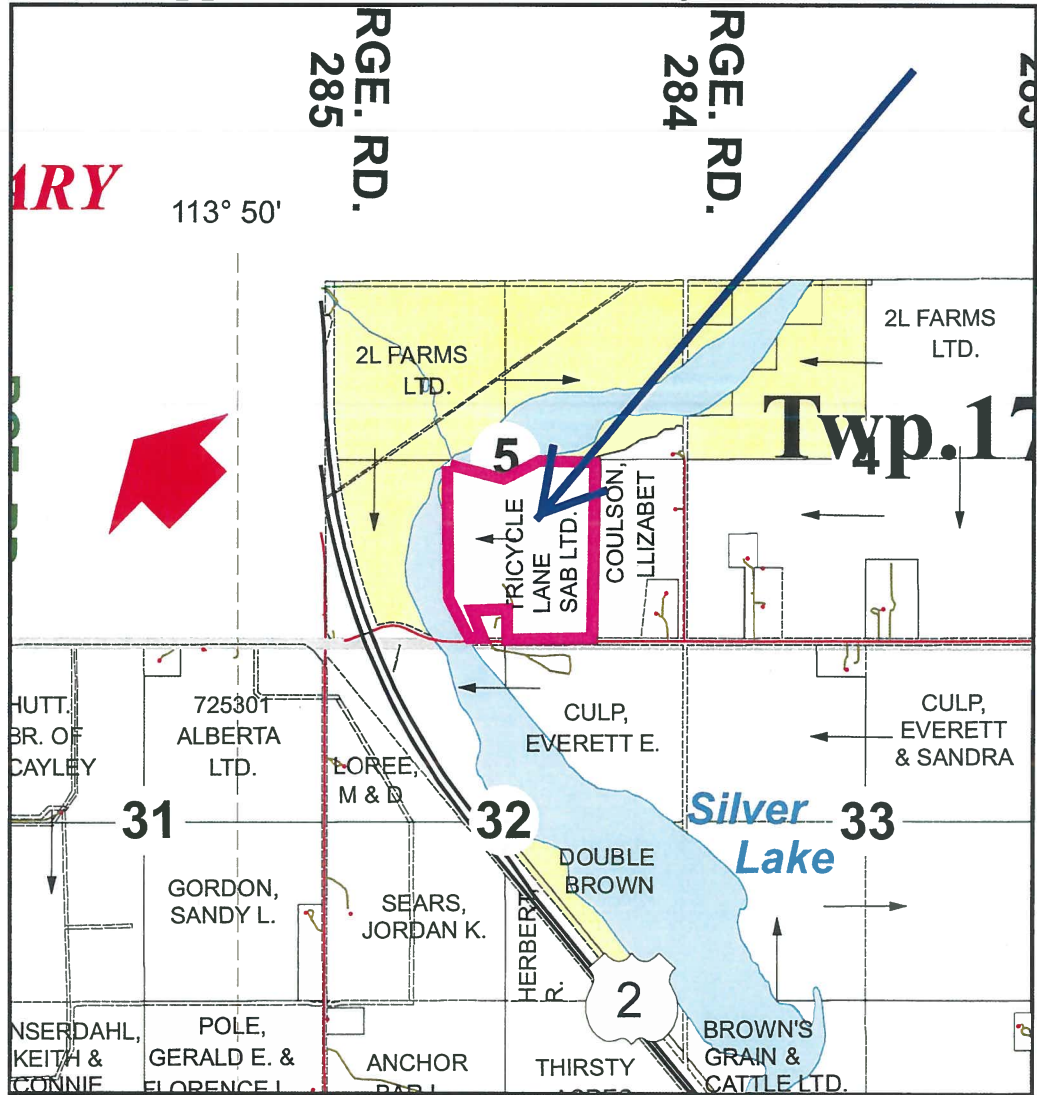

Reeve - Maryanne Sandberg 
Chief Administrative Officer - Derrick Krizsan

READ a third time and finally PASSED this 13th day of May, 2020.


Reeve - Maryanne Sandberg 
Chief Administrative Officer - Derrick Krizsan



LAND USE BYLAW AMENDMENT
Application No. A-03-20 / Bylaw No. 1871



..... SCHEDULE 'A'



LAND USE BYLAW AMENDMENT FROM:
 'RURAL GENERAL-RG' to 'RURAL INDUSTRIAL-RI'
 54.28 ACRES SE/SW 05-17-28-W4M



Date: April 22, 2020

**MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26
IN THE PROVINCE OF ALBERTA
BYLAW NO. 1878**

BEING a bylaw of The Municipal District of Willow Creek No. 26 in the Province of Alberta, to amend Bylaw No. 1826, being the Land Use Bylaw;

WHEREAS the Municipal District Council is in receipt of an "Application for a Land Use Bylaw Amendment" to redesignate approximately 8.684 hectares (21.46 acres), to be determined by a survey sketch, of land within the municipality, as per the enclosed map (Schedule A), of the lands legally described as:

MERIDIAN 4 RANGE 27 TOWNSHIP 12
SECTION 1
THAT PORTION OF THE SOUTH EAST QUARTER
WHICH LIES EAST OF ROAD PLAN 0313338
CONTAINING 10.71 HECTARES (26.46 ACRES MORE OR LESS

EXCEPTING THEREOUT:

PLAN	NUMBER	HECTARES	(ACRES)	MORE OR LESS
SUBDIVISION	8911073	2.02	5.00	

EXCEPTING THEREOUT ALL MINES AND MINERALS AND THE RIGHT
TO WORK THE SAME

AND WHEREAS it is deemed expedient for the Council of the Municipal District to consider Bylaw 1878 to redesignate approximately 8.684 hectares (21.46 acres), of the lands from "Rural General - RG" to "Rural Agri-Industrial - RAI";

NOW THEREFORE, under the authority and subject to the provisions of the Municipal Government Act, Chapter M-26, 2000, as amended, the Council of the Municipal District of Willow Creek No. 26 duly assembled does hereby enact the following:

1. Lands, illustrated on the map in Schedule 'A' and legally described above, shall be redesignated from 'Rural General - RG' to 'Rural Agri-Industrial -RAI'
2. The Land Use District Map shall be amended to reflect this redesignation.
3. Land Use Bylaw No. 1826 is hereby amended.
4. This bylaw shall come into effect upon third and final reading thereof.

READ a first time this 8th day of July, 2020.

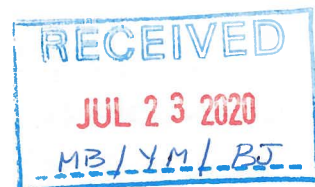

Reeve - Maryanne Sandberg Chief Administrative Officer - Derrick Krizsan

READ a second time this 8th day of July, 2020.

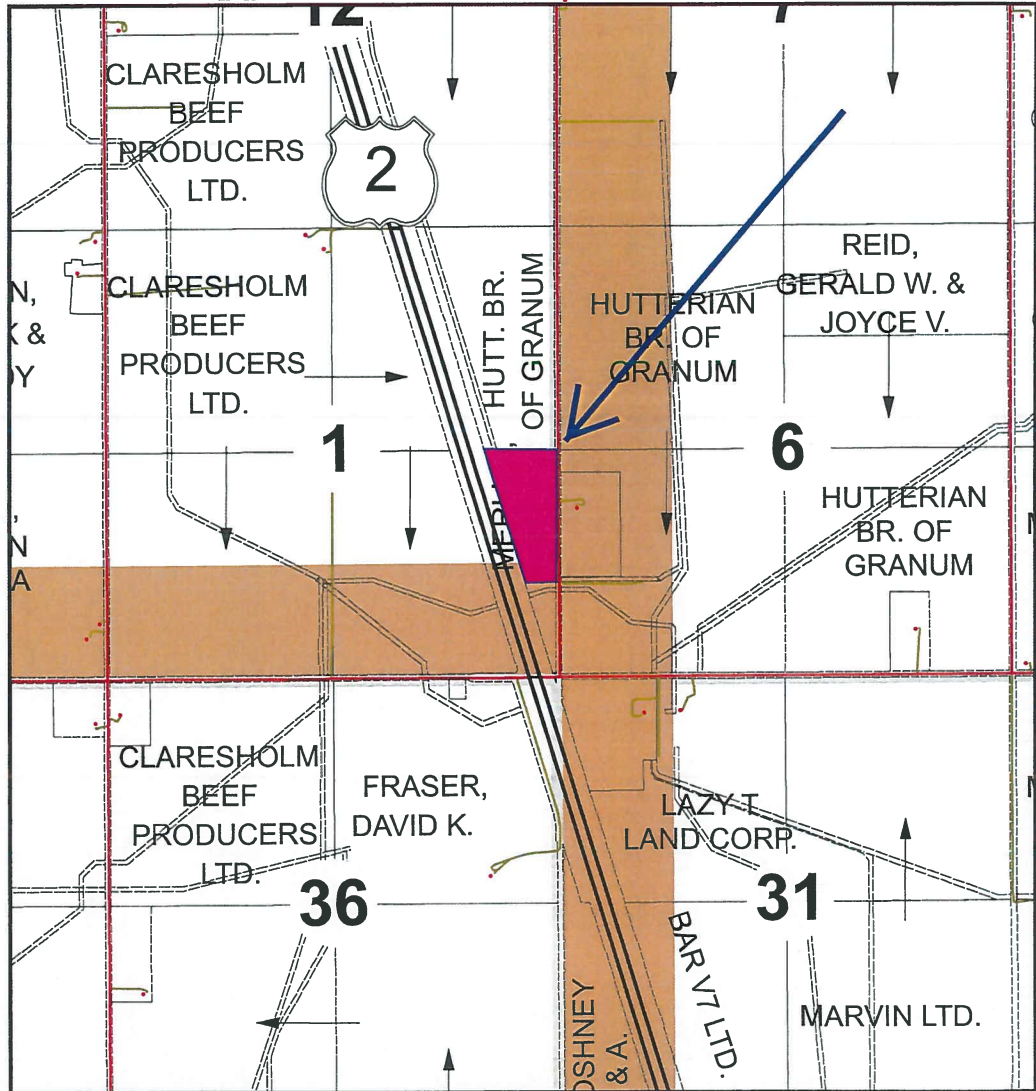

Reeve - Maryanne Sandberg Chief Administrative Officer - Derrick Krizsan

READ a third time and finally PASSED this 8th day of July, 2020.


Reeve - Maryanne Sandberg Chief Administrative Officer - Derrick Krizsan



LAND USE BYLAW AMENDMENT
Application No. A-04-20 / Bylaw No.1878



..... SCHEDULE 'A'

LAND USE BYLAW AMENDMENT FROM:
'RURAL GENERAL-RG' to 'RURAL AGRI INDUSTRIAL-RAI'
21.46 ACRES SE 01-12-27-W4M



Date: JUNE 18, 2020

**MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26
IN THE PROVINCE OF ALBERTA
BYLAW NO. 1879**

BEING a bylaw of The Municipal District of Willow Creek No. 26 in the Province of Alberta, to amend Bylaw No. 1826, being the Land Use Bylaw;

WHEREAS the Municipal District Council is in receipt of an "Application for a Land Use Bylaw Amendment" to redesignate approximately 2.02 hectares (4.99 acres), to be determined by a survey sketch, of land within the municipality, as per the enclosed map (Schedule A), of the lands legally described as:

PLAN 8911073
BLOCK 1
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 2.02 HECTARES (4.99 ACRES) MORE OR LESS

AND WHEREAS it is deemed expedient for the Council of the Municipal District to consider Bylaw 1879 to redesignate approximately 2.02 hectares (4.99 acres), of the lands from "Rural General - RG" to "Rural Agri-Industrial - RAI";

NOW THEREFORE, under the authority and subject to the provisions of the Municipal Government Act, Chapter M-26, 2000, as amended, the Council of the Municipal District of Willow Creek No. 26 duly assembled does hereby enact the following:

1. Lands, illustrated on the map in Schedule 'A' and legally described above, shall be redesignated from 'Rural General - RG' to 'Rural Agri-Industrial -RAI'
2. The Land Use District Map shall be amended to reflect this redesignation.
3. Land Use Bylaw No. 1826 is hereby amended.
4. This bylaw shall come into effect upon third and final reading thereof.

READ a first time this 8th day of July, 2020.

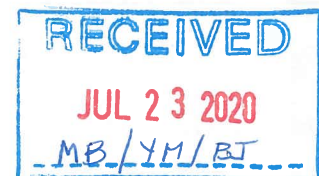
 
Reeve - Maryanne Sandberg Chief Administrative Officer - Derrick Krizsan

READ a second time this 8th day of July, 2020.

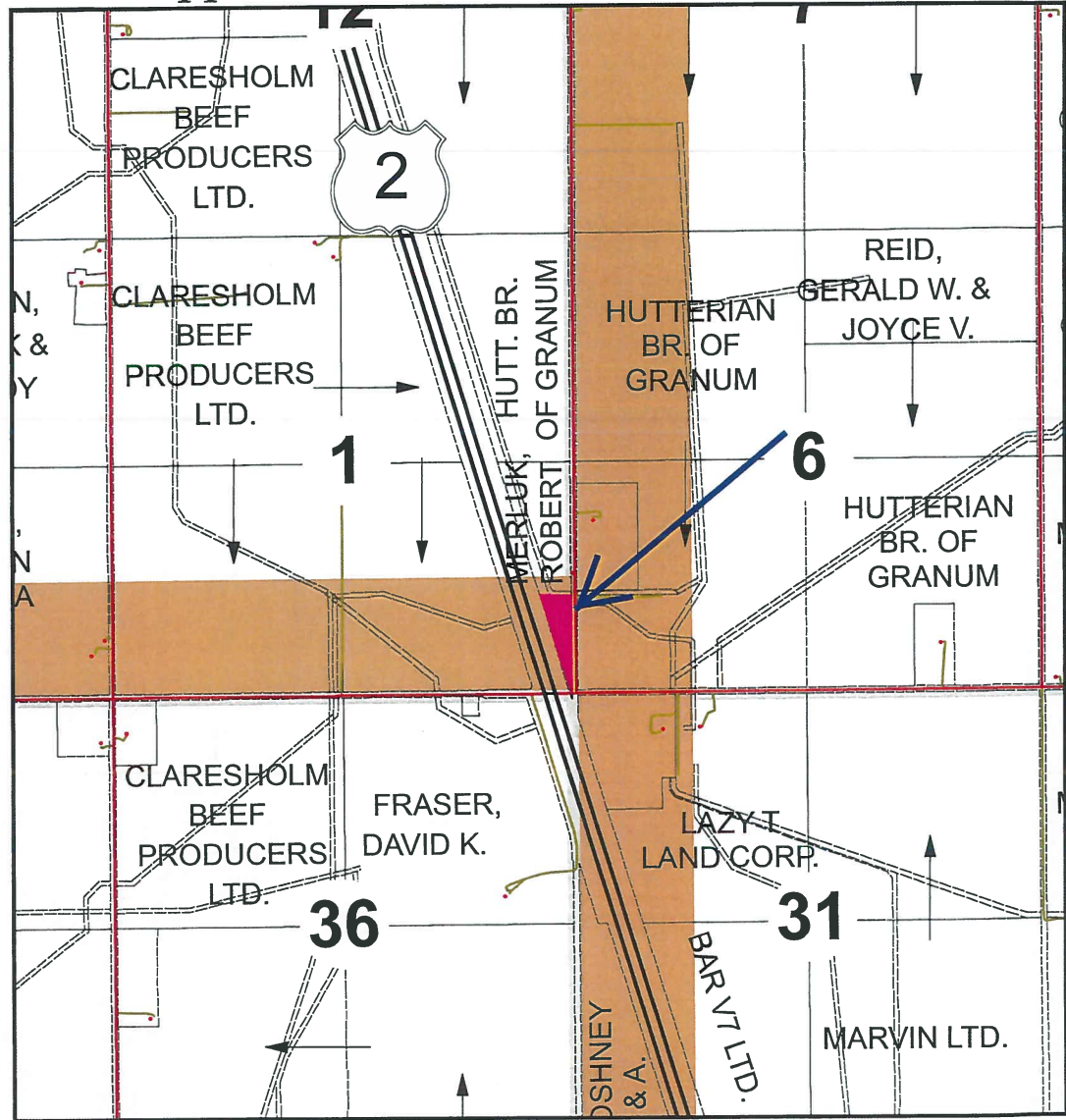
 
Reeve - Maryanne Sandberg Chief Administrative Officer - Derrick Krizsan

READ a third time and finally PASSED this 8th day of July, 2020.

 
Reeve - Maryanne Sandberg Chief Administrative Officer - Derrick Krizsan

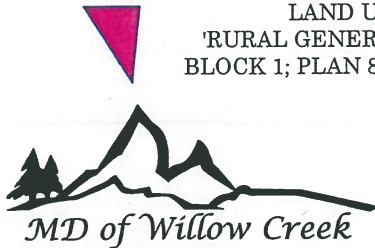


LAND USE BYLAW AMENDMENT
Application No. A-05-20 / Bylaw No. 1879



..... SCHEDULE 'A'

LAND USE BYLAW AMENDMENT FROM:
 'RURAL GENERAL-RG' to 'RURAL AGRI INDUSTRIAL-RAI'
 BLOCK 1; PLAN 8911073 (PTN. SE 01-12-27-W4M) 4.99 ACRES



Date: JUNE 18, 2020

**MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26
IN THE PROVINCE OF ALBERTA
BYLAW NO. 1881**

BEING a bylaw of The Municipal District of Willow Creek No. 26 in the Province of Alberta, to amend Bylaw No. 1826, being the Land Use Bylaw;

WHEREAS the Municipal District Council is in receipt of an "Application for a Land Use Bylaw Amendment" to redesignate approximately 2.42 hectares (6.0 acres), to be determined by a survey sketch, of land within the municipality, as per the enclosed map (Schedule A), of the lands legally described as:

MERIDIAN 4 RANGE 25 TOWNSHIP 9
SECTION 10
QUARTER NORTH WEST
CONTAINING 664.7 HECTARES (160 ACRES) MORE OR LESS
EXCEPTING THEREOUT:

	HECTARES	ACRES MORE OR LESS
A) PLAN 1711525 SUBDIVISION	1.98	4.89

EXCEPTING THEREOUT ALL MINES AND MINERALS

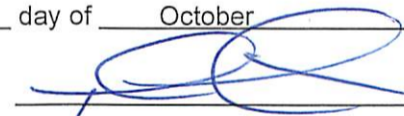
AND WHEREAS it is deemed expedient for the Council of the Municipal District to consider Bylaw 1881 to redesignate approximately 2.42 hectares (6.0 acres), of the lands from "Rural General - RG" to "Rural Agri-Industrial - RAI";

NOW THEREFORE, under the authority and subject to the provisions of the Municipal Government Act, Chapter M-26, 2000, as amended, the Council of the Municipal District of Willow Creek No. 26 duly assembled does hereby enact the following:


1. Lands, illustrated on the map in Schedule 'A' and legally described above, shall be redesignated from 'Rural General - RG' to 'Rural Agri-Industrial -RAI'
2. The Land Use District Map shall be amended to reflect this redesignation.
3. Land Use Bylaw No. 1826 is hereby amended.
4. This bylaw shall come into effect upon third and final reading thereof.

READ a first time this 14th day of October, 2020.


Reeve - Maryanne Sandberg


Chief Administrative Officer - Derrick Krizsan

READ a second time this 14th day of October, 2020.


Reeve - Maryanne Sandberg

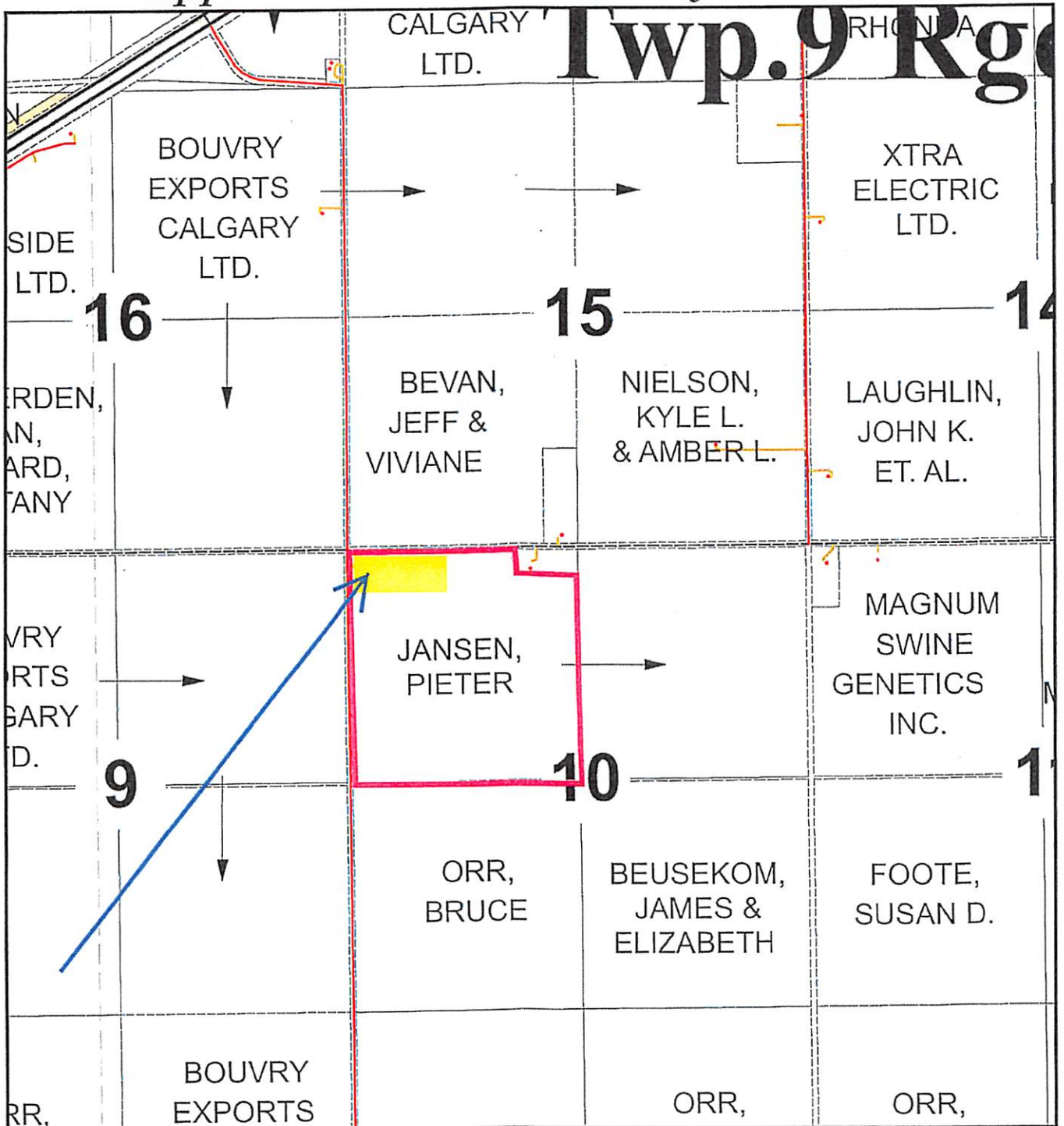

Chief Administrative Officer - Derrick Krizsan

READ a third time and finally PASSED this 14th day of October, 2020.


Reeve - Maryanne Sandberg


Chief Administrative Officer - Derrick Krizsan

LAND USE BYLAW AMENDMENT
Application No. A-06-20 / Bylaw No. 1881



..... SCHEDULE 'A'

LAND USE BYLAW AMENDMENT FROM:
 'RURAL GENERAL-RG' to 'RURAL AGRI INDUSTRIAL-RAI'
 NW 10-09-25-W4M 6.00 ACRES



Date: September 24, 2020

**MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26
IN THE PROVINCE OF ALBERTA
BYLAW NO. 1882**

BEING a bylaw of The Municipal District of Willow Creek No. 26 in the Province of Alberta, to amend Bylaw No. 1826, being the Land Use Bylaw;

WHEREAS the Municipal District Council is in receipt of an "Application for a Land Use Bylaw Amendment" to redesignate approximately 2.02 hectares (5.0 acres), to be determined by a survey sketch, of land within the municipality, as per the enclosed map (Schedule A), of the lands legally described as:

MERIDIAN 4 RANGE 24 TOWNSHIP 9
SECTION 18
THE SOUTH HALF OF THE NORTH EAST QUARTER
CONTAINING 32.4 HECTARES (80 ACRES) MORE OR LESS
EXCEPTING THEREOUT ALL MINES AND MINERALS
AND THE RIGHT TO WORK THE SAME

AND WHEREAS it is deemed expedient for the Council of the Municipal District to consider Bylaw 1882 to redesignate approximately 2.02 hectares (5.0 acres), of the lands from 'Rural General – RG' to 'Vacant Country Residential – VCR',

NOW THEREFORE, under the authority and subject to the provisions of the Municipal Government Act, Chapter M-26, 2000, as amended, the Council of the Municipal District of Willow Creek No. 26 duly assembled does hereby enact the following:

1. Lands, illustrated on the map in Schedule 'A' and legally described above, shall be redesignated from 'Rural General – RG' to 'Vacant Country Residential – VCR'
2. The Land Use District Map shall be amended to reflect this redesignation.
3. Land Use Bylaw No. 1826 is hereby amended.
4. This bylaw shall come into effect upon third and final reading thereof.

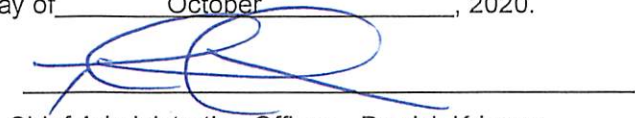
READ a first time this 14th day of October, 2020.


Reeve – Maryanne Sandberg


Chief Administrative Officer – Derrick Krizsan

READ a second time this 14th day of October, 2020.


Reeve – Maryanne Sandberg

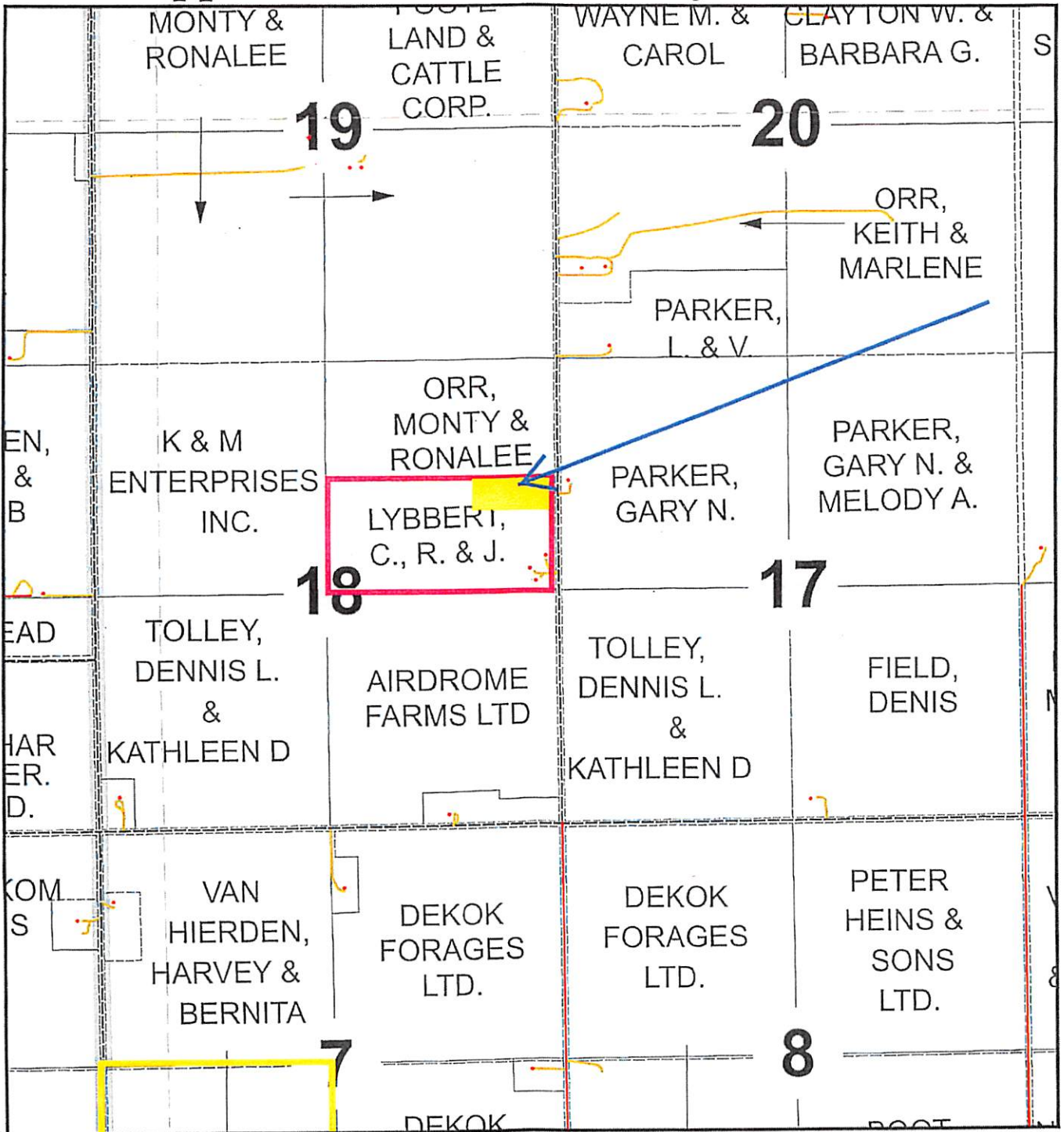

Chief Administrative Officer – Derrick Krizsan

READ a third time and finally PASSED this 14th day of October, 2020.


Reeve – Maryanne Sandberg


Chief Administrative Officer – Derrick Krizsan

LAND USE BYLAW AMENDMENT
Application No. A-07-20 / Bylaw No. 1882



..... SCHEDULE 'A'

LAND USE BYLAW AMENDMENT FROM:
 'RURAL GENERAL-RG' to
 'VACANT COUNTRY RESIDENTIAL- VCR
 S1/2 NE 18-09-24-W4M 4.99 ACRES



Date: September 24, 2020



Province of Alberta
Order in Council

O.C. 383/2020

DEC 09 2020

ORDER IN COUNCIL

Approved and ordered:

Lieutenant Governor
or
Administrator

The Lieutenant Governor in Council makes the Order Annexing
Land from The Municipal District of Willow Creek No. 26 to the Town of
Claresholm set out in the attached Appendix.

CHAIR

For Information only

Recommended by: Minister of Municipal Affairs

Authority: Municipal Government Act
(section 126)

APPENDIX

Municipal Government Act

ORDER ANNEXING LAND FROM THE MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26 TO THE TOWN OF CLARESHOLM

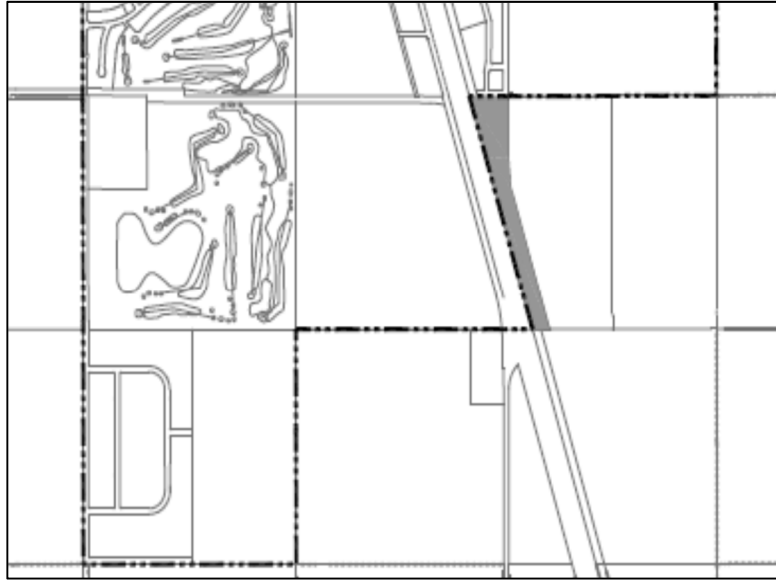
- 1** In this Order, “annexed land” means the land described in Schedule 1 and shown on the sketch in Schedule 2.
- 2** Effective January 1, 2021, the land described in Schedule 1 and shown on the sketch in Schedule 2 is separated from The Municipal District of Willow Creek No. 26 and annexed to the Town of Claresholm.
- 3** Any taxes owing to The Municipal District of Willow Creek No. 26 at the end of December 31, 2020 in respect of the annexed land and any assessable improvements to it are transferred to and become payable to the Town of Claresholm together with any lawful penalties and costs levied in respect of those taxes, and the Town of Claresholm on collecting those taxes, penalties and costs must pay them to The Municipal District of Willow Creek No. 26.
- 4** For the purpose of taxation in 2021 and in each subsequent year up to and including 2030, the annexed land and assessable improvements to it

 - (a) must be assessed on the same basis as if they had remained in The Municipal District of Willow Creek No. 26, and
 - (b) must be taxed by the Town of Claresholm in respect of each assessment class that applies to the annexed land and the assessable improvements to it using the municipal tax rate established by The Municipal District of Willow Creek No. 26 for property of the same assessment class.
- 5** For the purpose of taxation in 2022 and subsequent years, the assessor for the Town of Claresholm must assess the annexed land and the assessable improvements to it.



Schedule 1
DETAILED DESCRIPTION OF THE LANDS SEPARATED
FROM THE MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26 AND
ANNEXED TO THE TOWN OF CLARESHOLM

ALL THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION TWENTY-THREE (23), TOWNSHIP TWELVE (12), RANGE TWENTY-SEVEN (27) WEST OF THE FOURTH (4) MERIDIAN NOT WITHIN THE TOWN OF CLARESHOLM INCLUDING THE NORTH-SOUTH ROAD ALLOWANCE ADJACENT TO THE EAST BOUNDARY OF SAID QUARTER SECTION AND INCLUDING ALL THAT LAND ADJACENT TO THE EAST OF SAID QUARTER SECTION LYING WEST OF THE EAST BOUNDARY OF PLAN 941 0195.

Schedule 2
SKETCH SHOWING THE GENERAL LOCATION OF THE AREAS
SEPARATED FROM THE MUNICIPAL DISTRICT OF WILLOW CREEK
NO. 26 AND ANNEXED TO THE TOWN OF CLARESHOLM



Legend

-  Existing Town of Claresholm Boundary
-  Annexation Area

**MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26
IN THE PROVINCE OF ALBERTA
BYLAW NO. 1887**

BEING a bylaw of The Municipal District of Willow Creek No. 26 in the Province of Alberta, to amend Bylaw No. 1826, being the Land Use Bylaw;

WHEREAS the Municipal District Council is in receipt of an "Application for a Land Use Bylaw Amendment" to redesignate approximately 2.02 hectares (5.0 acres), to be determined by a survey sketch, of land within the municipality, as per the enclosed map (Schedule A), of the lands legally described as:

MERIDIAN 4 RANGE 27 TOWNSHIP 12
SECTION 34
LEGAL SUBDIVISIONS 2 AND 7
CONTAINING 32.4 HECTARES (80 ACRES) MORE OR LESS
EXCEPTING THEREOUT ALL MINES AND MINERALS

AND WHEREAS it is deemed expedient for the Council of the Municipal District to consider Bylaw 1887 to redesignate approximately 2.02 hectares (5.0 acres), of the lands from 'Rural General – RG' to 'Vacant Country Residential – VCR',

NOW THEREFORE, under the authority and subject to the provisions of the Municipal Government Act, Chapter M-26, 2000, as amended, the Council of the Municipal District of Willow Creek No. 26 duly assembled does hereby enact the following:

1. Lands, illustrated on the map in Schedule 'A' and legally described above, shall be redesignated from 'Rural General – RG' to 'Vacant Country Residential – VCR'
2. The Land Use District Map shall be amended to reflect this redesignation.
3. Land Use Bylaw No. 1826 is hereby amended.
4. This bylaw shall come into effect upon third and final reading thereof.

READ a first time this 13th day of January, 2021.

 
Reeve – Maryanne Sandberg Chief Administrative Officer – Derrick Krizsan

READ a second time this 13th day of January, 2021.

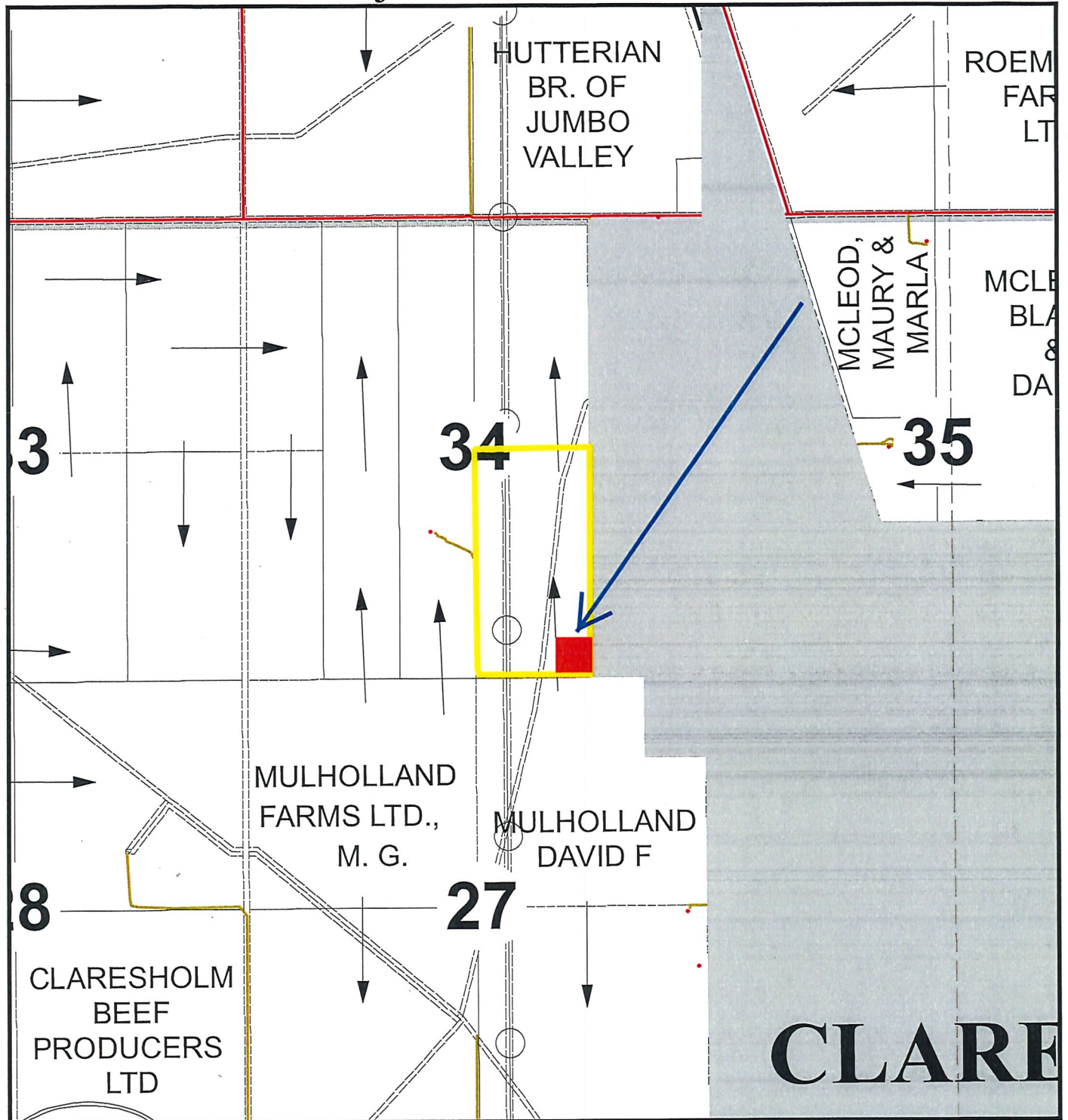
 
Reeve – Maryanne Sandberg Chief Administrative Officer – Derrick Krizsan

READ a third time and finally PASSED this 13th day of January, 2021.

 
Reeve – Maryanne Sandberg Chief Administrative Officer – Derrick Krizsan

LAND USE BYLAW AMENDMENT

Bylaw No. 1887



..... SCHEDULE 'A'

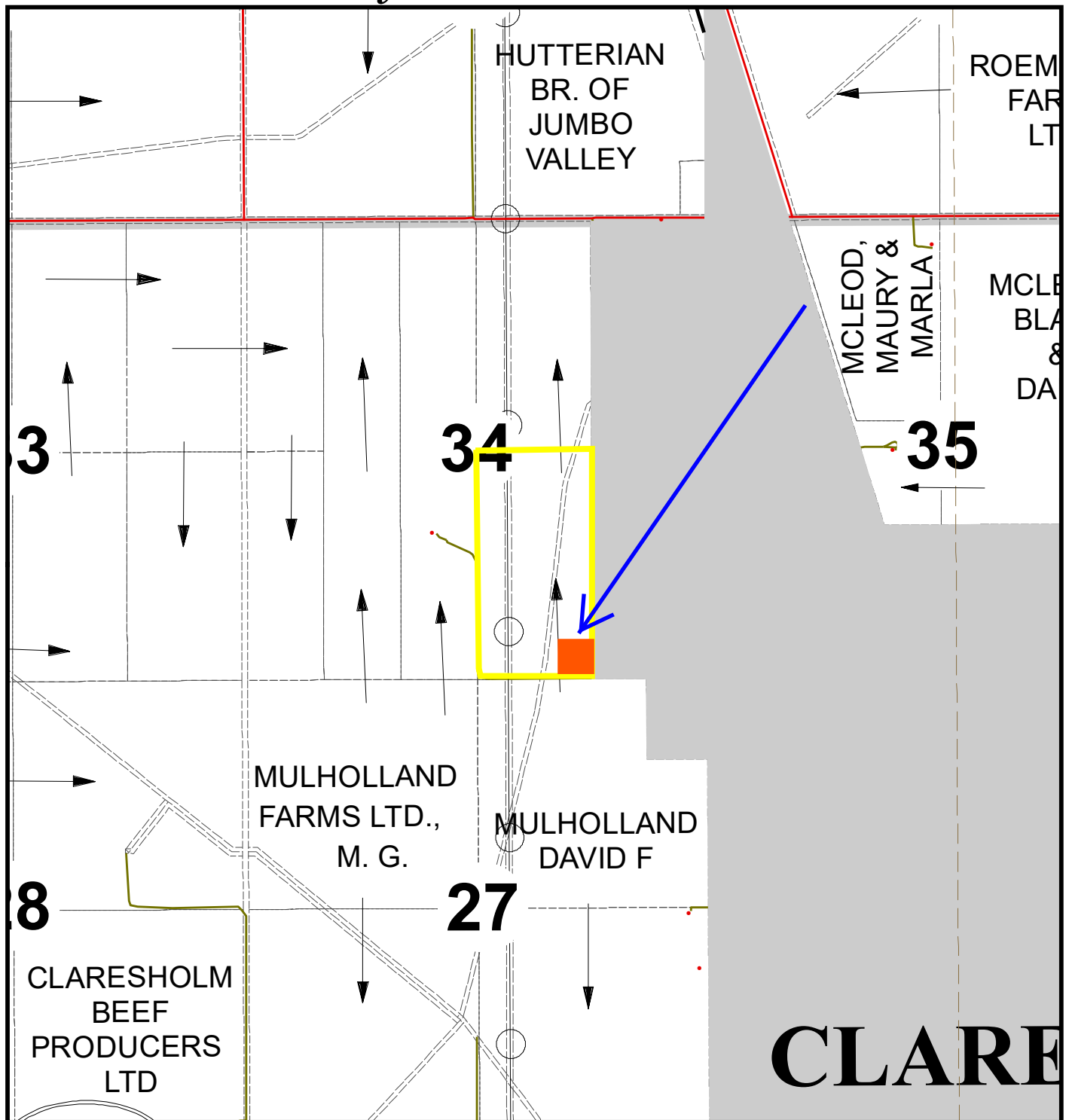
LAND USE BYLAW AMENDMENT FROM:
'RURAL GENERAL-RG' to
'VACANT COUNTRY RESIDENTIAL-VCR
SE.W 34-12-27-W4M; LSD 2 AND 7 (5.0 ACRES)



Date: January 13, 2021

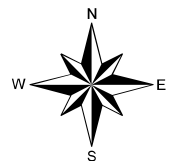
LAND USE BYLAW AMENDMENT

Bylaw No. 1887



..... SCHEDULE 'A'

LAND USE BYLAW AMENDMENT FROM:
'RURAL GENERAL-RG' to
'VACANT COUNTRY RESIDENTIAL-VCR
SE.W 34-12-27-W4M; LSD 2 AND 7 (5.0 ACRES)



Date: January 13, 2021

MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26
IN THE PROVINCE OF ALBERTA
BYLAW NO. 1889

BEING a bylaw of The Municipal District of Willow Creek No. 26 in the Province of Alberta, to amend Bylaw No. 1826, being the Land Use Bylaw;

WHEREAS the Municipal District Council is in receipt of an "Application for a Land Use Bylaw Amendment" to redesignate approximately 36.7 ha (90.68 acres) from the existing 64.67 hectares (159.93 acres), of land within the municipality, as per the enclosed map (Schedule A), of the lands legally described as:

MERIDIAN 4 RANGE 26 TOWNSHIP 9
SECTION 7
QUARTER NORTH WEST
CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS
EXCEPTING THEREOUT
PLAN NUMBER HECTARES ACRES
ROAD 8711095 0.030 0.07
EXCEPTING THEREOUT ALL MINES AND MINERALS

AND WHEREAS it is deemed expedient for the Council of the Municipal District to consider **Bylaw 1889** to redesignate approximately 36.7 hectares (90.68 acres), of the lands from "Rural General - RG" to "Rural Industrial - RI";

NOW THEREFORE, under the authority and subject to the provisions of the Municipal Government Act, Chapter M-26, 2000, as amended, the Council of the Municipal District of Willow Creek No. 26 duly assembled does hereby enact the following:

1. Lands, illustrated on the map in Schedule 'A' and legally described above, shall be redesignated from 'Rural General - RG' to 'Rural Industrial -RI'
2. The Land Use District Map shall be amended to reflect this redesignation.
3. Land Use Bylaw No. 1826 is hereby amended.
4. This bylaw shall come into effect upon third and final reading thereof.

READ a **first** time this 10th day of February, 2021.


Reeve - Maryanne Sandberg 
Municipal Administrator/CAO - Derrick Krizsan

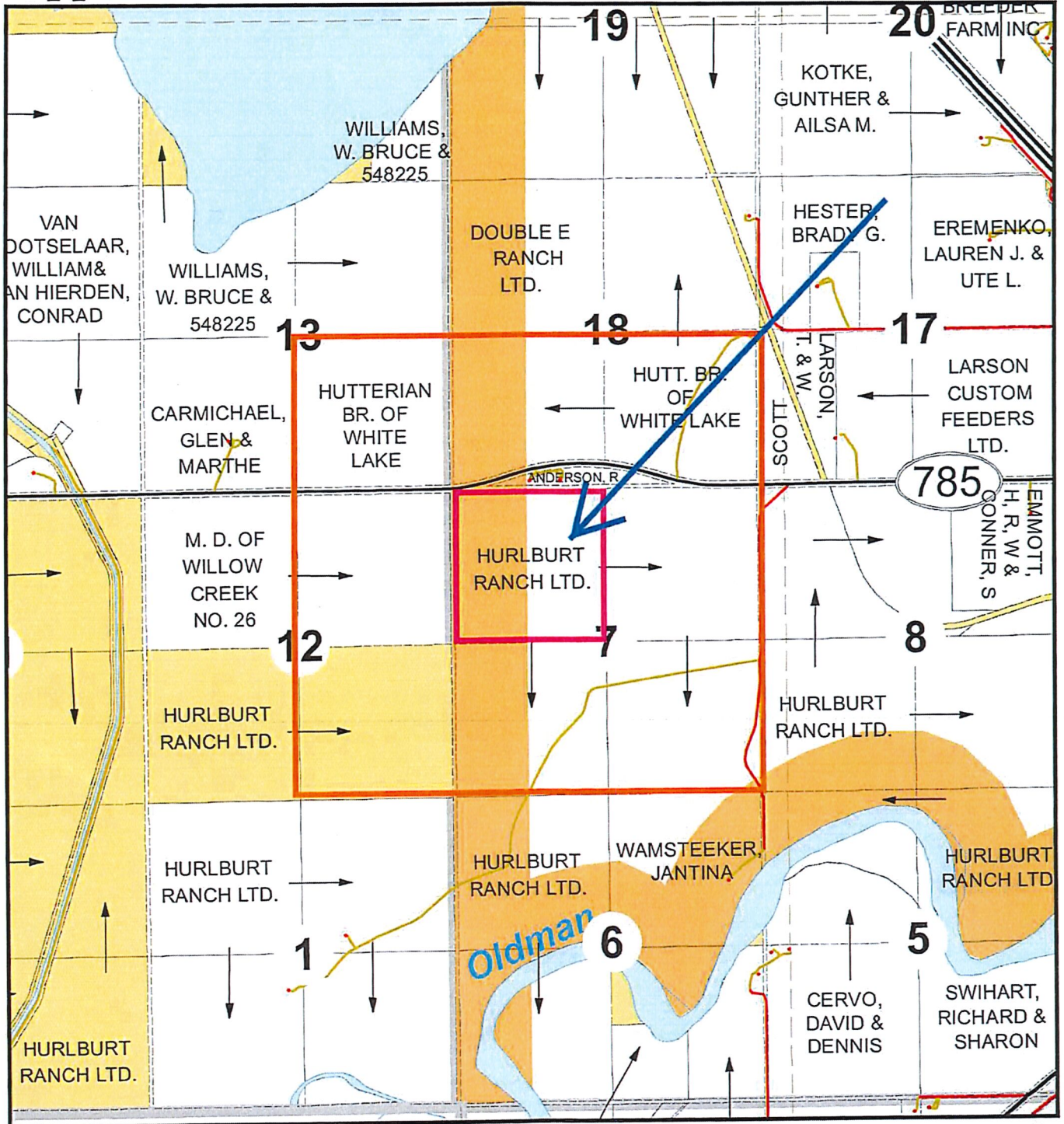
READ a **second** time this 10th day of February, 2021.


Reeve - Maryanne Sandberg 
Municipal Administrator/CAO - Derrick Krizsan

READ a **third** time and finally **PASSED** this 10th day of February, 2021.


Reeve - Maryanne Sandberg 
Municipal Administrator/CAO - Derrick Krizsan

LAND USE BYLAW AMENDMENT
Application No. A-01-21 / Proposed Bylaw No. 1889



..... SCHEDULE 'A'

LAND USE BYLAW AMENDMENT FROM:
 'RURAL GENERAL-RG' to 'RURAL INDUSTRIAL-RI'
 NW 07-09-26-W4M 90.68 ACRES



Date: JANUARY 20, 2021

MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26
IN THE PROVINCE OF ALBERTA
BYLAW NO. 1890

BEING a bylaw of The Municipal District of Willow Creek No. 26 in the Province of Alberta, to amend Bylaw No. 1826, being the Land Use Bylaw;

WHEREAS the Municipal District Council is in receipt of an "Application for a Land Use Bylaw Amendment" to redesignate approximately 36.5 (90.19 acres) from the existing 64.7 hectares (160 acres), of land within the municipality, as per the enclosed map (Schedule A), of the lands legally described as:

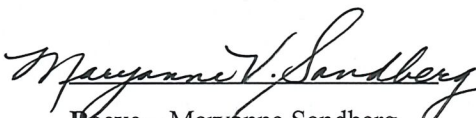
MERIDIAN 4 RANGE 27 TOWNSHIP 9
SECTION 1
QUARTER NORTH EAST
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 64.7 HECTARES (160 ACRES) MORE OR LESS

AND WHEREAS it is deemed expedient for the Council of the Municipal District to consider **Bylaw 1890** to redesignate approximately 36.5 hectares (90.19 acres), of the lands from "Rural General - RG" to "Rural Industrial - RI";

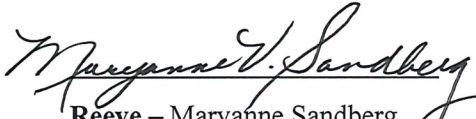

NOW THEREFORE, under the authority and subject to the provisions of the Municipal Government Act, Chapter M-26, 2000, as amended, the Council of the Municipal District of Willow Creek No. 26 duly assembled does hereby enact the following:

1. Lands, illustrated on the map in Schedule 'A' and legally described above, shall be redesignated from 'Rural General - RG' to 'Rural Industrial -RI'
2. The Land Use District Map shall be amended to reflect this redesignation.
3. Land Use Bylaw No. 1826 is hereby amended.
4. This bylaw shall come into effect upon third and final reading thereof.

READ a **first** time this 10th day of February, 2021.


Reeve - Maryanne Sandberg 
Municipal Administrator/CAO - Derrick Krizsan

READ a **second** time this 10th day of February, 2021.

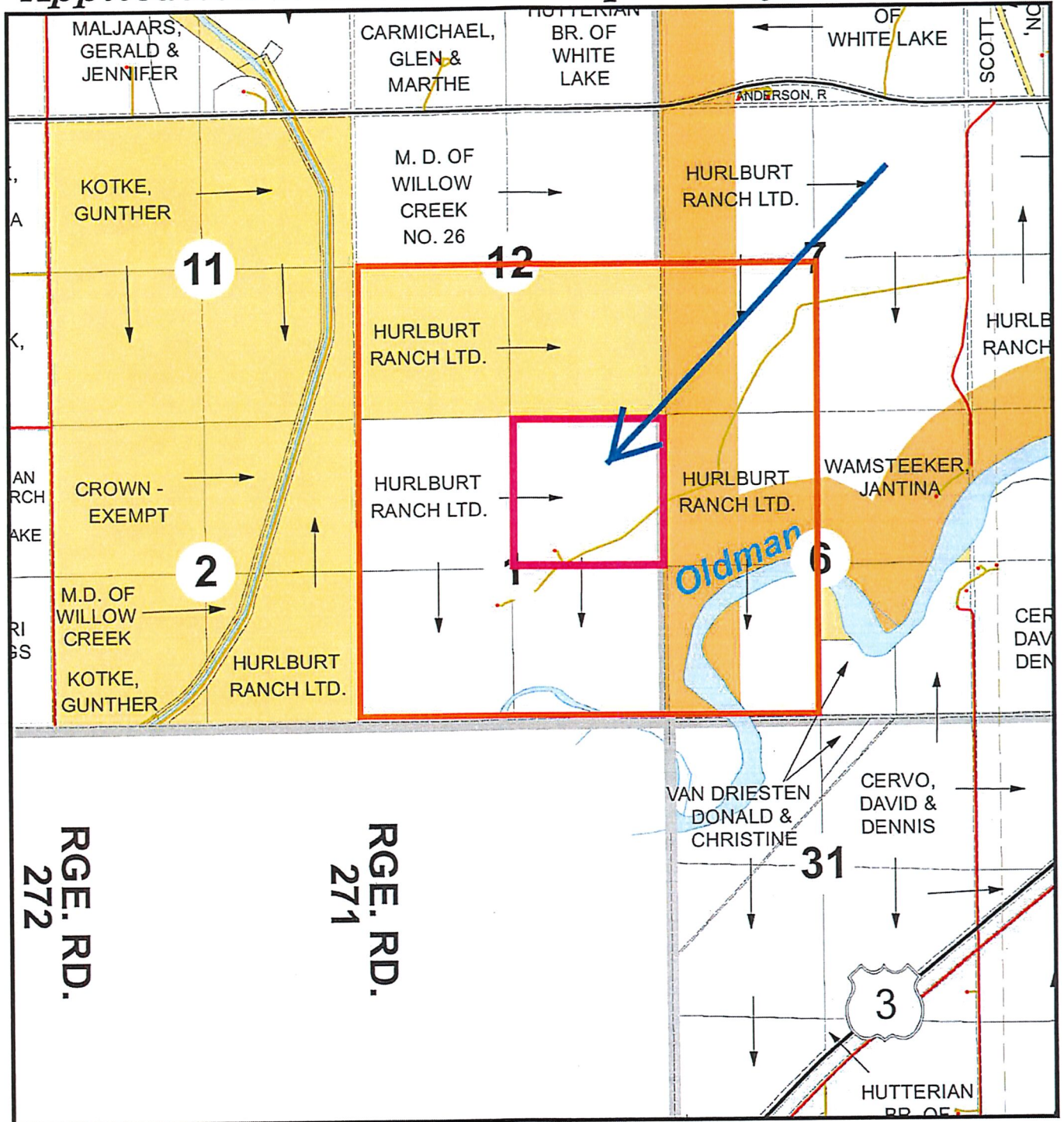

Reeve - Maryanne Sandberg 
Municipal Administrator/CAO - Derrick Krizsan

READ a **third** time and finally **PASSED** this 10th day of February, 2021.


Reeve - Maryanne Sandberg 
Municipal Administrator/CAO - Derrick Krizsan

LAND USE BYLAW AMENDMENT

Application No. A-02-21 / Proposed Bylaw No. 1890



..... SCHEDULE 'A'

LAND USE BYLAW AMENDMENT FROM:
 'RURAL GENERAL-RG' to 'RURAL INDUSTRIAL-RI'
 NE 01-09-27-W4M 90.19 ACRES



Date: JANUARY 20, 2021

MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26
IN THE PROVINCE OF ALBERTA
BYLAW NO. 1893

BEING a bylaw of The Municipal District of Willow Creek No. 26 in the Province of Alberta, to amend Bylaw No. 1826, being the Land Use Bylaw;

WHEREAS the Municipal District Council is in receipt of an "Application for a Land Use Bylaw Amendment" to redesignate approximately 6.70 hectares (16.58 acres), to be determined by a survey sketch, of land within the municipality, as per the enclosed map (Schedule A), legally described as:

MERIDIAN 4 RANGE 28 TOWNSHIP 12
SECTION 23

THAT PORTION OF THE NORTH EAST QUARTER DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH EAST CORNER OF SAID QUARTER SECTION; THENCE SOUTHERLY ALONG THE EASTERLY LIMIT THEREOF 600 FEET TO AN IRON POST; THENCE WESTERLY PARALLEL TO THE NORTHERLY LIMIT THEREOF 1352 FEET TO AN IRON POST; THENCE NORTH WESTERLY 634.6 FEET MORE OR LESS TO AN IRON POST PLANTED ON THE SAID NORTHERLY LIMIT AND BEING 1552 FEET WEST FROM THE SAID NORTH EAST CORNER; THENCE EASTERLY ALONG SAID NORTHERLY LIMIT 1552 FEET TO THE POINT OF COMMENCEMENT CONTAINING 8.09 HECTARES (20 ACRES) MORE OR LESS

EXCEPTING

PLAN	NUMBER	HECTARES	ACRES
ROAD	8310774	1.383	3.42

EXCEPTING THEREOUT ALL MINES AND MINERALS

AND WHEREAS it is deemed expedient for the Council of the Municipal District to consider **Bylaw 1893** to redesignate approximately 6.70 hectares (16.58 acres), to be determined by a survey sketch, of the lands from "Rural General - RG" to "Rural Commercial - RC";

NOW THEREFORE, under the authority and subject to the provisions of the Municipal Government Act, Chapter M-26, 2000, as amended, the Council of the Municipal District of Willow Creek No. 26 duly assembled does hereby enact the following:

1. Lands, illustrated on the map in Schedule 'A' and legally described above, shall be redesignated from 'Rural General-RG' to 'Rural Commercial-RC'
2. The Land Use District Map shall be amended to reflect this redesignation.
3. Land Use Bylaw No. 1826 is hereby amended.
4. This bylaw shall come into effect upon third and final reading thereof.

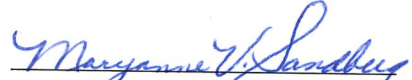
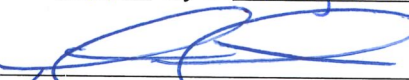
READ a **first** time this 26th day of May, 2021.

 
Reeve - Maryanne Sandberg Municipal Administrator/CAO - Derrick Krizsan

READ a **second** time this 26th day of May, 2021.

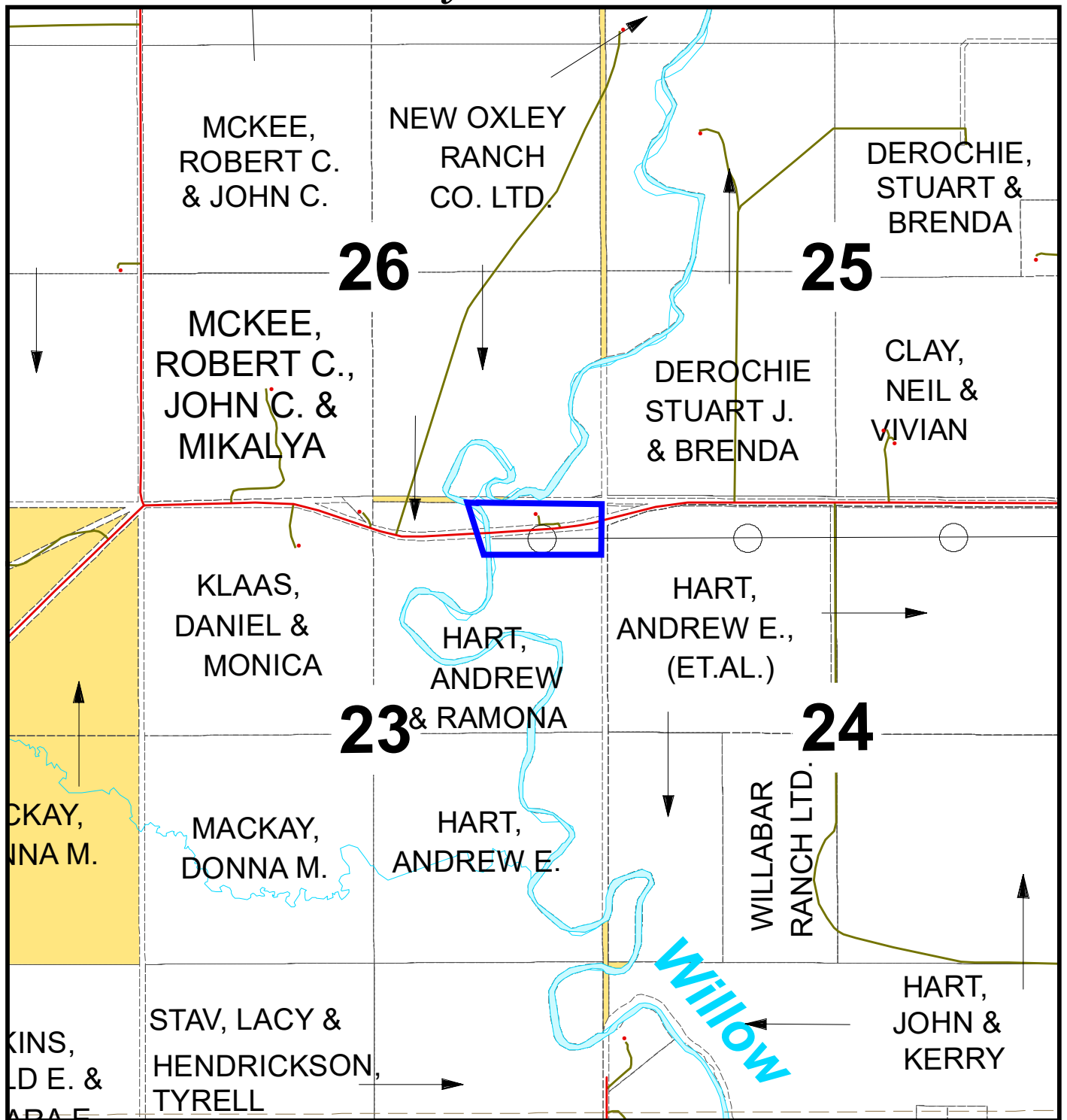
 
Reeve - Maryanne Sandberg Municipal Administrator/CAO - Derrick Krizsan

READ a **third** time and finally **PASSED** this 11 day of August, 2021.

 
Reeve - Maryanne Sandberg Municipal Administrator/CAO - Derrick Krizsan

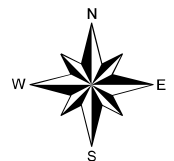
LAND USE BYLAW AMENDMENT

Bylaw No. 1893



..... SCHEDULE 'A'

LAND USE BYLAW AMENDMENT FROM:
 'RURAL GENERAL-RG' to 'RURAL COMMERCIAL-RC'
 PTN. NE 23-12-28-W4M 16.58 ACRES



Date: March 10, 2021

**MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26
IN THE PROVINCE OF ALBERTA
BYLAW NO. 1908**

BEING a bylaw of The Municipal District of Willow Creek No. 26 in the Province of Alberta, to amend Bylaw No. 1826, being the Land Use Bylaw;

WHEREAS the Municipal District Council is in receipt of an "Application for a Land Use Bylaw Amendment" to redesignate approximately 2.02 hectares (5.0 acres), to be determined by a survey sketch, of land within the municipality, as per the enclosed map (Schedule A), of the lands legally described as:

MERIDIAN 4 RANGE 25 TOWNSHIP 13
SECTION 29
QUARTER NORTH WEST
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 64.7 HECTARES (160 ACRES) MORE OR LESS

AND WHEREAS it is deemed expedient for the Council of the Municipal District to consider Bylaw 1908 to redesignate approximately 2.02 hectares (5.0 acres), of the lands from 'Rural General – RG' to 'Vacant Country Residential – VCR',

NOW THEREFORE, under the authority and subject to the provisions of the Municipal Government Act, Chapter M-26, 2000, as amended, the Council of the Municipal District of Willow Creek No. 26 duly assembled does hereby enact the following:

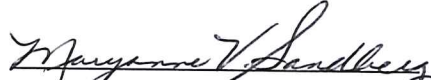
1. Lands, illustrated on the map in Schedule 'A' and legally described above, shall be redesignated from 'Rural General – RG' to 'Vacant Country Residential – VCR'
2. The Land Use District Map shall be amended to reflect this redesignation.
3. Land Use Bylaw No. 1826 is hereby amended.
4. This bylaw shall come into effect upon third and final reading thereof.

READ a first time this 26th day of May, 2021.


Reeve – Maryanne Sandberg


Chief Administrative Officer – Derrick Krizsan

READ a second time this 9th day of June, 2021.


Reeve – Maryanne Sandberg


Chief Administrative Officer – Derrick Krizsan

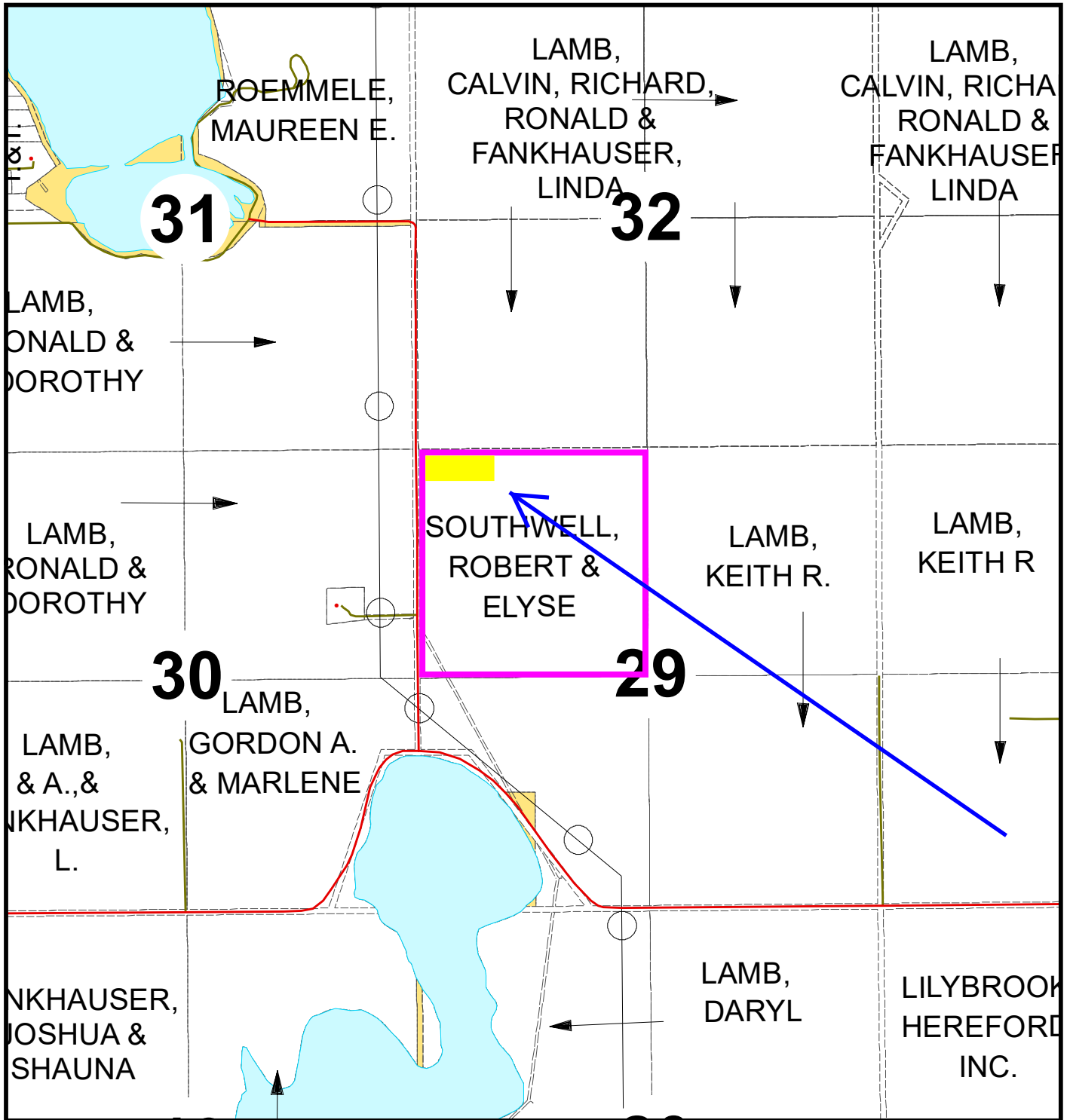
READ a third time and finally PASSED this 9th day of June, 2021.


Reeve – Maryanne Sandberg


Chief Administrative Officer – Derrick Krizsan

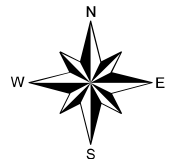
LAND USE BYLAW AMENDMENT

Application No. A-04-21 / Bylaw No. 1908



..... SCHEDULE 'A'

LAND USE BYLAW AMENDMENT FROM:
 'RURAL GENERAL-RG' to
 'VACANT COUNTRY RESIDENTIAL -VCR'I
 (5.00 ACRES)
 NW 29-13-25-W4M



Date: June 9 2021

**MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26
IN THE PROVINCE OF ALBERTA
BYLAW NO. 1909**

BEING a bylaw of The Municipal District of Willow Creek No. 26 in the Province of Alberta, to amend Bylaw No. 1826, being the Land Use Bylaw;

WHEREAS the Municipal District Council is in receipt of an "Application for a Land Use Bylaw Amendment" to redesignate the 2.02 hectares (4.99 acres) titled parcel within the municipality, as per the enclosed map (Schedule A), of the lands legally described as:

PLAN 1810956
BLOCK 1
LOT 1
Excepting THEREOUT ALL MINES AND MINERALS
AREA: 2.02 HECTARES (4.99 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;26;8;25;W

AND WHEREAS it is deemed expedient for the Council of the Municipal District to consider Bylaw 1909 to redesignate the 2.02 hectares (5.0 acres) titled parcel from 'Vacant Country Residential – VCR' to 'Rural Recreational – RR'.

NOW THEREFORE, under the authority and subject to the provisions of the Municipal Government Act, Chapter M-26, 2000, as amended, the Council of the Municipal District of Willow Creek No. 26 duly assembled does hereby enact the following:

1. Lands, illustrated on the map in Schedule 'A' and legally described above, shall be redesignated from 'Vacant Country Residential – VCR' to 'Rural Recreational – RR'
2. The Land Use District Map shall be amended to reflect this redesignation.
3. Land Use Bylaw No. 1826 is hereby amended.
4. This bylaw shall come into effect upon third and final reading thereof.

READ a first time this 9th day of June, 2021.


Reeve – Maryanne Sandberg


Chief Administrative Officer – Derrick Krizsan

READ a second time this 8th day of September, 2021.


Reeve – Maryanne Sandberg


Chief Administrative Officer – Derrick Krizsan

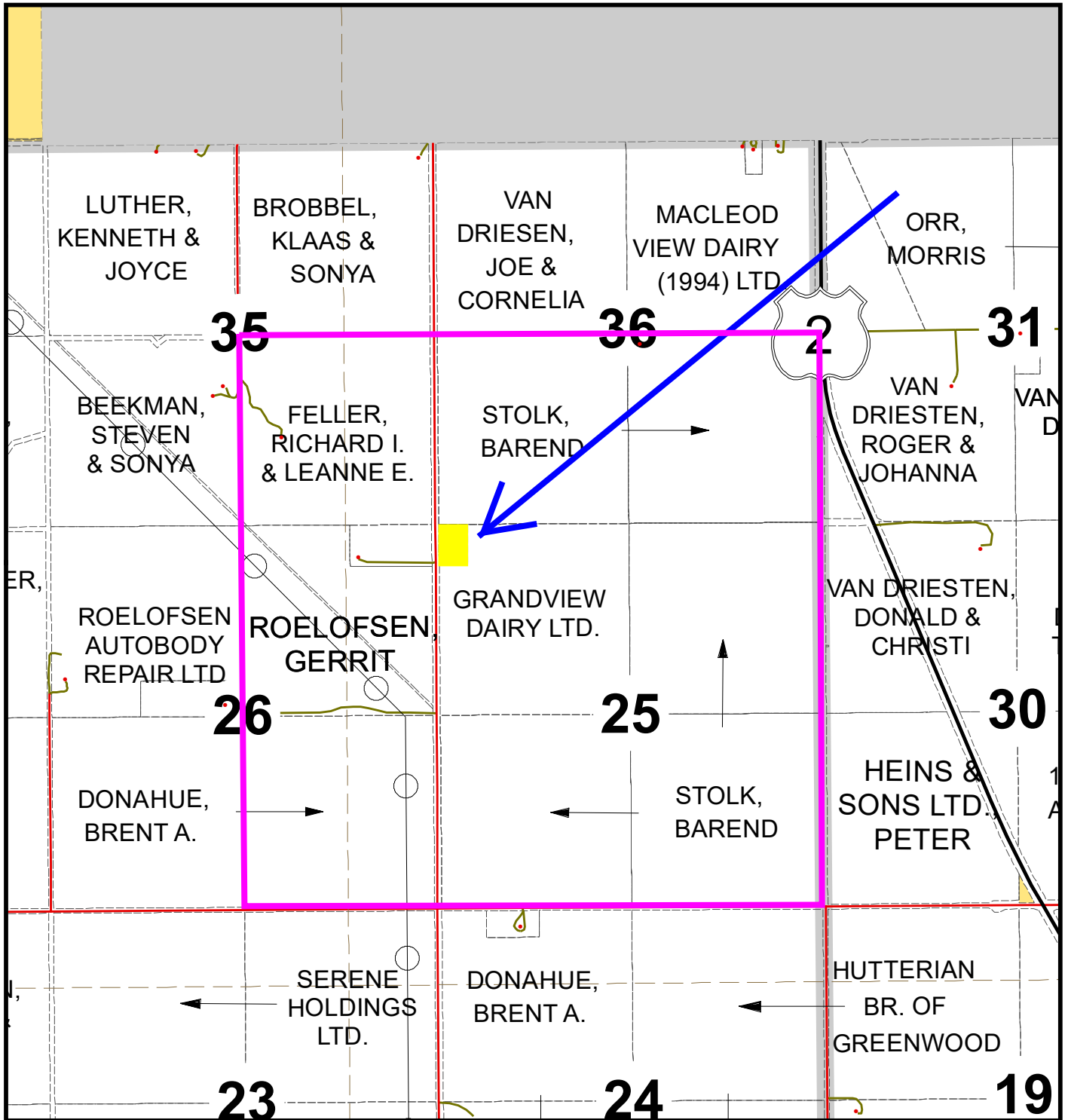
READ a third time and finally PASSED this 8th day of September, 2021.


Reeve – Maryanne Sandberg


Chief Administrative Officer – Derrick Krizsan

LAND USE BYLAW AMENDMENT

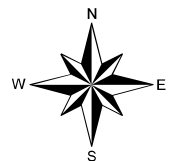
Bylaw No. 1909



..... SCHEDULE 'A'

LAND USE BYLAW AMENDMENT FROM:
 'VACANT COUNTRY RESIDENTIAL - VCR'
 to 'RURAL RECREATIONAL - RR'
 (4.99 ACRES)

LOT 1; BLOCK 1; PLAN 1810956 (PTN. NW 25-08-26-W4M)



Date: September 8, 2021

**MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26
IN THE PROVINCE OF ALBERTA
BYLAW NO. 1913**

BEING a bylaw of The Municipal District of Willow Creek No. 26 in the Province of Alberta, to amend Bylaw No. 1826, being the Land Use Bylaw;

WHEREAS the Municipal District Council is in receipt of an "Application for a Land Use Bylaw Amendment" to redesignate the 8.82 hectares (21.8 acres) titled parcel within the municipality, as per the enclosed map (Schedule A), of the lands legally described as:

MERIDIAN 4 RANGE 25 TOWNSHIP 9
SECTION 13
QUARTER NORTH WEST
CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS
EXCEPTING THEREOUT:
PLAN NUMBER HECTARES ACRES MORE OR LESS
DESCRIPTIVE 0510785 2.02 4.99
EXCEPTING THEREOUT ALL MINES AND MINERALS
AND THE RIGHT TO WORK THE SAME

AND WHEREAS it is deemed expedient for the Council of the Municipal District to consider Bylaw 1913 to redesignate the 8.82 hectares (21.8 acres) titled parcel from 'Rural General – RG' to 'Grouped Country Residential – GCR'.

NOW THEREFORE, under the authority and subject to the provisions of the Municipal Government Act, Chapter M-26, 2000, as amended, the Council of the Municipal District of Willow Creek No. 26 duly assembled does hereby enact the following:

1. Lands, illustrated on the map in Schedule 'A' and legally described above, shall be redesignated from 'Rural General – RG' to 'Grouped Country Residential – GCR'
2. The Land Use District Map shall be amended to reflect this redesignation.
3. Land Use Bylaw No. 1826 is hereby amended.
4. This bylaw shall come into effect upon third and final reading thereof.

READ a first time this 11th day of August, 2021.


Reeve – Maryanne Sandberg 
Chief Administrative Officer – Derrick Krizsan

READ a second time this 8 day of September, 2021.


Reeve – Maryanne Sandberg 
Chief Administrative Officer – Derrick Krizsan

READ a third time and finally PASSED this 8 day of September, 2021.

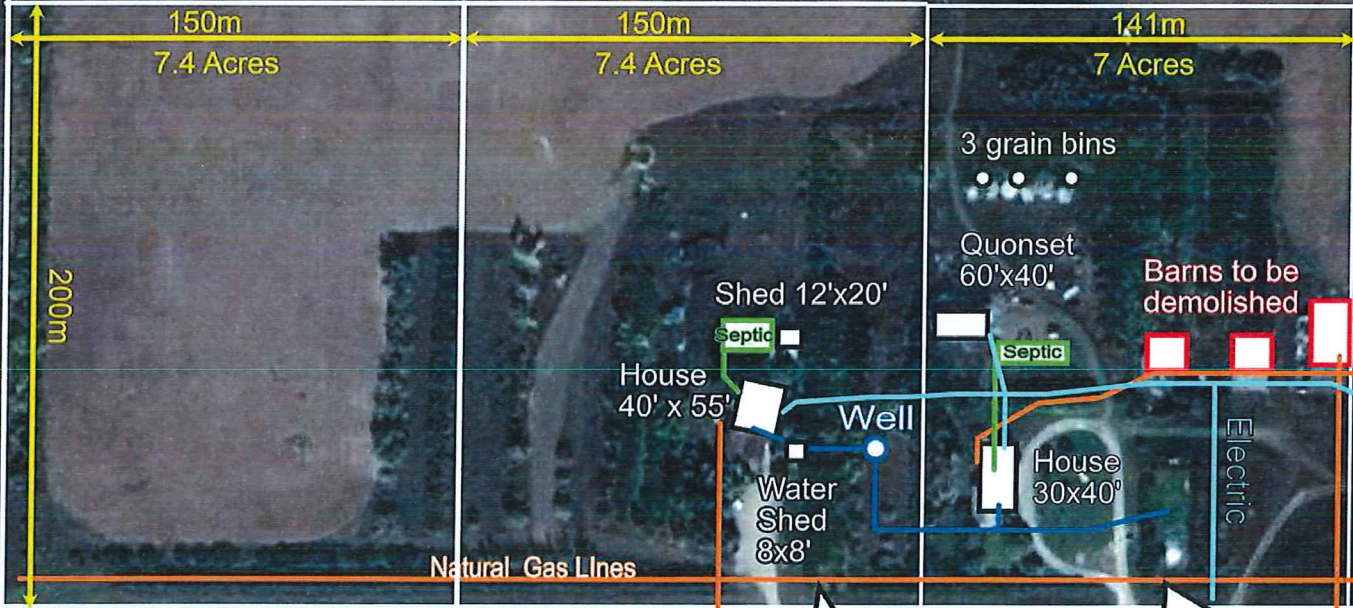

Reeve – Maryanne Sandberg 
Chief Administrative Officer – Derrick Krizsan

Proposed lots

SCHEDULE 'A'

NW 1/4 13 9-25-W4

Approximate dimensions and acres



250070 TWP 92b

250064 TWP 92b

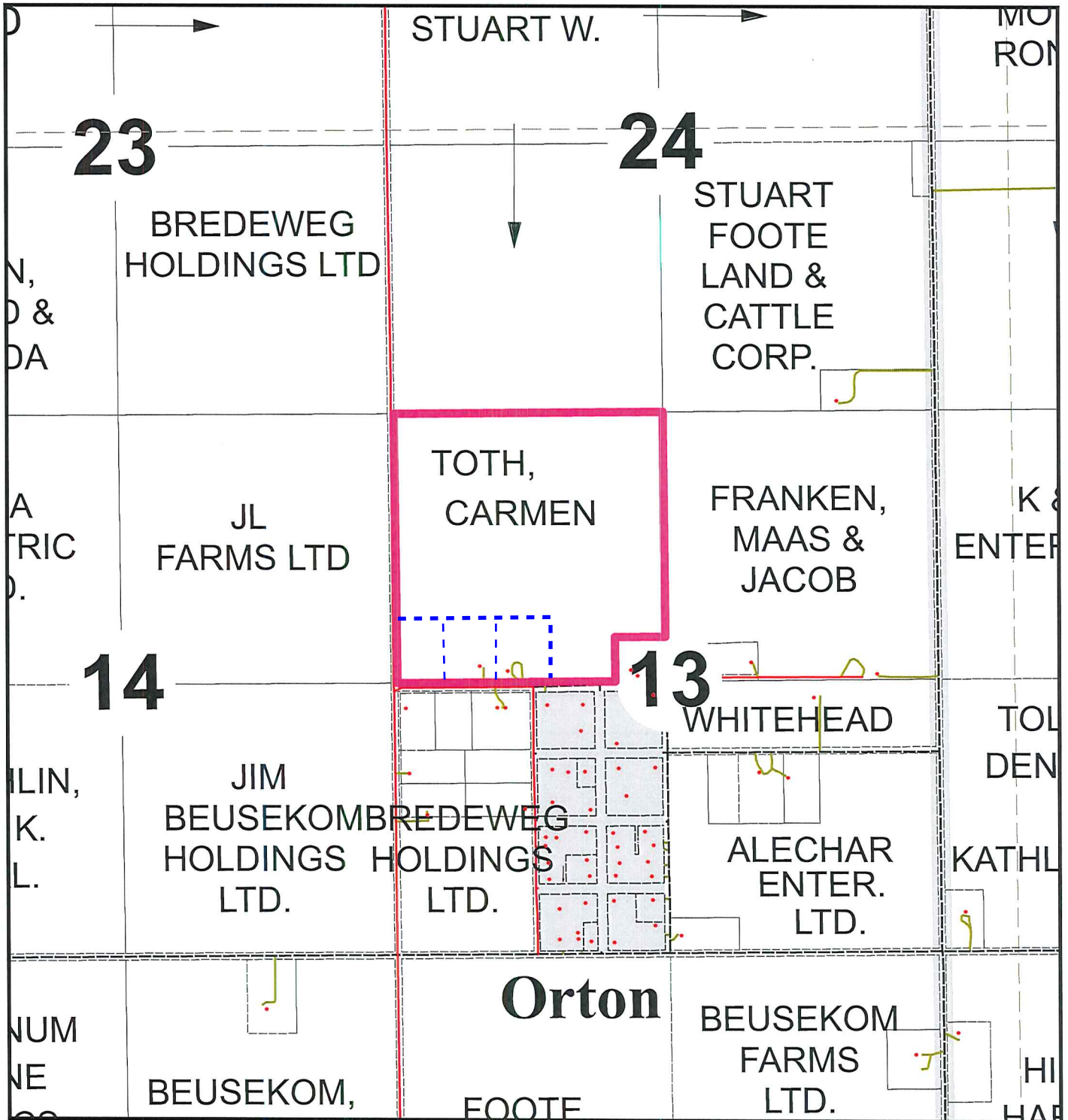
Hamlet of Orton Residential

Hamlet of Orton Residential

Pralrie Rose Cottage

Google

LAND USE BYLAW AMENDMENT
Bylaw No. 1913



..... SCHEDULE 'A'

LAND USE BYLAW AMENDMENT FROM:
 'RURAL GENERAL - RG' to
 'GROUPED COUNTRY RESIDENTIAL'
 (155.01 ACRES)
 NW 13-09-25-W4M



Date: September 8, 2021

**MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26
IN THE PROVINCE OF ALBERTA
BYLAW NO. 1919**

BEING a bylaw of the Municipal District of Willow Creek No. 26 in the Province of Alberta, to amend Bylaw No. 1826, being the Land Use Bylaw;

WHEREAS the Municipal District of Willow Creek No. 26 Council is in receipt of an application for a Land Use Bylaw Amendment to redesignate lands within the municipality as shown on the map in Schedule 'A' attached hereto and legally described as:

A PORTION OF THE SOUTHEAST SECTION 8, TOWNSHIP 9 RANGE 24, WEST OF THE 4TH MERIDIAN

AND WHEREAS the purpose of proposed Bylaw No. 1919 is to redesignate portions of the above-noted lands from "Rural General - RG" to "Vacant Country Residential - VCR", to accommodate a vacant parcel for the purpose of constructing a residence.

AND WHEREAS the municipality must prepare an amending bylaw and provide for its consideration at a public hearing.

NOW THEREFORE, under the authority and subject to the provisions of the Municipal Government Act, Statutes of Alberta, Chapter M-26, 2000, as amended, the Council of the Municipal District of Willow Creek No. 26 in the Province of Alberta duly assembled does hereby enact the following:

1. Lands, illustrated on the map in Schedule 'A' and legally described above shall be redesignated.
2. The Land Use District Map shall be amended to reflect this redesignation.
3. Bylaw No. 1826 is hereby amended and consolidated.
4. This bylaw shall come into effect upon third and final reading hereof.

READ a **first** time this 8th day of December, 2021.


Reeve - Maryanne Sandberg

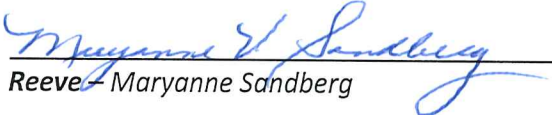

Chief Administrative Officer - Derrick Krizan

READ a **second** time this 12th day of January, 2022.

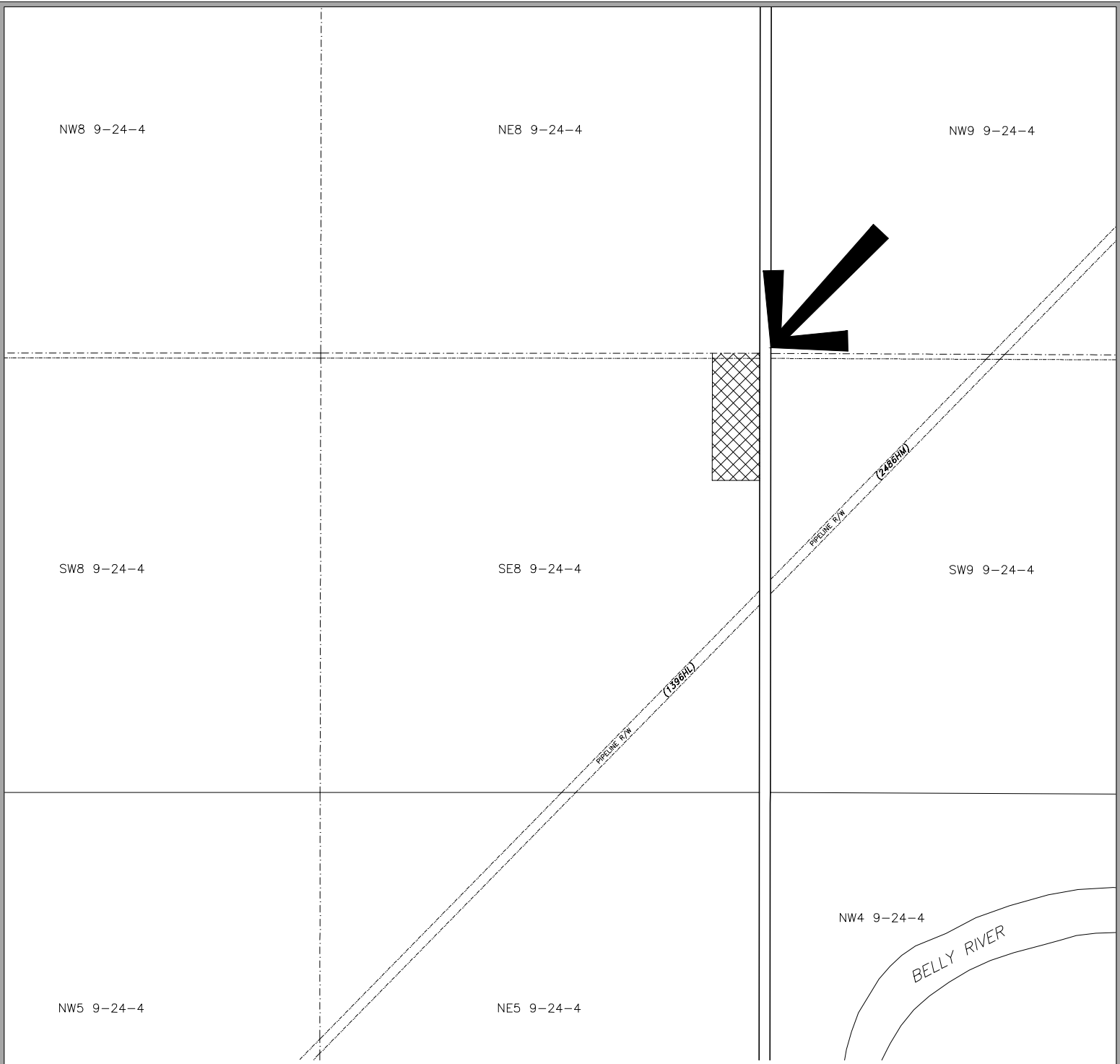

Reeve - Maryanne Sandberg


Chief Administrative Officer - Derrick Krizan

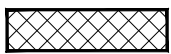
READ a **third** time and finally PASSED this 12th day of January, 2022.


Reeve - Maryanne Sandberg


Chief Administrative Officer - Derrick Krizan



LAND USE DISTRICT REDESIGNATION SCHEDULE 'A'



FROM: RURAL GENERAL - RG
TO: VACANT COUNTRY RESIDENTIAL - VCR

PORTION OF SE 1/4 SEC 8, TWP 9, RGE 24, W 4 M
MUNICIPALITY: MD OF WILLOW CREEK NO. 26
DATE: DECEMBER 2, 2021

Bylaw #: 1919
Date: January 12, 2022



MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
TEL. 403-329-1344

"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

**MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26
IN THE PROVINCE OF ALBERTA
BYLAW NO. 1920**

BEING a bylaw of the Municipal District of Willow Creek No. 26 in the Province of Alberta, to amend Bylaw No. 1826, being the Land Use Bylaw;

WHEREAS the Municipal District of Willow Creek No. 26 Council is in receipt of an application for a Land Use Bylaw Amendment to redesignate lands within the municipality as shown on the map in Schedule 'A' attached hereto and legally described as:

A PORTION OF THE SOUTHWEST SECTION 35, TOWNSHIP 14, RANGE 26, WEST OF THE 4TH MERIDIAN

AND WHEREAS the purpose of proposed Bylaw No. 1920 is to redesignate portions of the above-noted lands from "Rural General - RG" to "Vacant Country Residential - VCR", to accommodate a vacant parcel for the purpose of constructing a residence.

AND WHEREAS the municipality must prepare an amending bylaw and provide for its consideration at a public hearing.

NOW THEREFORE, under the authority and subject to the provisions of the Municipal Government Act, Statutes of Alberta, Chapter M-26, 2000, as amended, the Council of the Municipal District of Willow Creek No. 26 in the Province of Alberta duly assembled does hereby enact the following:

1. Lands, illustrated on the map in Schedule 'A' and legally described above shall be redesignated.
2. The Land Use District Map shall be amended to reflect this redesignation.
3. Bylaw No. 1826 is hereby amended and consolidated.
4. This bylaw shall come into effect upon third and final reading hereof.

READ a first time this 15th day of December, 2021.


Reeve Maryanne Sandberg



Chief Administrative Officer – Derrick Krizsan

READ a second time this 12th day of January, 2022.

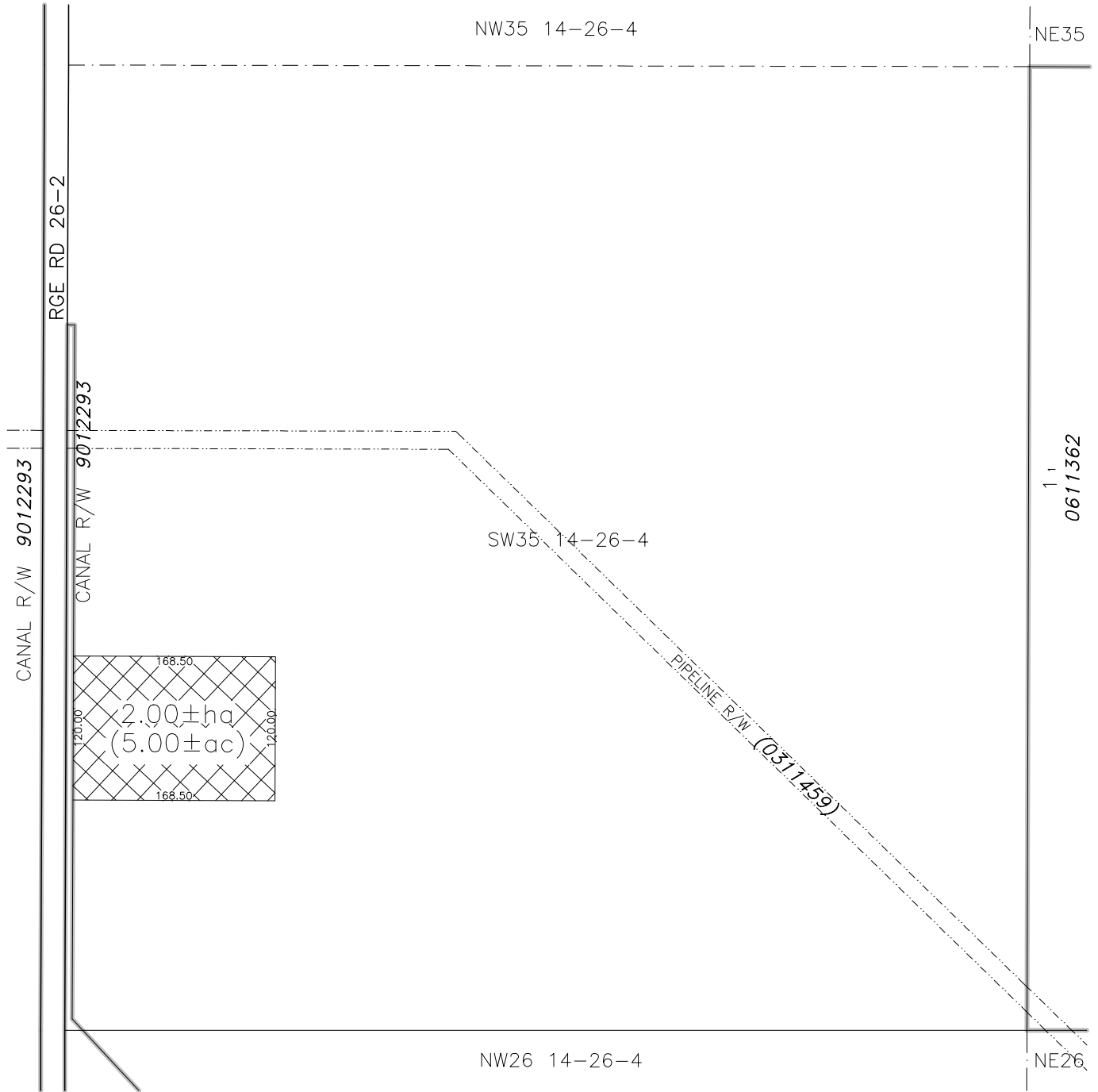

Reeve Maryanne Sandberg


Chief Administrative Officer – Derrick Krizsan

READ a third time and finally PASSED this 12th day of January, 2022.


Reeve Maryanne Sandberg


Chief Administrative Officer – Derrick Krizsan



LAND USE DISTRICT REDESIGNATION SCHEDULE 'A'



FROM: Rural General (RG)
TO: Vacant Country Residential (VCR)

PORTION OF SW 1/4 SEC 35, TWP 14, RGE 26, W 4 M
MUNICIPALITY: MD OF WILLOW CREEK NO. 26
DATE: DECEMBER 10, 2021

Bylaw #: 1920
Date: January 12, 2022



MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
TEL. 403-329-1344
"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

**MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26
IN THE PROVINCE OF ALBERTA
BYLAW NO. 1925**

BEING a bylaw of the Municipal District of Willow Creek No. 26 in the Province of Alberta, to amend Bylaw No. 1826, being the Land Use Bylaw;

WHEREAS the Municipal District of Willow Creek No. 26 Council is in receipt of an application for a Land Use Bylaw Amendment to redesignate lands within the municipality as shown on the map in Schedule 'A' attached hereto and legally described as:

A PORTION OF THE NORTHEAST SECTION 13, TOWNSHIP 9, RANGE 25, WEST OF THE 4TH MERIDIAN

AND WHEREAS the purpose of proposed Bylaw No. 1925 is redesignate portions of the above-noted lands from "Rural General - RG" to "Grouped Country Residential - GCR" to accommodate the future subdivision of an existing farmstead and vacant parcel.

AND WHEREAS the municipality must prepare an amending bylaw and provide for its consideration at a public hearing.

NOW THEREFORE, under the authority and subject to the provisions of the Municipal Government Act, Statutes of Alberta, Chapter M-26, 2000, as amended, the Council of the Municipal District of Willow Creek No. 26 in the Province of Alberta duly assembled does hereby enact the following:

1. Lands, illustrated on the map in Schedule 'A' and legally described above shall be redesignated.
2. The Land Use District Map shall be amended to reflect this redesignation.
3. Bylaw No. 1826 is hereby amended and consolidated.
4. This bylaw shall come into effect upon third and final reading hereof.


READ a first time this 23 day of February, 2022.


Reeve Maryanne Sandberg

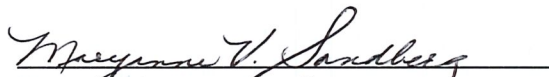

Chief Administrative Officer – Derrick Krizsan

READ a second time this 23 day of March, 2022.

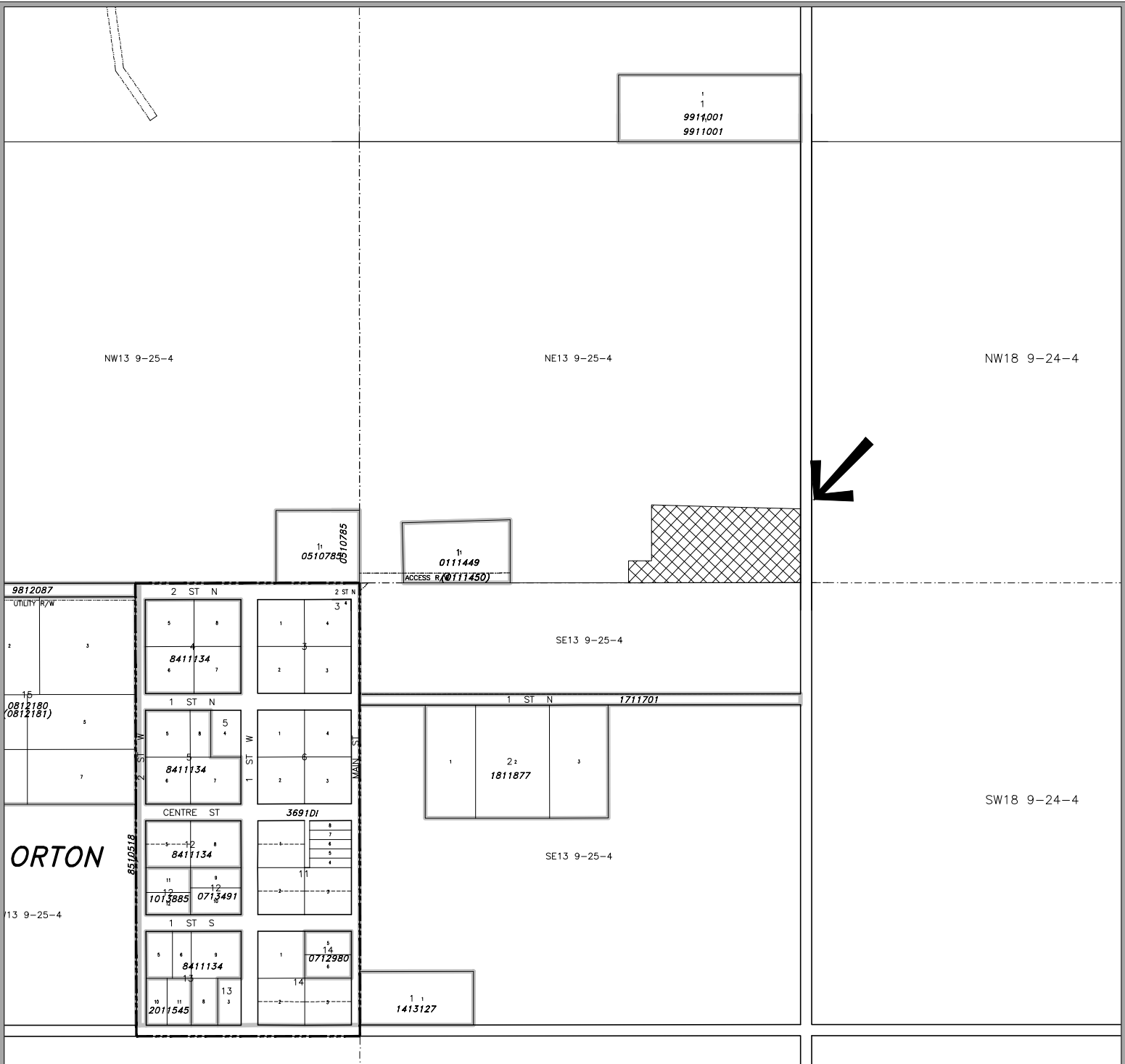

Reeve Maryanne Sandberg


Chief Administrative Officer – Derrick Krizsan

READ a third time and finally PASSED this 23 day of March, 2022.


Reeve Maryanne Sandberg


Chief Administrative Officer – Derrick Krizsan



LAND USE DISTRICT REDESIGNATION SCHEDULE 'A'



FROM: Rural General (RG)
TO: Grouped Country Residential (GCR)

PORTION OF NE 1/4 SEC 13, TWP 9, RGE 25, W 4 M
MUNICIPALITY: M.D. OF WILLOW CREEK NO. 26
DATE: FEBRUARY 15, 2022

Bylaw #: 1925
Date: _____



0 Metres 100 200 300 400

MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
TEL. 403-329-1344

"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

**MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26
IN THE PROVINCE OF ALBERTA
BYLAW NO. 1926**

BEING a bylaw of the Municipal District of Willow Creek No. 26 in the Province of Alberta, to amend Bylaw No. 1826, being the Land Use Bylaw;

WHEREAS the Municipal District of Willow Creek No. 26 Council is in receipt of an application for a Land Use Bylaw Amendment to redesignate lands within the municipality as shown on the map in Schedule 'A' attached hereto and legally described as:

A PORTION OF THE SOUTHEAST SECTION 3, TOWNSHIP 9, RANGE 27, WEST OF THE 4TH MERIDIAN


AND WHEREAS the purpose of proposed Bylaw No. 1926 is redesignate portions of the above-noted lands from "Rural General - RG" to "Rural Industrial - RI" to accommodate the future development of a resource extraction use (gravel pit) on the subject lands.

AND WHEREAS the municipality must prepare an amending bylaw and provide for its consideration at a public hearing.

NOW THEREFORE, under the authority and subject to the provisions of the Municipal Government Act, Statutes of Alberta, Chapter M-26, 2000, as amended, the Council of the Municipal District of Willow Creek No. 26 in the Province of Alberta duly assembled does hereby enact the following:

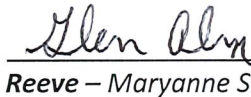
1. Lands, illustrated on the map in Schedule 'A' and legally described above shall be redesignated.
2. The Land Use District Map shall be amended to reflect this redesignation.
3. Bylaw No. 1826 is hereby amended and consolidated.
4. This bylaw shall come into effect upon third and final reading hereof.

READ a **first** time this 23 day of February, 2022.


Reeve - Maryanne Sandberg


Chief Administrative Officer - Derrick Krizsan


READ a **second** time this 25 day of May, 2022.

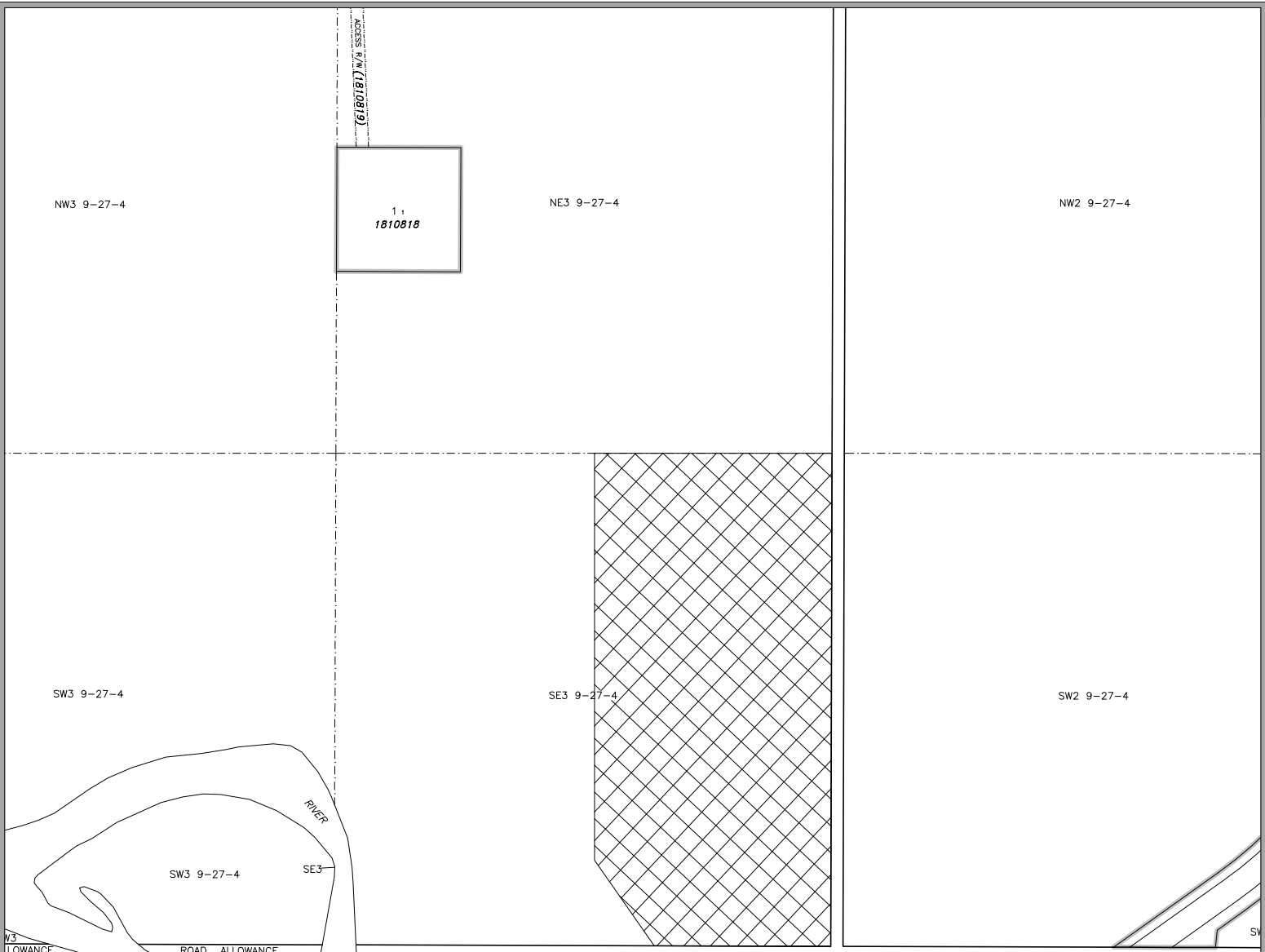

Reeve - Maryanne Sandberg


Chief Administrative Officer - Derrick Krizsan

READ a **third** time and finally PASSED this 25 day of May, 2022.


Reeve - Maryanne Sandberg


Chief Administrative Officer - Derrick Krizsan



PIIKANI NATION

LAND USE DISTRICT REDESIGNATION SCHEDULE 'A'



FROM: Rural General (RG)

TO: Rural Industrial (RI)

PORTION OF SE 1/4 SEC 3, TWP 9, RGE 27, W 4 M

MUNICIPALITY: M.D. OF WILLOW CREEK NO. 26

DATE: FEBRUARY 15, 2022

Bylaw #: 1926

Date: May 25, 2022



MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
TEL. 403-329-1344

"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

**MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26
IN THE PROVINCE OF ALBERTA
BYLAW NO. 1931**

BEING a bylaw of the Municipal District of Willow Creek No. 26 in the Province of Alberta, to amend Bylaw No. 1826, being the Land Use Bylaw;

WHEREAS the Municipal District of Willow Creek No. 26 Council is in receipt of an application for a Land Use Bylaw Amendment to redesignate lands within the municipality as shown on the map in Schedule 'A' attached hereto and legally described as:

**LOT 1, BLOCK 1, PLACE 011 3077 WITHIN THE SOUTH HALF OF SECTION 16, TOWNSHIP 9, RANGE 26,
WEST OF THE 4TH MERIDIAN**

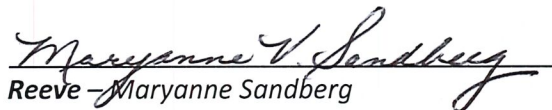
AND WHEREAS the purpose of proposed Bylaw No. 1931 is redesignate portions of the above-noted lands from "Rural General - RG" to "Rural Commercial- RC" to accommodate the future development of a solar photovoltaic (PV) powered electric vehicle charging station and ancillary uses on the subject lands.

AND WHEREAS the municipality must prepare an amending bylaw and provide for its consideration at a public hearing.

NOW THEREFORE, under the authority and subject to the provisions of the Municipal Government Act, Statutes of Alberta, Chapter M-26, 2000, as amended, the Council of the Municipal District of Willow Creek No. 26 in the Province of Alberta duly assembled does hereby enact the following:

1. Lands, illustrated on the map in Schedule 'A' and legally described above shall be redesignated.
2. The Land Use District Map shall be amended to reflect this redesignation.
3. Bylaw No. 1826 is hereby amended and consolidated.
4. This bylaw shall come into effect upon third and final reading hereof.

READ a first time this 27 day of April, 2022.


Reeve - Maryanne Sandberg

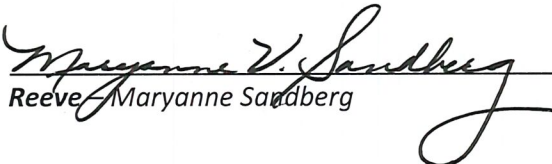

Chief Administrative Officer - Derrick Krizsan

READ a second time this 22 day of June, 2022.


Reeve - Maryanne Sandberg


Chief Administrative Officer - Derrick Krizsan

READ a third time and finally PASSED this 22 day of June, 2022.


Reeve - Maryanne Sandberg


Chief Administrative Officer - Derrick Krizsan



LAND USE DISTRICT REDESIGNATION SCHEDULE 'A'



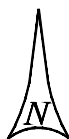
FROM: RURAL GENERAL (RG)
TO: RURAL COMMERCIAL (RC)

LOT 1, BLOCK 1, PLAN 0113077
WITHIN S.1/2 SEC 16, TWP 9, RGE , W 4 M
MUNICIPALITY: MD WILLOW CREEK NO. 26
DATE: APRIL 19, 2022

Bylaw #: 1931
Date: June 22, 2022



0 Metres 100 200 300 400



MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
TEL. 403-329-1344

"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

**MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26
IN THE PROVINCE OF ALBERTA
BYLAW NO. 1932**

BEING a bylaw of the Municipal District of Willow Creek No. 26 in the Province of Alberta, to amend Bylaw No. 1826, being the Land Use Bylaw;

WHEREAS the Municipal District of Willow Creek No. 26 Council is in receipt of an application for a Land Use Bylaw Amendment to redesignate lands within the municipality as shown on the map in Schedule 'A' attached hereto and legally described as:

**PORTION OF THE SOUTH WEST QUARTER SECTION SECTION 4, TOWNSHIP 15, RANGE 27,
WEST OF THE 4TH MERIDIAN**

AND WHEREAS the purpose of proposed Bylaw No. 1932 is to redesignate portions of the above-noted lands from to "Rural Commercial- RC" to "Rural General - RG" to return previously redesignated land to agricultural use on the subject lands.

AND WHEREAS the municipality must prepare an amending bylaw and provide for its consideration at a public hearing.

NOW THEREFORE, under the authority and subject to the provisions of the Municipal Government Act, Statutes of Alberta, Chapter M-26, 2000, as amended, the Council of the Municipal District of Willow Creek No. 26 in the Province of Alberta duly assembled does hereby enact the following:

1. Lands, illustrated on the map in Schedule 'A' and legally described above shall be redesignated.
2. The Land Use District Map shall be amended to reflect this redesignation.
3. Bylaw No. 1826 is hereby amended and consolidated.
4. This bylaw shall come into effect upon third and final reading hereof.

READ a first time this 27 day of April, 2022.


Reeve – Maryanne Sandberg


Chief Administrative Officer – Derrick Krizsan

READ a second time this 25 day of May, 2022.

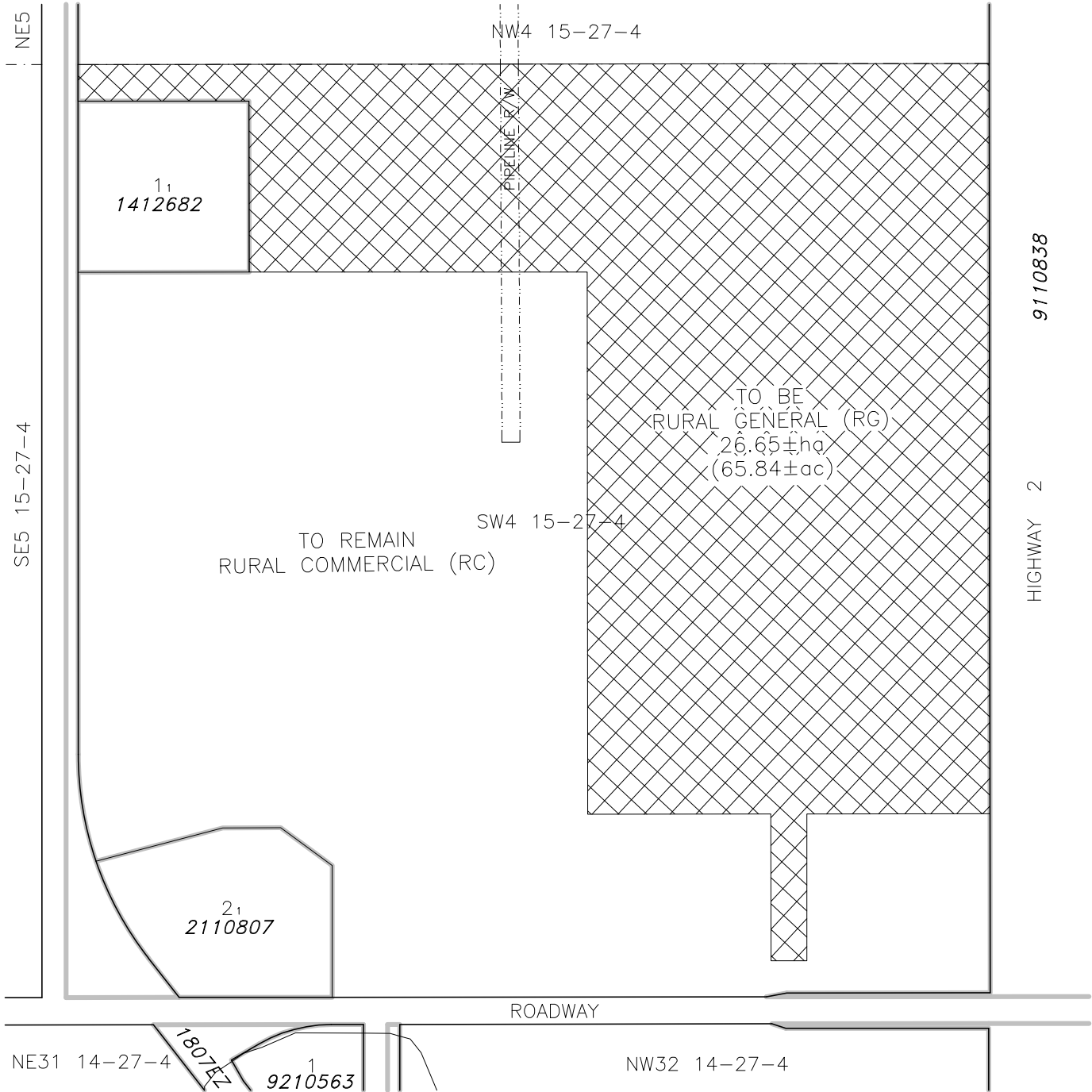

Reeve – Maryanne Sandberg


Chief Administrative Officer – Derrick Krizsan

READ a third time and finally PASSED this 25 day of May, 2022.


Reeve – Maryanne Sandberg


Chief Administrative Officer – Derrick Krizsan



LAND USE DISTRICT REDESIGNATION SCHEDULE 'A'



FROM: RURAL COMMERCIAL (RC)
TO: RURAL GENERAL (RG)

PORTION OF SW 1/4 SEC 4, TWP 15, RGE 27, W 4 M
MUNICIPALITY: MD OF WILLOW CREEK NO. 26
DATE: APRIL 22, 2022

Bylaw #: 1932
Date: May 25, 2022



MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
TEL. 403-329-1344

"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

**MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26
IN THE PROVINCE OF ALBERTA**

BYLAW NO. 1942

BEING a bylaw of the Municipal District of Willow Creek No. 26 in the Province of Alberta, to amend Bylaw No. 1826, being the Land Use Bylaw;

WHEREAS the Municipal District of Willow Creek No. 26 Council is in receipt of an application for a Land Use Bylaw Amendment to redesignate lands within the municipality as shown on the map in Schedule 'A' attached hereto and legally described as:

**PORTION OF LOT 3, BLOCK 1, PLAN 121 3346 WITHIN THE
NORTHWEST OF SECTION 9, TOWNSHIP 9, RANGE 26, WEST OF THE 4TH MERIDIAN**


AND WHEREAS the purpose of proposed Bylaw No. 1942 is redesignate portions of the above-noted lands from "Rural General - RG" to "Rural Industrial - RI" to accommodate an existing legal non-conforming gravel extraction operation and enable the future development of lands with associated industrial development.


AND WHEREAS the municipality must prepare an amending bylaw and provide for its consideration at a public hearing.

NOW THEREFORE, under the authority and subject to the provisions of the Municipal Government Act, Statutes of Alberta, Chapter M-26, 2000, as amended, the Council of the Municipal District of Willow Creek No. 26 in the Province of Alberta duly assembled does hereby enact the following:

1. Lands, illustrated on the map in Schedule 'A' and legally described above shall be redesignated.
2. The Land Use District Map shall be amended to reflect this redesignation.
3. Bylaw No. 1826 is hereby amended and consolidated.
4. This bylaw shall come into effect upon third and final reading hereof.

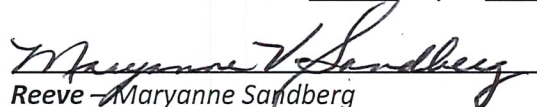
READ a first time this 25 day of January, 2023.




~~Reeve - Maryanne Sandberg~~ **DEPUTY REEVE GLEN ALM** 

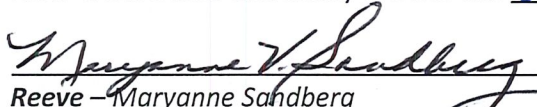
~~Chief Administrative Officer - Derrick Krizan~~

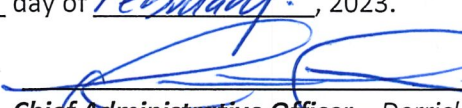
READ a second time this 22nd day of February, 2023.

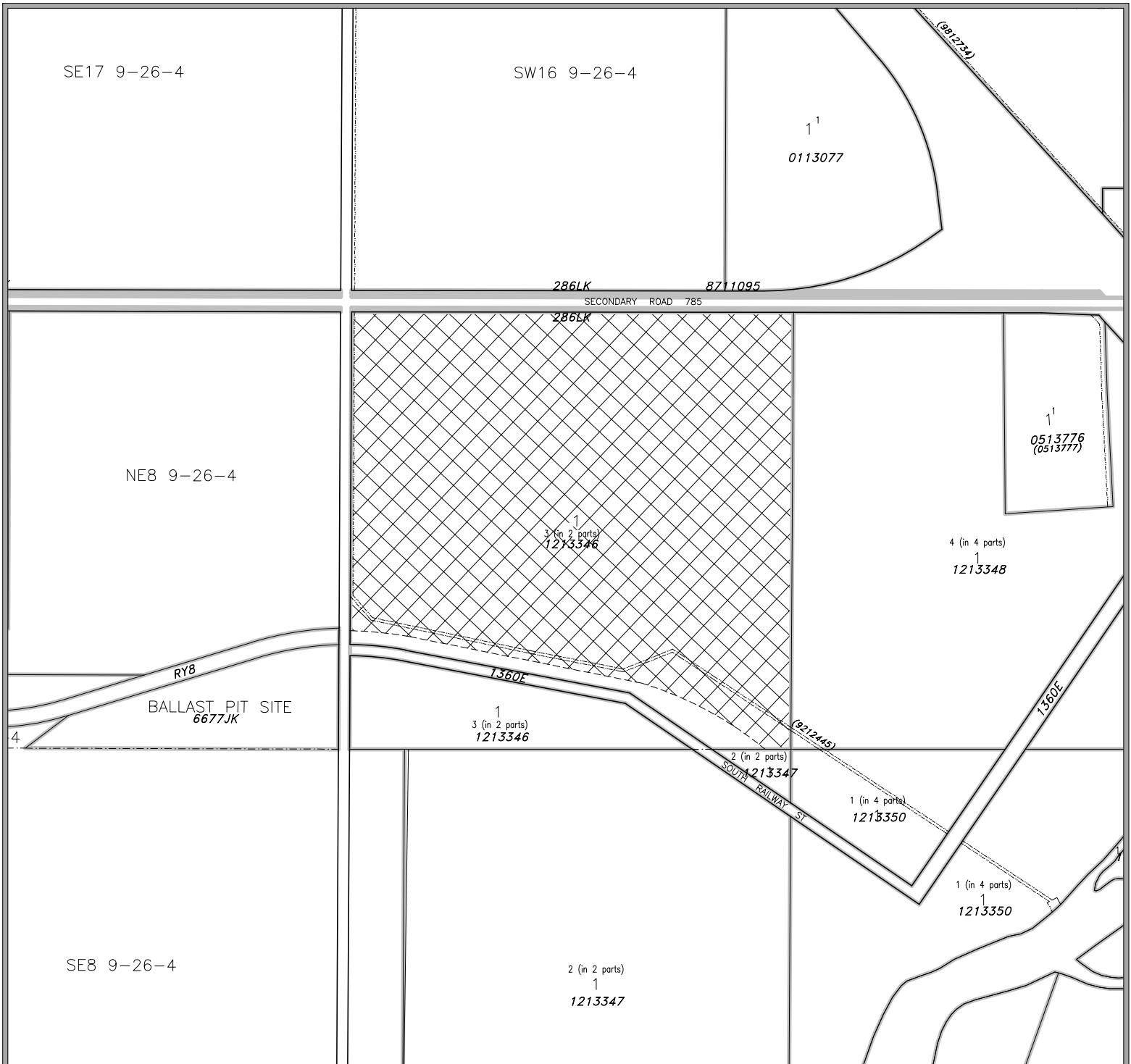


~~Reeve - Maryanne Sandberg~~ **Chief Administrative Officer - Derrick Krizan** 

READ a third time and finally PASSED this 28th day of February, 2023.



~~Reeve - Maryanne Sandberg~~ **Chief Administrative Officer - Derrick Krizan** 



LAND USE DISTRICT REDESIGNATION SCHEDULE 'A'



FROM: RURAL GENERAL - RG
TO: RURAL INDUSTRIAL - RI

PORTION OF NW 1/4 SEC 9, TWP 9, RGE 26, W 4 M
MUNICIPALITY: M.D. OF WILLOW CREEK
DATE: JANUARY 16, 2023

Bylaw #: 1943
Date: February 22, 2023



MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
TEL. 403-329-1344
"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"



LAND USE DISTRICT REDESIGNATION SCHEDULE 'A'



FROM: RURAL GENERAL - RG
TO: RURAL INDUSTRIAL - RI

PORTION OF NW 1/4 SEC 9, TWP 9, RGE 26, W 4 M
MUNICIPALITY: M.D. OF WILLOW CREEK
DATE: JANUARY 16, 2023

Bylaw #: **1943**
Date: **February 22, 2023**



MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
TEL. 403-329-1344
"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26
IN THE PROVINCE OF ALBERTA
BYLAW NO. 1943

BEING a bylaw of the Municipal District of Willow Creek No. 26 in the Province of Alberta, to amend Bylaw No. 1826, being the Land Use Bylaw;

WHEREAS the Municipal District of Willow Creek No. 26 Council desires to update standards, redefine uses, and updated definitions regarding wind and solar development within the Land Use Bylaw.

AND WHEREAS the general purpose of the proposed amendments are described:

- to define distinct categories of wind and solar development based on scale of development;
- add the uses to the appropriate land use district as permitted or discretionary uses; and
- provide clear standards of development and conditions that may be placed on approved developments;

AND WHEREAS the municipality must prepare an amending bylaw and provide for its consideration at a public hearing.

NOW THEREFORE, under the authority and subject to the provisions of the Municipal Government Act, Statutes of Alberta, Chapter M-26, 2000, as amended, the Council of the Municipal District of Willow Creek No. 26 in the Province of Alberta duly assembled does hereby enact the following:

1. That Schedule 2, Land Use District Regulation be amended to delete the uses ***“Solar energy system, household”, “Solar energy system, agricultural”, “Solar energy system, commercial/industrial”, “Wind Energy Conversion System (WECS), Category 1”, “Wind Energy Conversion System (WECS), Category 2”, and “Wind Energy Conversion System (WECS), Category 3”*** as permitted or discretionary uses in all Land Use Districts in which the use is listed.
2. That Schedule 2, Land Use Districts, be amended to add ***“Solar energy system, individual – roof or wall mounted”*** as a permitted use to the *Rural General – RG, Rural Hamlets – RH, Moon River Estates – MRE, Grouped Country Residential – GCR, Claresholm Industrial Area – CIA, Rural Industrial – RI, Rural Agri Industrial – RAI, Rural Commercial – RC, Reservoir Vicinity – RC, Rural Recreational – RR, Vacant Single Lot Country Residential – VCR and Nanton Urban Fringe – NUF* Land Use Districts.
3. That Schedule 2, Land Use Districts, be amended to add ***“Solar energy system, individual – ground mounted”*** as a permitted use to the *Rural General – RG, Claresholm Industrial Area – CIA, Rural Industrial – RI, Rural Agri Industrial – RAI, Rural Commercial – RC, Reservoir Vicinity – RC, Rural Recreational – RR* Land Use Districts and added as a discretionary use to *Rural Hamlets – RH, Moon River Estates – MRE, Grouped Country Residential – GCR, Vacant Single Lot Country Residential – VCR and Nanton Urban Fringe – NUF* Land Use Districts.
4. That Schedule 2, Land Use Districts, be amended to add ***“Solar energy system, industrial”*** as a discretionary use to the ~~*Rural General – RG*~~, *Claresholm Industrial Area – CIA, Rural Industrial – RI, and Rural Commercial – RC* Land Use Districts.
5. That Schedule 2, Land Use Districts, be amended to add ***“Wind Energy Conversion System, individual”*** as a permitted use to the *Rural General – RG, Claresholm Industrial Area – CIA, Rural Industrial – RI, Rural Agri Industrial – RAI, Rural Commercial – RC, Reservoir Vicinity – RC, Rural Recreational – RR* Land Use Districts and added as a discretionary use to the *Rural Hamlets – RH, Moon River Estates – MRE, Grouped Country Residential – GCR, Vacant Single Lot Country Residential – VCR and Nanton Urban Fringe – NUF* Land Use Districts.
6. That Schedule 2, Land Use Districts, be amended to add ***Wind Energy Conversion System, industrial”*** as a discretionary use to the *Rural General – RG and Rural Industrial – RI* Land Use Districts and added as a prohibited use in the *Nanton Urban Fringe – NUF* Land Use District.
7. That Schedule 11, Wind Energy Conversion Systems (WECS) be deleted and replaced with the updated Schedule 11 as attached in Schedule ‘A’.
8. That Schedule 12, Solar Energy Systems and Alternative / Renewable Energy be deleted and replaced with the updated Schedule 12 as attached in Schedule ‘B’.

9. That Bylaw No. 1826 being the municipal Land Use Bylaw, is hereby amended and a consolidated version of Bylaw No. 1826 reflecting the amendment is authorized to be prepared, including formatting, page numbering, table of contents, and any necessary section numbering throughout
10. This bylaw shall come into effect upon third and final reading hereof.

READ a **first** time this 25th day of January, 2023.



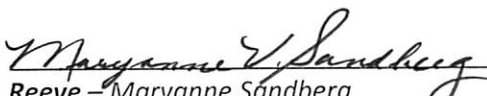
Deputy Reeve – Glen Alm



Chief Administrative Officer – Derrick Krizan

Moved by Councillor ALM that Bylaw 1943 be amended with additions shown in red and deletions shown in strikethrough to enactment number 4., Schedule A, and Schedule B of the bylaw. Motion Carried.

READ a **second** time, as amended, this 22nd day of February, 2023.



Reeve – Maryanne Sandberg



Chief Administrative Officer – Derrick Krizan

READ a **third** time, as amended, and finally PASSED this 22nd day of February, 2023.



Reeve – Maryanne Sandberg



Chief Administrative Officer – Derrick Krizan

SCHEDULE A – BYLAW 1943

Amendments to SCHEDULE A – BYLAW 1943 are shown as follows: additions are shown in RED and deletions are shown in strikethrough.

Schedule 11

WIND ENERGY CONVERSION SYSTEMS (WECS)

SECTION 1 TERMS AND DEFINITIONS

The following definitions apply to this Schedule:

Blade means a part of a WECS rotor which acts as a single airfoil, to extract kinetic energy directly from the wind.

Blade Clearance means the distance from grade to the bottom of the rotor's arc.

Cumulative Effects means, for the purpose of this Schedule, the combined effects of past, present, and reasonably foreseeable land-use activities, over time, on the environment.

Horizontal Axis Rotor means a wind energy conversion system, typical of conventional or traditional windmills.

Operator means, for the purposes of this Schedule, the holder of a license, approval or permit issued by the Alberta Energy Regulator or the Alberta Utilities Commission for the purposes related to the carrying on of an activity on or in respect of a specified land

Parcel Boundary, External - The property boundary for lands which are outside the footprint of the wind farm and adjacent to the WECS, where adjacent refers to lands contiguous in nature and not separated by a municipal road allowance.

Parcel Boundary, Internal - The property boundary for lands which are within the footprint of the wind farm.

Project Footprint means all the lands which are as part of an approved application as well as any residual lands within a titled parcel, whether or not the lands are leased by an operator.

Rotor's Arc - The largest circumferential path travelled by a WECS' blade.

Total Height - The height from grade to the highest vertical extension of a WECS. In the case of a WECS with a horizontal axis rotor, total height includes the distance from grade to the top of the tower, plus the distance from the top of the tower to the highest point of the rotor's arc.

Towers - The structure which supports the rotor above grade.

Vertical Axis Rotor - A wind energy conversion system where the rotor is mounted on an axis perpendicular to the earth's surface.

Wind Energy Conversion System (WECS), Individual – A wind energy conversion system less than 6.1 m (20 feet) in height consisting of a single structure with the capacity to generate electricity only for the property owner's use on the site it is located, and not supplying power to the grid.

Wind Energy Conversion System (WECS), Industrial Scale – A wind energy conversion system of one or more structures designed to convert wind energy into mechanical or electrical energy on one or more parcels of land for commercial purposes.

SECTION 2 WIND ENERGY CONVERSION SYSTEM (WECS), INDIVIDUAL

This section establishes standards of development small wind energy conversion systems for use by households, agricultural operators or individual business or industry intended to meet some or all of the electrical needs of the operator on the subject site, or a site immediately adjacent to the subject site.

- 2.1 A single wind energy conversion system shall be required to obtain a development permit and is processed subject to the applicable land use district (including meeting all required setbacks to roadways and property lines) and the following additional standards:
- (a) An application for a single WECS may, upon the request of the Development Authority, be required to provide some or all of the information as outlined in Section 2.1 below.
 - (b) The system's tower shall be set back a minimum distance equal to the height of the tower from all parcel lines and a minimum distance of 3.0 m (10 ft.) from any other structure on the parcel on which the system is located if not attached to a structure. In addition the system's tower is set back a minimum distance equal to the height of the tower from any structure on adjoining parcels.
 - (c) The system's tower may not exceed a maximum height of 12.2 m (40 ft.) on a parcel of less than 0.4 ha (1 acre), a maximum of 19.8 m (65 ft.) on a parcel of 0.4 ha (1 acre) to less than 2.0 ha (5 acres), and maximum height of 24.4 m (80 ft.) on a parcel 2.0 ha (5 acres) or more.
 - (d) No more than one (1) WECS shall be allowed on a parcel.
 - (e) Upon abandonment or termination of the system's use, the entire facility, including the system's tower, turbine, supporting structures and all equipment, shall be removed and the site shall be restored to its pre-construction condition.

SECTION 3 WIND ENERGY CONVERSION SYSTEM (WECS) - INDUSTRIAL SCALE WIND FARM

This section establishes standards of development for renewable energy projects for the purpose of producing energy for the commercial market. Typically, this use will include large scale systems for the production and sale of energy generated wind energy conversion systems (WECS). The Alberta Utilities Commission (AUC) regulates large scale/commercial energy projects. The Municipal District's regulatory role is limited and established under sections 619 and 620 of the MGA. Where AUC approval has been applied for or received, a copy of the application submitted to the AUC may be used to satisfy some or all of the development permit application requirements.

- 3.1 All development applications for multiple WECS / Industrial Scale Wind Farm shall be accompanied by the following information:
- (a) a development permit application shall be submitted for each titled parcel;
 - (b) an accurate site plan showing and labeling the following:
 - (i) physical dimensions of the property or parcel;
 - (ii) the location of existing structures on the property or parcel;
 - (iii) elevation drawings plan drawn to scale;
 - (iv) foundation plan with specifications;
 - (v) if a non-tubular design is proposed, the anchor design, location of any guy wire anchors, and how the tower is to be secured from unauthorized access or use;
 - (vi) the exact location of each proposed WECS on the property;
 - (vii) the location of all existing and proposed utilities and sub-stations on the property or parcel;
 - (viii) the location of all existing and proposed utilities on lands abutting the subject property or parcel;
 - (ix) existing topography with contours at 3.0 m (10 ft.) intervals of the land;

- (x) existing or proposed access roads;
 - (xii) if the WECS is to be developed in stages, a phasing;
 - (xii) proposed setbacks; and
 - (xiii) the project boundary including all lands (full quarter section and individual parcels) which area under lease or contract for the development of the multiple WECS / Industrial Scale Wind Farm.
- (c) a digital version of the site plan showing exact location and base elevation of each wind turbine in UTM coordinates with NAD 83 datum, Zone 12;
- (d) a visual representation depicting the wind farm from:
- (i) no further than 5 km (3.1-miles) away;
 - (ii) each accessible residence within 3.2 km (2.0 miles) of the wind farm boundaries;
 - (ii) any significant sites as determined by DEVELOPMENT AUTHORITY.
- (e) The visual representation shall include:
- (i) scale elevations,
 - (ii) photographs and/or digital information of the proposed WECS showing total height, tower height, rotor diameter, colour and the landscape, and
 - (iii) photographs and/or digital information modeled on ideal visual conditions;
- (f) an analysis of the visual impact of above ground transmission lines to and from the property or parcel if above ground transmission lines are proposed for the development;
- (g) the manufacturer's specifications indicating:
- the WECS rated output in kilowatts;
 - safety features and sound characteristics;
 - type of material used in tower, blade, and/or rotor construction;
 - dimensions;
- (h) an analysis of the potential for electromagnetic interference to other WECS, radio, telephone, wireless, satellite, micro-wave, radar, or other electronic communication systems;
- (i) an analysis of the potential for noise as required by AUC Rule 012 at:
- (i) the site of the tower,
 - (ii) the boundary of the development,
 - (ii) at any habitable or occupied residence within 2 km (1.2 miles) of any turbine;
- (j) an analysis of the potential for shadow or flicker (~~solar glint and glare assessment~~) as required by AUC Rule 007 at:
- (i) the site of the tower,
 - (ii) the boundary of the development,
 - (iii) at any habitable or occupied residence within 2 km (1.2 miles) of any turbine;
- (k) any impacts to the local road system including but not limited to:
- (i) a plan showing ingress and egress from the property or parcel detailing any impacts to the local road system including required approaches from public roads having regard to the Municipal District's Road standards; and

- (ii) identification of the road or roads to be used to bring construction materials and equipment to the property or parcel, and the road or roads to be used to remove construction materials/debris and equipment from the property or parcel;
- (iii) a construction transportation plan which includes lay down yard parking areas and an employee and equipment transportation plan
- (l) post-construction decommissioning and reclamation plan as required by the Conservation and Reclamation Directive for Renewable Energy Operations (Alberta Environment (2018/09/14));
- (m) an analysis of environmental consideration including roadways, on-site potential for fluid leaks, impact upon wildlife, or any other identified issues;
- (n) a fire and emergency response plan prepared by a qualified professional **approved by the municipality and the plan is to be reviewed** and approved by the MD of Willow Creek Emergency Services; and
- (o) a Landowner and Neighbour Emergency Response Plan prepared by a qualified professional which addresses safety, education, and response plans of ~~directly~~ affected landowners.
- (p) the results of the historical resource analysis, if required by Alberta Culture; and
- (q) the results of the public consultation process initiated by the developer; **and**
- (r) **an analysis of private water wells, where landowners give consent, within 2.0 km (1.2 miles) of any proposed turbine which includes water well mapping, water quality and flow test benchmarking conducted by the applicant prepared by a qualified professional approved by the municipality.**

3.2 Prior to making a decision on a development application for a multiple WECS / Industrial Scale Wind Farm, the applicant shall provide the Municipal District with the results of the applicant's circulation of their proposal to the following agencies and departments:

- (a) Alberta Utility ~~Board~~ **Commission (AUC)**;
- (b) Alberta Electrical Systems Operators (AESO);
- (c) Alberta Transportation and Economic Corridors;
- (d) Alberta Environment and Protected Areas;
- (e) Alberta Culture;
- (f) Alberta Agriculture and Irrigation;
- (g) Transport Canada;
- (h) Navigation Canada;
- (i) Innovation, Science and Economic Development Canada;
- (j) STARS (Air Ambulance).

3.3 Upon receipt of a development permit application, the Development Authority shall review the application for completeness and, prior to making a decision on the application:

- (a) notify landowners and residents, by mail, within 2 km (1.2 miles) of the proposed development site (or more, at the discretion of the Development Authority);
- (b) notify adjacent municipalities in accordance with the applicable Intermunicipal Development Plan;
- (c) refer the application to all relevant agencies and government departments; and
- (d) may require the developer to hold a public information meeting and provide a summary of the meeting.

- 3.4 The Development Authority may approve multiple WECS / Industrial Scale Wind Farm on a case-by-case basis having regard for:
- (a) proximity to other adjacent land uses;
 - (b) density of WECS;
 - (c) consideration of the cumulative effect of all WECS approved or proposed within 5 km (3 miles) of the proposal;
 - (d) underlying utilities;
 - (e) information received through the circulation process and at the development hearing.
- 3.5 In balancing existing land uses and the development of a multiple WECS / Industrial Scale Wind Farm, the DEVELOPMENT AUTHORITY may require developers to minimize impacts:
- (a) within 1.6 km (1.0 miles) of a Provincially controlled highway;
 - (b) within 3.2 km (2.0 miles) of the boundary of a Municipally, Provincially or Federally designated parks;
 - (c) within 2 km (1.2 miles) of a developed Group Country Residential land use designation or Hamlet or Town boundary.

Setbacks

NOTE TO READER: The Alberta Utilities Commission (AUC) establishes separation distances between wind turbines and dwellings based on permissible sound levels established in AUC Rule 012 and a cumulative noise assessment of energy-related facilities within 1.5 km.

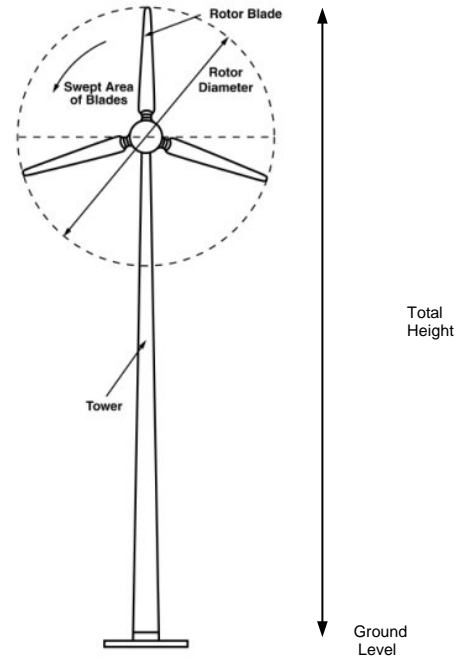
- 3.6 A WECS shall be setback not less than 7.6 m (25 ft) from all property lines not fronting on or adjacent to a municipal roadway as measured from the rotor's arc (rotor diameter).
- 3.7 A WECS shall be setback from a dwelling unit within the wind farm project boundary (lands leased for wind energy development) not less than ~~300~~ 500 m or as meets AUC Rule 012 permitted levels, whichever is greater.
- 3.8 A WECS shall be setback from a dwelling unit not within the wind farm project boundary (lands leased for wind energy development) not less than ~~800~~ 1000 m or as meets AUC Rule 012 permitted levels, whichever is greater.
- 3.9 At no time shall the cumulative modelled sound level of a multi-WECS measured at the wind farm project boundary (including all titled parcels participating in the project) exceed 40dBa unless an easement, as approved by the Development Authority, is agreed to by the affected land owner and registered on the affected title.
- 3.10 A WECS shall be setback from a developed or undeveloped municipal roadway not less than the total height of the WECS, plus 10 percent.
- 3.11 A WECS shall be setback from a federally approved aerodrome, or a municipality approved airstrip, helipad, heliport or other aviation-related use a minimum of 4000 m (2.48 miles).
- 3.12 Where, in the opinion of the Development Authority, the setbacks referred to in Section ~~2.10~~ 3.10 above are not sufficient to reduce the impact of a WECS from a public roadway or a primary highway, the Development Authority may increase the required setback.
- 3.13 In the case of multiple WECS, setbacks can be increased from the minimum setback requirements in the district depending upon the number of WECS in a group and the prominence of the location, in order to reduce the impact to a residence, building, public roadway or highway, or land use.

Minimum Blade Clearance

- 3.14 The minimum vertical blade clearance from grade shall be 7.6 m (25 ft) for a WECS employing a horizontal axis rotor unless otherwise required by the Development Authority.

Tower Access and Safety

- 3.15 To ensure public safety, the Development Authority may require that:
- a security fence with a lockable gate shall surround a WECS tower not less than 1.8 m (5.9 ft) in height if the tower is climbable or subject to vandalism that could threaten tower integrity;
 - no ladder or permanent tower access device shall be located less than 3.7 m (12 ft) from grade;
 - a locked device shall be installed on the tower to preclude access to the top of the tower;
 - all of the above be provided or such additional safety mechanisms or procedures be provided as the Development Authority considers reasonable and appropriate;
 - the use of tubular towers, with locked door access, will preclude the above requirements.



Collector Lines

- 3.16 All collector lines:
- (less than 69 kV) on the site of a multi-WECS shall be underground except where the Development Authority approves overhead installation; and
 - required to connect WESC from one quarter section to another shall be underground except where the Development Authority approves overhead installation; and
 - any collector ~~or transmission~~ line necessary to service the development shall be located on private land and not located in developed or undeveloped municipal road allowances.
 - Notwithstanding Section 3.16 (c), the Municipality will consider collector ~~or transmission~~ lines which cross a developed or undeveloped municipal road allowance through the execution of a road crossing agreement approved by the Municipality.

Colour and Finish

- 3.17 Unless otherwise required by the Development Authority, a WECS shall be finished in a non-bright reflective matte and in a colour which minimizes the obtrusive impact of a WECS to the satisfaction of the Development Authority.
- 3.18 No lettering or advertising shall appear on the towers or blades. On other parts of the WECS, the only lettering will be the manufacturer's identification or municipal symbol.

Conditions of Approval

- 3.19 As a condition of development permit approval for a multi-WECS, the Development Authority shall consider, in addition to any other conditions authorized under other sections of this Bylaw, attaching conditions related to the following and in accordance with Sections 619 and 620 of the MGA:
- require the applicant/developer to enter into a road use agreement and/or development agreement with the municipality;

- (b) place restrictions on the location, height and type of fencing used for the tower sites;
- (c) the operator and/or landowner shall be responsible for controlling invasive plant threats and weeds in accordance with the Alberta Weed Control Act;
- (d) the operator and/or landowner shall be responsible for preventing soil loss or deterioration from taking place in accordance with the Alberta Soil Conservation Act. Soil erosion must be managed, and a soils management plan must be provided to the satisfaction of the municipality with details on proposed control of erosion caused by both wind and water.
- (d) surface drainage and erosion control must also adequately address and account for impacts associated with the development, including any access roads within the development area;
- (e) screening and/or increased setbacks should be considered in the site design to minimize visual impacts of the proposed development.
- (f) a security deposit shall be posted during the construction period in a form and amount, no less than \$50,000 per quarter section of development to a maximum amount to be determined appropriate by the Development Authority based on specific site conditions to ensure that soil erosion management and weed control is adequately provided in accordance with the municipally approved vegetation and weed management plan and soils management plan.
 - (i) Upon notification by the developer, operator, and/or landowner to the municipality that the completion of construction has occurred and a request for return of the financial deposit has been made, the municipality will conduct a site inspection of the lands to verify the establishment of a suitable ground cover that will prevent further erosion of the lands subject to the development
 - (ii) The funds will be released with no interest paid upon confirmation that the soil erosion management and weed conditions have been completed to the satisfaction of the municipality and there are no unresolved soil or erosion issues, mitigation orders, remedial measure orders, notices or violations that are outstanding or unresolved.
- (g) require the applicant/developer to comply with an approved conservation and reclamation plan which may include but not be limited to:
 - (i) that a pre-disturbance site assessment be filed with municipality prior to the commencement of construction of the project; and
 - (ii) that any interim monitoring site assessments as required by the approved conservation and reclamation plan be submitted to the municipality throughout the life span of the development; and
 - (iii) that a reclamation security be posted and held for the life span of the development in a form and amount to be determined appropriate by the Development Authority to ensure that the lands used for the industrial activities associated with renewable energy activities are conserved and reclaimed in an environmentally sound and timely manner.
- (h) require that the project commence construction within two years of approval, and complete the project within four years;
- (i) require that the operation remain in continuous operation and if the operation is inactive for two consecutive years, or two cumulative years over a five-year period, the obligation to decommission the site is automatically triggered;
- (j) require that, should the developer propose alteration, retooling or repowering of an existing multi-WECS project where the equipment has changed from the original approval, the developer shall apply for a new development permit;
- (k) require the applicant complete and submit a copy to the municipality of an analysis of private water wells, were landowners give consent, within 2.0 km (1.2 miles) of any proposed turbine, post construction, which will include, but not be limited to, a comparison of water quality and water flow test against the benchmarking conducted by the applicant prior to the application prepared by a qualified professional approved by the municipality; and
- (l) require that the applicant install a proximity warning system which will reduce the extent of light pollution emanating from the project, including but not limited to, a passive radar sensor system that is able to use radio frequencies to determine if there is an aircraft in the vicinity, its distance, position, and velocity.

SCHEDULE B – BYLAW 1943

Amendments to SCHEDULE B – BYLAW 1943 are shown as follows: additions are shown in RED and deletions are shown in strikethrough.

Schedule 12

SOLAR ENERGY SYSTEMS AND ALTERNATIVE / RENEWABLE ENERGY

SECTION 1 TERMS AND DEFINITIONS

The following definitions apply to this Schedule:

Cumulative Effects means, for the purpose of this Schedule, the combined effects of past, present, and reasonably foreseeable land-use activities, over time, on the environment.

Operator means, for the purposes of this Schedule, the holder of a license, approval or permit issued by the Alberta Energy Regulator or the Alberta Utilities Commission for the purposes related to the carrying on of an activity on or in respect of a specified land

Parcel Boundary, External - The property boundary for lands which are outside the footprint of the solar energy system and adjacent to the project footprint, where adjacent refers to lands contiguous in nature and not separated by a municipal road allowance.

Parcel Boundary, Internal - The property boundary for lands which are within the footprint of the so.

Project Footprint means all the lands which are as part of an approved application as well as any residual lands within a titled parcel, whether or not the lands are leased by an operator.

Solar Energy System, Individual means a photovoltaic system using solar panels to collect solar energy from the sun and convert it to electrical, mechanical, thermal, or chemical energy that is primarily intended for sole use and consumption on-site by the landowner, resident or occupant. This use includes both roof-mounted or ground-mounted systems not connected to the interconnected electric system and small micro-generation in accordance with the Micro-Generation Regulation connected to the interconnected electric system.

Solar Energy System, Industrial Scale means a system using solar technology to collect energy from the sun and convert it to energy that is directed into the provincial electrical grid transmission or distribution system for off-site consumption or commercial sale, or a solar energy system that does not meet the definition a solar energy system, individual.

NOTE TO READER: Sections 2 and 3 establishes standards of development for individual solar collector systems, either single panels or multiple panels, and for small wind energy conversion systems for use by households, agricultural operators or individual business or industry intended to meet some or all of the electrical needs of the operator on the subject site, or a site immediately adjacent to the subject site.

SECTION 2 SOLAR ENERGY SYSTEM, INDIVIDUAL - ROOF OR WALL MOUNTED

2.1 A solar collector attached to a wall or roof of a dwelling or accessory building shall be required to obtain a development permit and is processed subject to the applicable land use district (including meeting all required setbacks to roadways and property lines) and the following additional standards:

(a) A solar energy system mounted on a roof:

- (i) may project a maximum of 1.22 m (4 ft.) from the surface of the roof and shall not exceed the maximum height requirements of the applicable land use district; and
 - (ii) must not extend beyond the outermost edge of the roof and shall be located as to not impede access to the roof structure for emergency purposes, to the satisfaction of the Municipal District; and
 - (iii) may only provide energy to the parcel on which the system but may be connected to and in times of excess power generation feed power back into the provincial power/electrical grid.
- (b) A solar energy system mounted to a wall:
- (i) must be located such that it does not create undue glare on neighbouring property or public roadways; and
 - (ii) must be located a minimum of 2.44 m (8 feet) above grade; and
 - (iii) may project a maximum of 0.45 m (1.5 feet) from the surface of the wall, when the wall faces the rear property line, subject to the setback requirements of the applicable land use district; and
 - (iv) may only provide energy to the parcel on which the system but may be connected to and in times of excess power generation feed power back into the provincial power/electrical grid.

SECTION 3 SOLAR ENERGY SYSTEM, INDIVIDUAL – FREE-STANDING

- 3.1 A free-standing solar energy system or a solar energy system mounted to any structure other than a roof or wall of a building or dwelling shall be required to obtain a development permit and is processed subject to the applicable land use district (including meeting all required setbacks to roadways and property lines) and the following additional standards:
- (a) the system must be located such that it does not create undue glare on neighbouring property or public roadways; and
 - (b) the maximum height may not exceed 3.0 m (10 ft.) above existing grade; and
 - (c) any system proposed in the Hamlet Residential (HR) or Rural Recreational (RR) land use district (specifically, with respect to resort areas providing small urban style lots) must not be located in the front or secondary front yard of a principal building.
- 3.2 Free-standing solar energy systems may be connected to and in times of excess power generation feed power back into the provincial power/electrical grid. Any system which proposes to transmit or distribute power or energy off-site to other parcels/properties shall be considered a private utility will require a development permit for that purpose.
- 3.3 The use of multiple free-standing solar collectors where the primary purpose and intent of the project is to collect, convert and feed energy back into the provincial power/electrical grid for the commercial sale and distribution off-site to the marketplace, shall be deemed a Solar Energy System, Industrial Scale.
- 3.4 Prior to the installation of a free-standing solar collector the applicant and/or landowner shall obtain the following if applicable and copies of any and all required permits and/or approvals shall be provided to the Municipal District:
- (a) any and all relevant federal and provincial permits and permissions;
 - (b) an electrical permit, and if applicable, a building permit (or any other Safety Codes Permit that may be required);
 - (c) wire service provider (WSP) approval for solar collectors that are proposed to be connected to the provincial power/electrical grid; and
 - (d) Alberta Utilities Commission (AUC) approval for solar collectors that are proposed to be connected to the provincial power/electrical grid with a rated output of 10 kW or greater.
- 3.5 All parcels that utilize a solar collector may be required to erect a sign notifying all emergency responders/personnel of the presence of a "Renewable Energy Source" located on-site. If a sign is required to be erected, it shall be located and designed to any required municipal specifications and be reasonably maintained for the life of the project (to the satisfaction of the Municipal District).
- 3.6 Any and all free-standing solar collectors shall be suitably anchored and secured, to the satisfaction of the Municipal District.

NOTE TO READER: Sections 4 and 5, Schedule 12 establish standards of development for renewable energy projects for the purpose of producing energy for the commercial market. Typically, this use will include large scale systems for the production and sale of energy generated by solar photovoltaic or wind energy conversion systems (WECS). The Alberta Utilities Commission (AUC) regulates large scale/commercial energy projects. The Municipal District's regulatory role is limited and established under sections 619 and 620 of the MGA. Where AUC approval has been applied for or received, a copy of the application submitted to the AUC may be used to satisfy some or all of the development permit application requirements.

SECTION 4 SOLAR ENERGY SYSTEM, INDUSTRIAL SCALE

- 4.1 Solar energy systems, Industrial Scale, or solar farms or facilities that are those developments that feed power back into the general provincial power grid, are distributing to other properties, or are selling power for a profit at an industrial scale as determined by the Development Officer or the Development Authority.
- 4.2 Development permit applications for industrial scale solar energy installations shall be accompanied by the following information:
- (a) a site suitability analysis including but not limited to, topography; soils characteristics; storm water collection; accessibility to a road; availability of water supply, sewage disposal system and solid waste disposal if applicable; compatibility with surrounding land uses; potential impacts to agricultural land and operations; potential visual impacts, and consistency with the policies of the Land Use Bylaw and Municipal Development Plan;
 - (b) a detailed site plan including all setbacks from property lines and the proximity to structures or uses on the site and adjacent parcels of land; and to structures and uses on the site from residential dwellings within 300 m (985 ft.) of the property line of the proposed development;
 - (c) detailed information about the system type, number of structures, height of structures, and the energy process and rated output;
 - (d) any information regarding general public safety and security measures;
 - (e) preliminary grading/drainage plan;
 - (f) detailed information regarding construction traffic management plan including proposed material haul route, estimated employee vehicle trips (types and duration), and parking / staging areas, and any potential impacts to public roads;
 - (g) the location of overhead utilities on or abutting the subject parcel and identification of any sensitive, environmental, or topographical features which may be present on the parcel;
 - (h) post-construction decommissioning and reclamation plan as required by the Conservation and Reclamation Directive for Renewable Energy Operations (Alberta Environment (2018/09/14));
 - (i) a vegetation and weed management plan that addresses both the construction period and the projected lifespan of the development;
 - (j) a soils erosion management plan with the plan to address:
 - (i) on any proposal to strip and stockpile topsoil during the construction/erection period and the rationale or need for doing so, and
 - (ii) the details on proposed soil management practices and erosion control due to both wind and water; for the period of both construction and post-construction;
 - (k) if required by the Development Authority, an Environmental Assessment Review prepared by a qualified professional or other studies and reports to demonstrate site suitability and impact mitigation;
 - (l) if required by the Development Authority, a Fire and Emergency Response plan prepared by a qualified professional and approved by the MD of Willow Creek Emergency Services; and

- (m) if required by the Development Authority, a Landowner and Neighbour Emergency Response Plan prepared by a qualified professional which addresses safety, education, and response plans of directly affected landowners.

4.3 ~~In the Rural General "RG" land use district,~~ The Development Authority will consider the following as preferable sites:

- (a) use of the poor quality lowest productive land and dry corners is preferred;
- (b) use of cut-off, fragmented, irregular shaped parcels is preferred;
- (c) to the extent possible, use of irrigated agricultural land should be avoided/minimized; and
- (d) the use of an unsubdivided quarter section of high-quality agricultural land that has or could contain irrigation system infrastructure shall not be considered as suitable unless the Development Authority determines special or unique circumstances may warrant its inclusion. Consideration of the proximity to electrical sub-stations and feeder distribution infrastructure in relation to the location of the development may be considered as part of the special circumstances present.

4.4 Upon receipt of a development permit application, the Development Authority shall review the application for completeness and, prior to making a decision on the application:

- (a) notify landowners and residents, by mail, within 3.2 km (2 miles) of the proposed development site (or more, at the discretion of the Development Authority);
- (b) notify adjacent municipalities in accordance with the applicable Intermunicipal Development Plan;
- (c) refer the application to all relevant agencies and government departments; and
- (d) may require the developer to hold a public information meeting and provide a summary of the meeting.

Setbacks

4.5 A Solar Energy System, Industrial Scale shall be setback:

- (a) not less than 30.5 m (100 ft) from all property lines not fronting on or adjacent to a municipal roadway; and
- (b) not less than 45.7 m (150 ft) from all property lines not fronting on or adjacent to a municipal roadway; and
- (c) not less than 152.4 m (500 ft) from a dwelling unit within or adjacent to the solar farm project footprint boundary measured from the wall of the dwelling.

4.6 Any setback can be increased from the minimum setback requirements in the district depending upon the number of panels in a group, the prominence of the location, in order to reduce the impact to a residence, building, public roadway or highway, or adjacent land use.

4.7 In balancing existing land uses and the development of Solar Energy System, Industrial, the DEVELOPMENT AUTHORITY may require developers to minimize impacts:

- (a) within 1.6 km (1.0 miles) of a Provincially controlled highway;
- (b) within 3.2 km (2.0 miles) of the boundary of a Municipally, Provincially or Federally designated parks;
- (c) within 2 km (1.2 miles) of land designated Group Country Residential or a designated Hamlet or Town boundary.

Conditions of Approval

4.8 The Development Authority may impose as a condition any reasonable measures to ensure suitability, compatibility and to mitigate potential impacts.

4.9 The Development Authority may impose as a condition that the operator and/or landowner of an industrial scale solar energy installation use submit a copy of an approved conservation and reclamation plan to the municipality and the municipality shall impose as a condition upon review of the plan:

- (a) that a pre-disturbance site assessment be filed with municipality prior to the commencement of construction of the project; and

- (b) that any interim monitoring site assessments as required by the approved conservation and reclamation plan be submitted to the municipality throughout the life span of the development; and
- (c) that the approved conservation and reclamation plan is the sole responsibility of the operator and/or landowner to ensure that the lands used for the industrial activities associated with renewable energy activities are conserved and reclaimed in an environmentally sound and timely manner;

and may require

- (c) that a reclamation security be posted and held for the life span of the development in a form and amount to be determined appropriate by the Development Authority to ensure that the lands used for the industrial activities associated with renewable energy activities are conserved and reclaimed in an environmentally sound and timely manner.

4.10 The Development Authority may impose as a condition that the operator and/or landowner of an industrial scale solar energy installation use submit a copy of a vegetation and weed management plan ~~must be~~ provided to the satisfaction of the municipality, to be reviewed and approved by the Agricultural Fieldman and the municipality shall impose as a conditions upon review of the plan:

- (a) The operator and/or landowner shall be responsible for controlling invasive plant threats and weeds in accordance with the Alberta Weed Control Act.
- (b) The minimum clearance of solar collectors from grade shall be adequate to facilitate and maintain growth of perennial vegetation to prevent soil erosion.
- (c) The operator and/or landowner shall be responsible for preventing soil loss or deterioration from taking place in accordance with the Alberta Soil Conservation Act. Soil erosion must be managed, and a soils management plan must be provided to the satisfaction of the municipality with details on proposed control of erosion caused by both wind and water.
- (d) Surface drainage and erosion control must also adequately address and account for impacts associated with the impervious nature of the collectors.
- (e) Screening and/or increased setbacks should be considered in the site design to minimize visual impacts of the proposed development.
- (f) Spacing between solar collectors must provide adequate access for firefighting of both vegetation and electrical fires.
- (g) A security deposit shall be posted during the construction period in a form and amount, no less than \$50,000 per quarter section of development to a maximum amount to be determined appropriate by the Development Authority based on specific site conditions to ensure that soil erosion management and weed control is adequately provided in accordance with the municipally approved vegetation and weed management plan and soils management plan.
 - (i) Upon notification by the developer, operator, and/or landowner to the municipality that the completion of construction has occurred and a request for return of the financial deposit has been made, the municipality will conduct a site inspection of the lands to verify the establishment of a suitable ground cover that will prevent further erosion of the lands subject to the development
 - (ii) The funds will be released with no interest paid upon confirmation that the soil erosion management and weed conditions have been completed to the satisfaction of the municipality and there are no unresolved soil or erosion issues, mitigation orders, remedial measure orders, notices or violations that are outstanding or unresolved.

SECTION 5 OTHER COMMERCIAL/INDUSTRIAL RENEWABLE ENERGY PROJECTS

This section is specific and applicable to those commercial/industrial development projects whose primary intent and purpose is to sell and/or export energy (or any other by-product of a particular process) off-site using any of the following energy productions, such as but not limited to, solar thermal, geo-exchange, micro-hydro, carbon capture and storage, geothermal, micro-hydro, waste-to-energy, anaerobic digesters, biodiesel, biofuel or fuel cells. All of these developments require a development permit.

- 5.1 All development applications shall be required to be accompanied by the following information:
- (a) an accurate site plan showing and labelling the proposed development and the location of overhead utilities on or abutting the subject lot or parcel, and identification of any sensitive, environmental or topographical features which may be present on the parcel, including canals, streams or water wells;
 - (b) detailed information on the type of facility, structure or system and the energy process involved;
 - (c) the manufacturer's specifications indicating (if applicable):
 - (i) the rated output in megawatts,
 - (ii) safety features and sound characteristics.
 - (f) information regarding setbacks from property lines and the proximity to structures or uses on both the site and adjacent parcels of land;
 - (g) information or verification of the proposed source of water if required for the type of facility;
 - (l) post-construction decommissioning and reclamation plan as required by the Conservation and Reclamation Directive for Renewable Energy Operations (Alberta Environment (2018/09/14));
 - (m) an analysis of environmental consideration including roadways, on-site potential for fluid leaks, impact upon wildlife, or any other identified issues;
 - (n) a fire and emergency response plan prepared by a qualified professional and approved by the MD of Willow Creek Emergency Services; and
 - (o) a Landowner and Neighbour Emergency Response Plan prepared by a qualified professional which addresses safety, education, and response plans of directly affected landowners.
 - (i) large commercial/industrial facilities shall submit studies identifying noise, odour and pollutant impacts and how these impacts will be addressed;
 - (k) a summary report of any and all public consultation that was undertaken by the applicant, and
 - (l) any other information as required by the Development Authority.
- 5.2 The structures of a use shall comply with all the setbacks as established in the district in which it is located. In addition to the requirements of the district in which the use is located, structures or facilities related to waste-to-energy, anaerobic digesters, biodiesel, or biofuels developments shall not be located within:
- (a) a minimum of 250 m (820 ft) from any residential dwelling, food establishment or public use facility or building;
 - (b) a minimum of 122 m (400 ft) from the boundary or right-of-way of an irrigation district canal, creek, stream, river, lake shore or water body;
 - (c) the parts of the project related to the transmission lines and associated structures and to the roads, docks, water crossings, culverts, etc. associated with the facility may be allowed within 30 m (100 ft) of a water body or within the water body itself (to the satisfaction of the Municipal District and/or all other federal and provincial departments that may have jurisdiction with respect to a proposed project);
 - (d) the Development Authority may require a larger minimum setback than required as per the above and in the applicable land use district having regard for the location of the development, potential environmental impacts (e.g. air, water – surface and subsurface, soil, etc.), adjacent land uses and any determined natural, scenic or ecologically significant features of the landscape.
- 5.3 Depending on the type of use proposed, the Development Authority may require that the applicant comply with any or all of the following standards and requirements:
- (a) the preferred location of uses is on parcels designated for industrial land use and located in proximity to highways or railway corridors;
 - (b) the Development Authority may require a parcel redesignation to the applicable industrial land use district to be considered and approved prior to accepting a development permit application;

- (c) all surface drainage must be contained on site and any adjacent water bodies must be adequately protected from run-off;
- (d) the applicant is responsible for preparing at their own expense an engineered surface drainage management plan and submitting an application for approval to Alberta Environment and Protected Areas (if applicable);
- (e) any biodiesel waste or water contaminated with biodiesel is prohibited to be discharged directly into any sewers or surface waters;
- (f) all feedstock and materials are to be stored and contained within buildings, and no outside storage is permitted;
- (g) the semi-truck traffic used for the hauling and shipment of raw material or feedstock and finished/processed goods associated with the development shall be limited to a designated truck haul route as stipulated by the Municipal District;
- (h) all energy transmission lines on the site of the Renewable Energy, Commercial/Industrial use to the substation or electrical grid shall be underground unless otherwise approved by the Development Authority;
- (i) the applicant is responsible for securing any necessary approvals from agencies including but not limited to Alberta Environment and Parks, Alberta Utilities Commission and the Alberta Energy Regulator;
- (j) the Development Authority may apply any other standards that are provided for in this Bylaw, including but not limited to:
 - (i) require the applicant/developer to enter into a road use agreement and/or development agreement with the municipality,
 - (ii) the provision of financial security in an amount and type acceptable to the municipality to ensure the decommissioning plan is implemented,
 - (iii) a condition to allow the developer to proceed with a phased project,
 - (iv) the provision of site improvements like landscaping, berming or buffering.

5.4 Prior to making a decision on a development application, the Development Authority may refer and consider the input of the following agencies and departments:

- (a) Alberta Utility ~~Board~~ Commission (AUC);
- (b) Alberta Electrical Systems Operators (AESO);
- (c) Alberta Transportation and Economic Corridors;
- (d) Alberta Environment and Protected Areas;
- (e) Alberta Culture;
- (f) Alberta Agriculture and Irrigation;
- (g) Transport Canada;
- (h) Navigation Canada;
- (i) Innovation, Science and Economic Development Canada;
- (j) STARS (Air ambulance).

5.5 Upon receipt of a development permit application, the Development Authority shall review the application for completeness and, prior to making a decision on the application:

- (a) notify landowners and residents, by mail, within 3.2 km (2 miles) of the proposed development site (or more, at the discretion of the Development Authority);
- (b) notify adjacent municipalities in accordance with the applicable Intermunicipal Development Plan;
- (c) refer the application to all relevant agencies and government departments; and

(d) may require the developer to hold a public information meeting and provide a summary of the meeting.

5.6 Depending on the type of energy project proposed, the Development Authority may require that the applicant comply with any or all of the following standards or requirements:

- (a) All surface drainage must be contained on site and any adjacent water bodies must be adequately protected from run-off.
- (b) The applicant is responsible for preparing at their own expense an engineered surface drainage management plan and submitting an application for approval to Alberta Environment, if applicable.
- (c) Any biodiesel waste or water contaminated with biodiesel, is prohibited to be discharged directly into any sewers or surface waters.
- (d) All feedstock and materials are to be stored and contained within buildings, and no outside storage is permitted.
- (e) That the semi-truck traffic used for the hauling and shipment of raw material or feedstock and finished/processed goods associated with the development shall be limited to a designated truck haul route as agreed to or specified by the Municipal District.
- (f) The preferred location of alternative/renewable energy commercial or industrial developments is on parcels designated for industrial land use and located in proximity to highways or railway corridors. The Development Authority may require a parcel redesignation to the applicable industrial land use district be approved prior to accepting a development application.
- (g) The applicant is responsible to apply for any Alberta Environment, AUC, ERCB or other applicable provincial approvals or permits that may be required, and must provide the municipality with a copy to be kept on file.
- (h) The Development Authority may stipulate any or all of the Section 4 criteria listed above to be addressed by the applicant as a condition of a development permit application approval.
- (i) Any license permit, approval or other authorization granted by AUC, AER or ERCB shall prevail over any land use bylaw requirements or development permit decisions or conditions if there is a perceived conflict.
- (j) All energy transmission lines on the site of the energy generating facility to the substation or grid shall be underground unless otherwise approved by the Development Authority.
- (k) The Development Authority may apply to any alternative/renewable energy generating facility any other standards that are provided for in the Land Use Bylaw, including:
 - (i) a condition to enter into a road use agreement with the Municipal District to address road maintenance and repairs that may arise from the development;
 - (ii) a condition to post security with the Municipal District; and
 - (iii) a condition to allow the developer to register the approved project in phases.

**MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26
IN THE PROVINCE OF ALBERTA**

**BYLAW NO. 1945
Revised Bylaw No. 1943**

BEING a bylaw of the Municipal District of Willow Creek No. 26 in the Province of Alberta to revise Bylaw No. 1943 to correct a clerical error.

WHEREAS Section 63(1) and Section 63(2)(g) of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended, provides that a council may by bylaw authorize the revision of a bylaw to make changes, without materially affecting the bylaw in principle or substance, to correct clerical, technical, grammatical or typographical errors in the bylaw; to bring out more clearly what is considered to be the meaning of a bylaw, or to improve the expression of the law; and

WHEREAS Section 692(6) of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended, provides that a bylaw may be amended without giving notice or holding a public hearing if the amendment corrects clerical, technical, grammatical or typographical errors and does not materially affect the bylaw in principle or substance; and

WHEREAS a clerical error has been identified in Bylaw No. 1943 being a bylaw to amend Bylaw No. 1826, being the municipal Land Use Bylaw whereby the word "not" was inadvertently added when describing setback distances property lines fronting developed or undeveloped municipal roads; and

WHEREAS the Council of the Municipal District of Willow Creek No. 26 deems it proper and expedient to correct the clerical error and deems that the correction does not materially affect the bylaw in principle or substance;

NOW THEREFORE, under the authority and subject to the provisions of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended, the Council of the Municipal District of Willow Creek No. 26 in the Province of Alberta duly assembled does hereby enact the following:

1. That Schedule "B" of Bylaw 1943 by striking the word "not" from Section 4.5(b) as shown below:

4.5 A Solar Energy System, Industrial Scale shall be setback:

- (a) not less than 30.5 m (100 ft) from all property lines not fronting on or adjacent to a municipal roadway; and
- (b) not less than 45.7 m (150 ft) from all property lines ~~not~~ fronting on or adjacent to a municipal roadway; and
- (c) not less than 152.4 m (500 ft) from a dwelling unit within or adjacent to the solar farm project footprint boundary measured from the wall of the dwelling.

2. Bylaw No. 1943 is hereby revised and a consolidated version of Bylaw No. 1826 reflecting the correction is authorized to be prepared.

3. This bylaw shall come into effect upon third and final reading hereof.

READ a **first** time this 29th day of March, 2023.


Reeve - Maryanne Sandberg

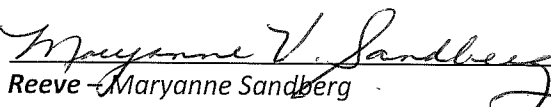

Chief Administrative Officer - Derrick Krizsan

READ a **second** time, as amended, this 29th day of March, 2023.


Reeve - Maryanne Sandberg


Chief Administrative Officer - Derrick Krizsan

READ a **third** time, as amended, and finally PASSED this 29th day of March, 2023.


Reeve - Maryanne Sandberg


Chief Administrative Officer - Derrick Krizsan

**MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26
IN THE PROVINCE OF ALBERTA
BYLAW NO. 1953**

BEING a bylaw of the Municipal District of Willow Creek No. 26 in the Province of Alberta, to amend Bylaw No. 1826, being the Land Use Bylaw;

WHEREAS the Municipal District of Willow Creek No. 26 Council is in receipt of an application for a Land Use Bylaw Amendment to redesignate lands within the municipality as shown on the map in Schedule 'A' attached hereto and legally described as:

A PORTION OF THE SOUTHEAST SECTION 34, TOWNSHIP 10, RANGE 25, WEST OF THE 4TH MERIDIAN

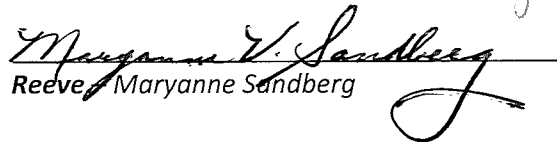
AND WHEREAS the purpose of proposed Bylaw No. 1953 is redesignate portions of the above-noted lands from "Rural General - RG" to "Vacant Single Lot Country Residential - VCR" to accommodate a vacant parcel for the purpose of constructing a residence.

AND WHEREAS the municipality must prepare an amending bylaw and provide for its consideration at a public hearing.

NOW THEREFORE, under the authority and subject to the provisions of the Municipal Government Act, Statutes of Alberta, Chapter M-26, 2000, as amended, the Council of the Municipal District of Willow Creek No. 26 in the Province of Alberta duly assembled does hereby enact the following:

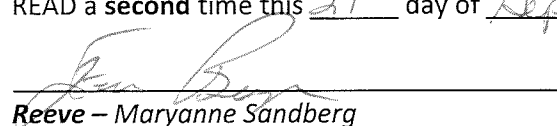
1. Lands, illustrated on the map in Schedule 'A' and legally described above shall be redesignated.
2. The Land Use District Map shall be amended to reflect this redesignation.
3. Bylaw No. 1826 is hereby amended and consolidated.
4. This bylaw shall come into effect upon third and final reading hereof.

READ a **first** time this 23RD day of August, 2023.


Reeve - Maryanne Sandberg

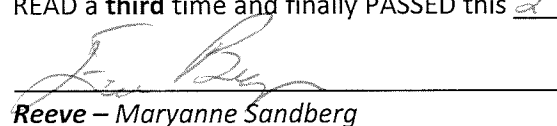

Chief Administrative Officer - Derrick Krizsan

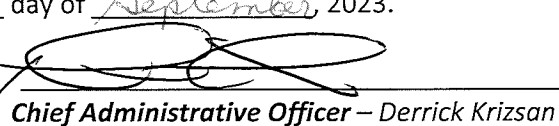
READ a **second** time this 27th day of September, 2023.

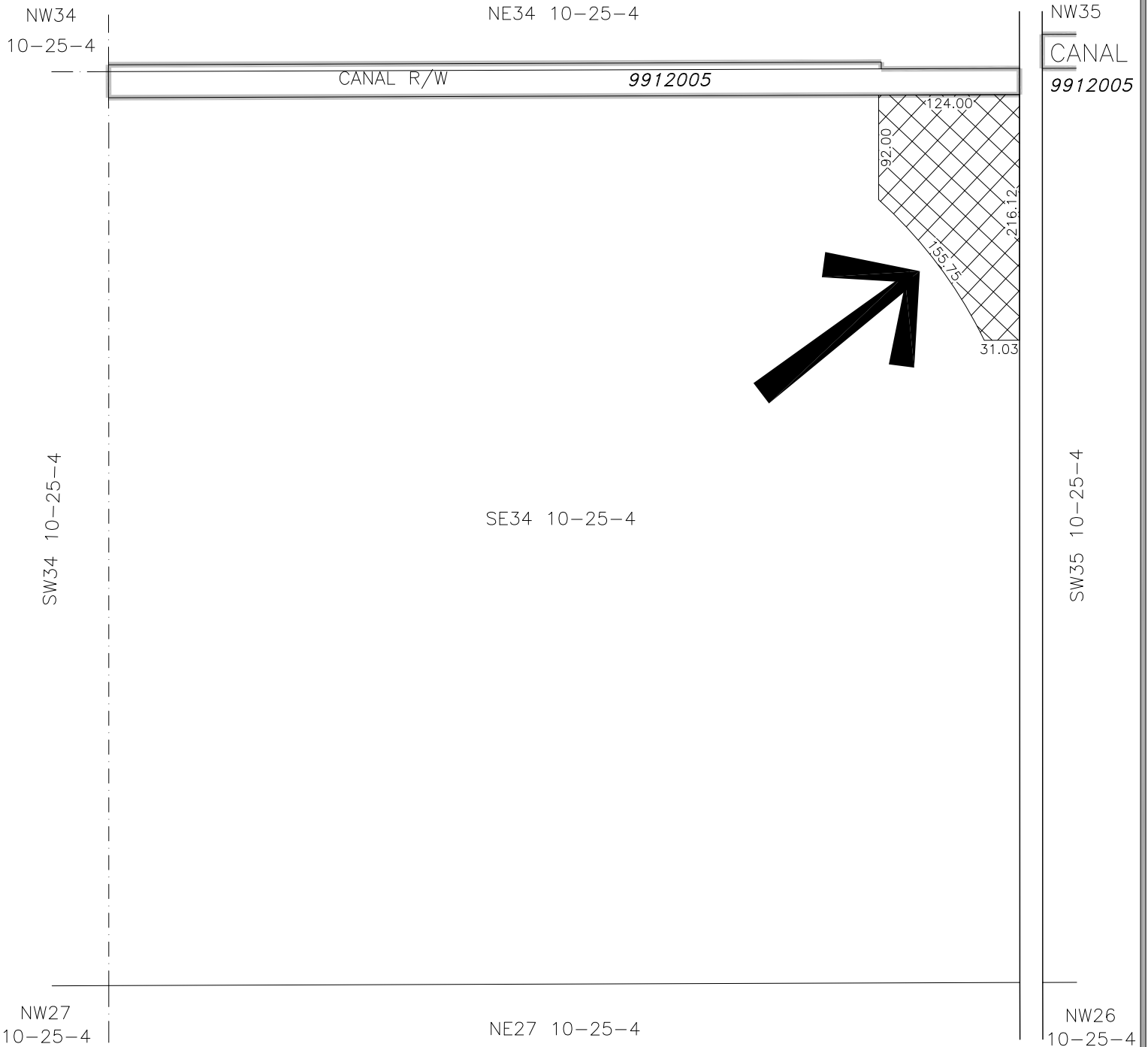

Reeve - Maryanne Sandberg


Chief Administrative Officer - Derrick Krizsan

READ a **third** time and finally PASSED this 27th day of September, 2023.


Reeve - Maryanne Sandberg


Chief Administrative Officer - Derrick Krizsan



LAND USE DISTRICT REDESIGNATION SCHEDULE 'A'



FROM: Rural General (RG)

TO: Vacant Country Residential (VCR)

PORTION OF SE 1/4 SEC 34, TWP 10, RGE 25, W 4 M

MUNICIPALITY: MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26

DATE: AUGUST 8, 2023

Bylaw #: 1953

Date: September 27, 2023



0 Metres 100 200 300 400



MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
TEL. 403-329-1344

"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

**MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26
IN THE PROVINCE OF ALBERTA
BYLAW NO. 1956**

BEING a bylaw of the Municipal District of Willow Creek No. 26 in the Province of Alberta, to amend Bylaw No. 1826, being the Land Use Bylaw;

WHEREAS the Municipal District of Willow Creek No. 26 Council is in receipt of an application for a Land Use Bylaw Amendment to redesignate lands within the municipality as shown on the map in Schedule 'A' attached hereto and legally described as:

A PORTION OF THE NORTHWEST SECTION 13, TOWNSHIP 12, RANGE 28, WEST OF THE 4TH MERIDIAN

AND WHEREAS the purpose of proposed Bylaw No. 1956 is to redesignate portions of the above-noted lands from "Rural General - RG" to "Rural Industrial - RI" to accommodate the future development of a resource extraction use (gravel pit) on a portion of the the subject lands.

AND WHEREAS the municipality must prepare an amending bylaw and provide for its consideration at a public hearing.

NOW THEREFORE, under the authority and subject to the provisions of the Municipal Government Act, Statutes of Alberta, Chapter M-26, 2000, as amended, the Council of the Municipal District of Willow Creek No. 26 in the Province of Alberta duly assembled does hereby enact the following:

1. Lands, illustrated on the map in Schedule 'A' and legally described above shall be redesignated.
2. The Land Use District Map shall be amended to reflect this redesignation.
3. Bylaw No. 1826 is hereby amended and consolidated.
4. This bylaw shall come into effect upon third and final reading hereof.

READ a **first** time this 27TH day of SEPTEMBER, 2023.




Reeve – Maryanne Sandberg



Chief Administrative Officer – Derrick Krizsan

READ a **second** time this 25th day of October, 2023.




Reeve – Maryanne Sandberg



Chief Administrative Officer – Derrick Krizsan

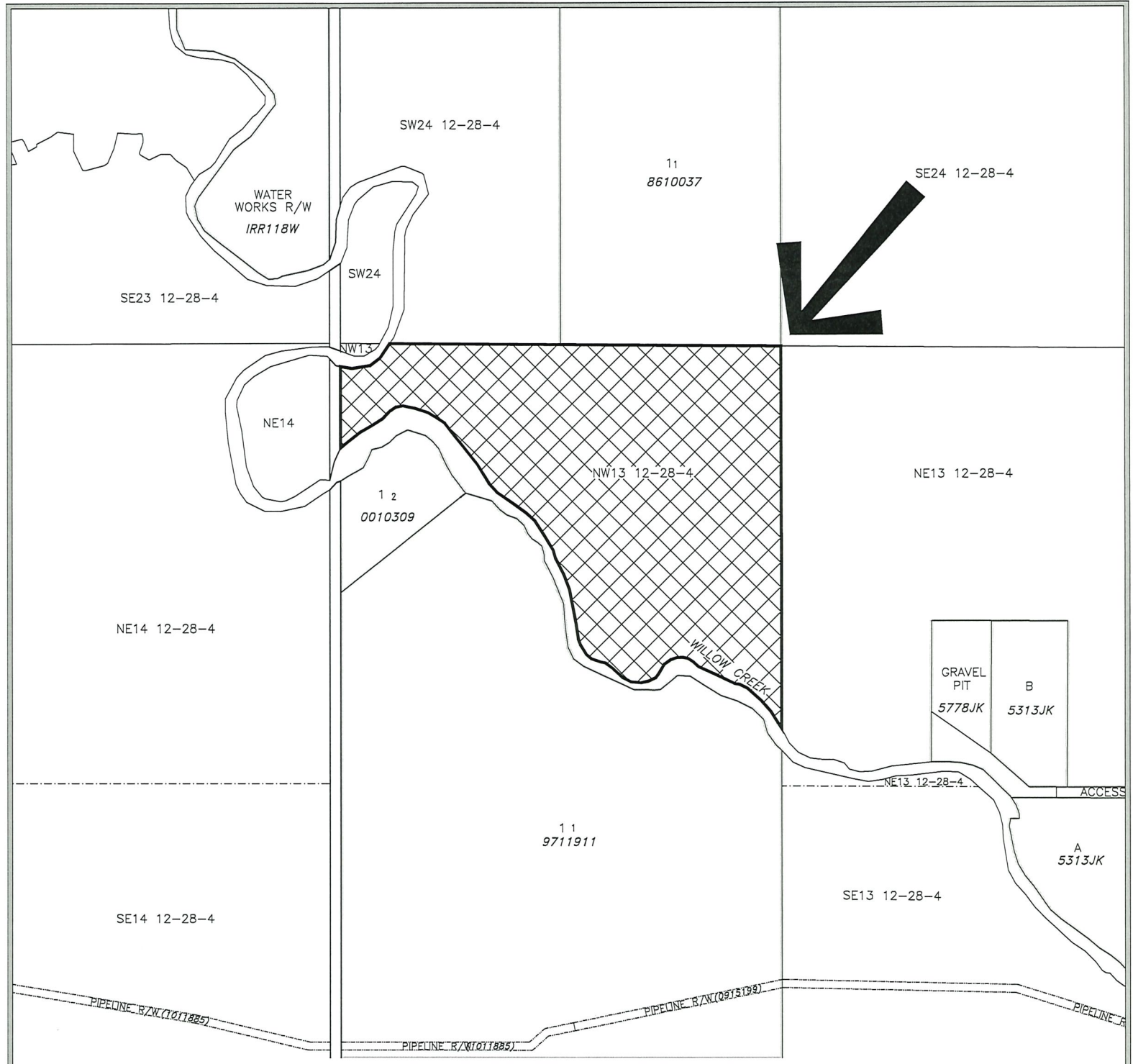
READ a **third** time and finally PASSED this 25th day of October, 2023.



Reeve – Maryanne Sandberg




Chief Administrative Officer – Derrick Krizsan



**LAND USE DISTRICT REDESIGNATION
SCHEDULE 'A'**

Bylaw #: _____
Date: _____

 FROM: Rural General (RG)
TO: Rural Industrial (RI)

PORTION OF NW 1/4 SEC 13, TWP 12, RGE 28, W 4 M
MUNICIPALITY: MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26
DATE: SEPTEMBER 19, 2023



MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
TEL. 403-329-1344
"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"



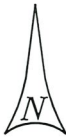
**LAND USE DISTRICT REDESIGNATION
SCHEDULE 'A'**

Bylaw #: 1956
Date: _____



FROM: Rural General (RG)
TO: Rural Industrial (RI)

PORTION OF NW 1/4 SEC 13, TWP 12, RGE 28, W 4 M
MUNICIPALITY: MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26
DATE: SEPTEMBER 19, 2023



0 200 400 600 800
Metres

Aerial Photo Date: 2018

MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
TEL. 403-329-1344

"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

**MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26
IN THE PROVINCE OF ALBERTA**

BYLAW NO. 1959

BEING a bylaw of the Municipal District of Willow Creek No. 26 in the Province of Alberta, to amend Bylaw No. 1826 being the Land Use Bylaw;

WHEREAS the Council is in receipt of an application for a Land Use Bylaw Amendment to redesignate lands within the municipality legally described as:

A PORTION OF THE NORTHEAST SECTION 5, TOWNSHIP 12, RANGE 25, WEST OF THE 4TH MERIDIAN

WHEREAS the purpose of proposed Bylaw No. 1959 is to redesignate approximately 137 acres (55.44 ha) the above-noted lands from "Rural General" to "Direct Control - DC" to accommodate the development of an industrial solar energy project as approved by the Alberta Utilities Commission (AUC Decision 27345-D01-2022) and as shown on the map in Schedule 'A' attached hereto;

AND WHEREAS THE PURPOSE of proposed Bylaw No. 1959 is to establish the uses and rules for the Direct Control District pertaining to the land and said uses and rules are as described in Schedule 'B' attached hereto;

AND WHEREAS the municipality must prepare an amending bylaw and provide for its consideration at a public hearing.

NOW THEREFORE, under the authority and subject to the provisions of the Municipal Government Act, Statutes of Alberta, Chapter M-26, 2000, as amended, the Council of the Municipal District of Willow Creek No. 26 in the Province of Alberta duly assembled does hereby enact the following:


1. The lands illustrated on the map in Schedule 'A' and legally described above shall be redesignated and the Land Use District Map in Schedule 18 shall be amended to reflect this redesignation.
2. The uses and rules for the Direct Control District shall be as described in Schedule 'B' attached hereto and be applied to the lands described above and identified on the map in Schedule 'A';
3. Bylaw No. 1826 is hereby amended and consolidated.
4. This bylaw shall come into effect upon third and final reading hereof.

READ a **first** time this 31 day of January, 2024.


Reeve - Maryanne Sandberg

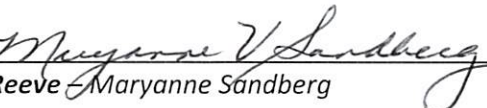

Chief Administrative Officer - Derrick Krizsan

READ a **second** time this 28 day of February, 2024.


Reeve - Maryanne Sandberg


Chief Administrative Officer - Derrick Krizsan

READ a **third** time and finally PASSED this 28 day of February, 2024.


Reeve - Maryanne Sandberg


Chief Administrative Officer - Derrick Krizsan

SCHEDULE 'B'

INTENT

The intent of Bylaw 1959 is to establish a site-specific direct control district that provides for the development and operation of an industrial-scale solar energy project from a decision of the Alberta Utilities Commission (AUC Decision 27345-D01-2022) on lands legally described as a portion of the NE 5-12-25 W4M. In addition, it is proposed that the land may also be utilized for agricultural purposes, including cropping and grazing, to manage the land in a productive manner.

SECTION 1 LAND USES

1.1 Permitted

Administration office
Agricultural fencing and gates
Industrial fencing and gates
Operation, and maintenance facilities
Solar energy system, industrial (including panels, racking, foundations, combiner boxes, cables/cable management systems, inverter/transformer stations, and other ancillary equipment directly associated with the use)
Sign
Storage facilities and laydown area
Substation infrastructure (including e-house, steel structures, foundations, transformers, breakers, switches, switchgear, bus/bus connectors, insulators, insulating gravel, cables/cable management systems, and other electrical equipment directly associated with the use)
Transmission infrastructure (including foundations, tower structures, conductor, insulator, connectors, and other electrical equipment directly associated with the use)

1.2 Discretionary

Accessory use
Accessory building
Accessory structure
Agricultural operation including grazing or cultivation
Agricultural building or structure
Construction office
Composting and processing facility
Digital weather station
Dugout
Grain and forage storage
Laydown and staging area
Livestock handling systems
Educational and interpretive use
Washroom facility
Water well

SECTION 2 MINIMUM LOT SIZE

- 2.1 The lot size for development is at the discretion of Council and shall be consistent with Approval 27966-D02-2023 issued by the Alberta Utilities Commission.
- 2.2 Subdivision is prohibited.

SECTION 3 APPROVAL PROCEDURE

- 3.1 In respect of this Direct Control district, Council shall be the decision-making authority and may decide on a development permit application for all listed permitted and discretionary uses.
- 3.2 Before Council considers an application for a use or development in the Industrial Renewable Direct Control District, it may:
- (a) cause a written notice to be issued by the Development Officer to landowners of adjacent titles in accordance with Administrative Section 9: Notification; or
 - (b) post a copy of the application on the official municipal website, and
 - (b) hear any persons that claim to be affected by the decision on the application.
- 3.3 Council may then approve the application with or without conditions or refuse the application.

- 3.4 When applicable, Council should seek comments from other agencies such as the planning advisor, regional health authority or any applicable provincial government department.

4.0 STANDARDS OF DEVELOPMENT FOR SOLAR ENERGY SYSTEMS, INDUSTRIAL

- 4.1 The following definitions apply to this Direct Control Land Use District:

Cumulative Effects means, for the purpose of this Schedule, the combined effects of past, present, and reasonably foreseeable land-use activities, over time, on the environment.

Operator means, for the purposes of this Schedule, the holder of a license, approval or permit issued by the Alberta Energy Regulator or the Alberta Utilities Commission for the purposes related to the carrying on of an activity on or in respect of a specified land.

Parcel Boundary, External means the property boundary for lands which are outside the footprint of the industrial solar energy system and adjacent to the project footprint, where adjacent refers to lands contiguous in nature and not separated by a municipal road allowance.

Parcel Boundary, Internal means the property boundary for lands which are within the footprint of the industrial solar energy project.

Project Footprint means all the lands which are as part of an approved application as well as any residual lands within a titled parcel, whether or not the lands are leased by an operator.

Solar Energy System, Industrial Scale means a system using solar technology to collect energy from the sun and convert it to energy that is directed into the provincial electrical grid transmission or distribution system for off-site consumption or commercial sale, or a solar energy system that does not meet the definition a solar energy system, individual.

- 4.2 Development permit applications for industrial scale solar energy installations shall be accompanied by the following information:

- (a) a site suitability analysis including but not limited to, topography; soils characteristics; storm water collection; accessibility to a road; availability of water supply, sewage disposal system and solid waste disposal if applicable; compatibility with surrounding land uses; potential impacts to agricultural land and operations; potential visual impacts, and consistency with the policies of the Land Use Bylaw and Municipal Development Plan;
- (b) a detailed site plan including all setbacks from property lines and the proximity to structures or uses on the site and adjacent parcels of land; and to structures and uses on the site from residential dwellings within 300 m (985 ft.) of the property line of the proposed development;
- (c) detailed information about the system type, number of structures, height of structures, and the energy process and rated output;
- (d) any information regarding general public safety and security measures;
- (e) preliminary grading/drainage plan;
- (f) detailed information regarding construction traffic management plan including proposed material haul route, estimated employee vehicle trips (types and duration), and parking / staging areas, and any potential impacts to public roads;
- (g) the location of overhead utilities on or abutting the subject parcel and identification of any sensitive, environmental, or topographical features which may be present on the parcel;
- (h) post-construction decommissioning and reclamation plan as required by the Conservation and Reclamation Directive for Renewable Energy Operations (Alberta Environment (2018/09/14));
- (a) a vegetation and weed management plan that addresses both the construction period and the projected lifespan of the development;
- (j) a soils erosion management plan with the plan to address:
 - (it) on any proposal to strip and stockpile topsoil during the construction/erection period and the rationale or need for doing so, and
 - (ii) the details on proposed soil management practices and erosion control due to both wind and water; for the period of both construction and post-construction;
- (k) if required by Council, an Environmental Assessment Review prepared by a qualified professional or other studies and reports to demonstrate site suitability and impact mitigation;
- (l) if required by Council, a Fire and Emergency Response plan prepared by a qualified professional and approved by the MD of Willow Creek Emergency Services; and
- (m) if required by the Council, a Landowner and Neighbour Emergency Response Plan prepared by a qualified professional which addresses safety, education, and response plans of directly affected landowners.

4.3 Upon receipt of a development permit application, Council shall review the application for completeness and, prior to making a decision on the application:

- (a) may notify landowners and residents, by mail, within 3.2 km (2 miles) of the proposed development;
- (b) refer the application to all relevant agencies and government departments; and
- (c) may require the developer to hold a public information meeting and provide a summary of the meeting.

Setbacks

4.4 A Solar Energy System, Industrial Scale shall be setback:

- (a) not less than 30.5 m (100 ft) from all property lines not fronting on or adjacent to a municipal roadway; and
- (b) not less than 45.7 m (150 ft) from all property lines fronting on or adjacent to a municipal roadway; and
- (c) not less than 152.4 m (500 ft) from a dwelling unit within or adjacent to the solar farm project footprint boundary measured from the wall of the dwelling.

4.6 Any setback can be increased from the minimum setback requirements in the district depending upon the number of panels in a group, the prominence of the location, in order to reduce the impact to a residence, building, public roadway or highway, or adjacent land use.

Conditions of Approval

4.8 The Council may impose as a condition any reasonable measures to ensure suitability, compatibility and to mitigate potential impacts.

4.9 The Council may impose as a condition that the operator and/or landowner of an industrial scale solar energy installation use submit a copy of an approved conservation and reclamation plan to the municipality and the municipality shall impose as a condition upon review of the plan:

- (a) that a pre-disturbance site assessment be filed with municipality prior to the commencement of construction of the project;
- (b) that any interim monitoring site assessments as required by the approved conservation and reclamation plan be submitted to the municipality throughout the life span of the development; and
- (c) that the approved conservation and reclamation plan is the sole responsibility of the operator and/or landowner to ensure that the lands used for the industrial activities associated with renewable energy activities are conserved and reclaimed in an environmentally sound and timely manner;

and may require

- (d) that a reclamation security be posted and held for the life span of the development in a form and amount to be determined appropriate by Council to ensure that the lands used for the industrial activities associated with renewable energy activities are conserved and reclaimed in an environmentally sound and timely manner. Consideration may be given to foregoing the reclamation security if the proponent provides information, acceptable to Council, regarding the reclamation obligations of the developer in existing contractual obligations (i.e. lease agreements with landowners).

4.10 The Council may impose as a condition that the operator and/or landowner of an industrial scale solar energy installation submit a copy of a vegetation and weed management plan provided to the satisfaction of the municipality, to be reviewed and approved by the Agricultural Fieldman and the municipality shall impose as a conditions upon review of the plan:

- (a) The operator and/or landowner shall be responsible for controlling invasive plants and vegetation in accordance with the Alberta Weed Control Act and municipal bylaw No. 1870.
- (b) The minimum clearance of solar collectors from grade shall be adequate to facilitate and maintain growth of perennial vegetation to prevent soil erosion.
- (c) The operator and/or landowner shall be responsible for preventing soil loss or deterioration from taking place in accordance with the Alberta Soil Conservation Act. Soil erosion must be managed, and a soils management plan must be provided to the satisfaction of the municipality with details on proposed control of erosion caused by both wind and water.
- (d) Surface drainage and erosion control must also adequately address and account for impacts associated with the impervious nature of the collectors.
- (e) Screening and/or increased setbacks should be considered in the site design to minimize visual impacts of the proposed development.
- (f) Spacing between solar collectors must provide adequate access for firefighting of both vegetation and electrical fires.
- (g) A security deposit shall be posted during the construction period in a form and amount, no less than \$50,000 per quarter section of development to a maximum amount to be determined appropriate by Council based on specific site conditions to ensure that soil erosion management and weed control is adequately provided in accordance with the municipally approved vegetation and weed management plan and soils management plan.

- (i) Upon notification by the developer, operator, and/or landowner to the municipality that the completion of construction has occurred and a request for return of the financial deposit has been made, the municipality will conduct a site inspection of the lands to verify the establishment of a suitable ground cover that will prevent further erosion of the lands subject to the development
- (ii) The funds will be released with no interest paid upon confirmation that the soil erosion management and weed conditions have been completed to the satisfaction of the municipality and there are no unresolved soil or erosion issues, mitigation orders, remedial measure orders, notices or violations that are outstanding or unresolved.

SECTION 5 OTHER PERMITTED AND DISCRETIONARY USE STANDARDS

5.1 The following definitions apply to this Direct Control Land Use District:

AGRICULTURAL BUILDING means a structure associated with and generally essential to an agricultural operation. Such structures or facilities may include, but are not limited to the following: machine sheds, storage sheds, granaries, grain bins, silos, animal housing and/or feeding facilities, corrals, pens, and other ancillary farm structures.

AGRICULTURAL OPERATION means an agricultural activity conducted on agricultural land for gain or reward or in the hope or expectation of gain or reward and includes:

- (a) the cultivation of land;
- (b) the raising of livestock, including domestic cervids (i.e. deer and elk) within the meaning of the *Livestock Industry Diversification Act* and poultry;
- (c) the production of agricultural field crops;
- (e) the production of fruit, vegetables, sod, trees, shrubs and other specialty horticultural crops;
- (f) the production of honey;
- (h) the operation of agricultural machinery and equipment, including irrigation pumps;
- (i) the application of fertilizers, insecticides, pesticides, fungicides and herbicides, including application by ground and aerial spraying, for agricultural purposes;
- (j) the collection, transportation, storage, application, use, transfer and disposal of manure, composting materials and compost;

EDUCATIONAL AND INTERPRETIVE USE means offering interpretations, explanations, or guidance, as through lectures or brochures.

LAYDOWN AREA means is an area on a construction site where tools, materials, equipment, and vehicles are stored temporarily when they are not in use. This may include construction administration buildings, garbage containers, shipping containers, fencing and lighting.

OFFICE means an enclosed building or set of buildings to house the administrative activities of an industrial solar energy development. This does not generally include manufacturing or sales.

DUGOUT means an excavation specifically sited and constructed for the purpose of catching and storing water. Depending on the circumstances, the dugout may be intended for either seasonal use or permanent use. **IRRIGATION RESERVOIRS** are a separate use.

Agricultural related uses

5.2 Development permit applications for agricultural activities, buildings and structures shall be accompanied by the following information:

- (a) a detailed site plan indicating the proposed agricultural related development including all setbacks from property lines and the proximity to structures or uses on the site and adjacent parcels of land; and to structures and uses on the site from residential dwellings within 300 m (985 ft.) of the property line of the proposed development;
- (b) if water is necessary for the development, information regarding the location of any existing or proposed on-site water well and a copy of the licence to divert water for the intended purpose;
- (c) detailed information about the proposed use, number of structures or buildings, height and site coverage of the development;
- (d) preliminary grading/drainage plan;
- (f) detailed information regarding traffic management plan including proposed haul route, estimated employee vehicle trips (types and duration), and parking / staging areas, and any potential impacts to public roads.

5.3 Agricultural fences constructed of rails, stakes, strung wire, or similar material with more than 85 percent of their surface area open for free passage of light and air may be located along the property boundaries of any agricultural parcel.

Accessory uses to Industrial Solar Energy System

- 5.4 Development permit applications for accessories activities, buildings and structures shall be accompanied by the following information:
- (a) a detailed site plan indicating the proposed development including all setbacks from property lines and the proximity to structures or uses on the site and adjacent parcels of land; and to structures and uses on the site from residential dwellings within 300 m (985 ft.) of the property line of the proposed development;
 - (b) if water is necessary for the development, information regarding the location of any existing or proposed on-site water well and a copy of the licence to divert water for the intended purpose
 - (c) detailed information about the proposed use, number of structures or buildings, height and site coverage of the development;
 - (d) preliminary grading/drainage plan;
 - (f) detailed information regarding traffic management plan including proposed haul route, estimated employee vehicle trips (types and duration), and parking / staging areas, and any potential impacts to public roads.
- 5.5 Industrial fences constructed of chain link, page wire, and / or similar material shall be located at the required setback distance of 22.86 m (75 feet) from the property boundary. Consideration of a reduction in setback would be required to be accompanied by information including but limited to fence maintenance and snow drifting potential.

SECTION 6 STANDARDS OF DEVELOPMENT – See Schedule 4.

SECTION 7 SIGN REGULATIONS – See Schedule 9.



NE5 12-25-4

Aerial Photo Date: 2021

LAND USE DISTRICT REDESIGNATION SCHEDULE 'A'



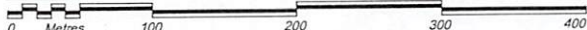
FROM: RURAL GENERAL – RG
TO: DIRECT CONTROL - DC

PORTION OF NE 1/4 SEC 5, TWP 12, RGE 25, W 4 M
MUNICIPALITY: MD OF WILLOW CREEK NO. 26
DATE: NOVEMBER 23, 2023

Bylaw #: 1959
Date: February 28, 2024



OLDMAN RIVER REGIONAL SERVICES COMMISSION



December 18, 2023

N:\Willow-Creek-MD\Willow-Creek-MD-LUD & Land Use Redesignations\Willow Creek LUD Redesign - Solar Project - Bylaw.dwg



MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
TEL. 403-329-1344

"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

**MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26
IN THE PROVINCE OF ALBERTA**

BYLAW NO. 1960

BEING a bylaw of the Municipal District of Willow Creek No. 26 in the Province of Alberta, to amend Bylaw No. 1826 being the Land Use Bylaw;

WHEREAS the Council is in receipt of an application for a Land Use Bylaw Amendment to redesignate lands within the municipality legally described as:

THE NORTHWEST SECTION 5, TOWNSHIP 12, RANGE 25, WEST OF THE 4TH MERIDIAN

WHEREAS the purpose of proposed Bylaw No. 1960 is to redesignate approximately 160 acres (67.7 ha) the above-noted lands from "Rural General" to "Direct Control - DC" to accommodate the development of an industrial solar energy project as approved by the Alberta Utilities Commission (AUC Decision 27345-D01-2022) and as shown on the map in Schedule 'A' attached hereto;

AND WHEREAS THE PURPOSE of proposed Bylaw No. 1960 is to establish the uses and rules for the Direct Control District pertaining to the land and said uses and rules are as described in Schedule 'B' attached hereto;

AND WHEREAS the municipality must prepare an amending bylaw and provide for its consideration at a public hearing.

NOW THEREFORE, under the authority and subject to the provisions of the Municipal Government Act, Statutes of Alberta, Chapter M-26, 2000, as amended, the Council of the Municipal District of Willow Creek No. 26 in the Province of Alberta duly assembled does hereby enact the following:

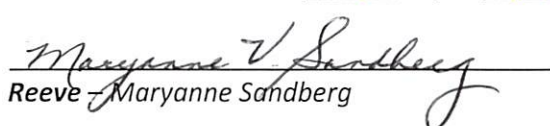
1. The lands illustrated on the map in Schedule 'A' and legally described above shall be redesignated and the Land Use District Map in Schedule 18 shall be amended to reflect this redesignation.
2. The uses and rules for the Direct Control District shall be as described in Schedule 'B' attached hereto and be applied to the lands described above and identified on the map in Schedule 'A';
3. Bylaw No. 1826 is hereby amended and consolidated.
4. This bylaw shall come into effect upon third and final reading hereof.

READ a **first** time this 31 day of January, 2024.


Reeve Maryanne Sandberg

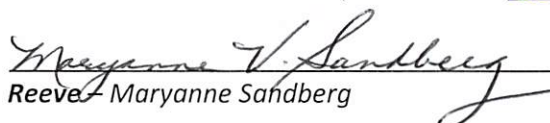

Chief Administrative Officer – Derrick Krizsan

READ a **second** time this 28 day of February, 2024.


Reeve Maryanne Sandberg


Chief Administrative Officer – Derrick Krizsan

READ a **third** time and finally PASSED this 28 day of February, 2024.


Reeve Maryanne Sandberg


Chief Administrative Officer – Derrick Krizsan

SCHEDULE 'B'

INTENT

The intent of Bylaw 1960 is to establish a site-specific direct control district that provides for the development and operation of an industrial-scale solar energy project from a decision of the Alberta Utilities Commission (AUC Decision 27345-D01-2022) on lands legally described as the NW 5-12-25 W4M. In addition, it is proposed that the land may also be utilized for agricultural purposes, including cropping and grazing, to manage the land in a productive manner.

SECTION 1 LAND USES

1.1 Permitted

Administration office
Agricultural fencing and gates
Industrial fencing and gates
Operation, and maintenance facilities
Solar energy system, industrial (including panels, racking, foundations, combiner boxes, cables/cable management systems, inverter/transformer stations, and other ancillary equipment directly associated with the use)
Sign
Storage facilities and laydown area
Substation infrastructure (including e-house, steel structures, foundations, transformers, breakers, switches, switchgear, bus/bus connectors, insulators, insulating gravel, cables/cable management systems, and other electrical equipment directly associated with the use)
Transmission infrastructure (including foundations, tower structures, conductor, insulator, connectors, and other electrical equipment directly associated with the use)

1.2 Discretionary

Accessory use
Accessory building
Accessory structure
Agricultural operation including grazing or cultivation
Agricultural building or structure
Construction office
Composting and processing facility
Digital weather station
Dugout
Grain and forage storage
Laydown and staging area
Livestock handling systems
Educational and interpretive use
Washroom facility
Water well

SECTION 2 MINIMUM LOT SIZE

- 2.1 The lot size for development is at the discretion of Council and shall be consistent with Approval 27966-D02-2023 issued by the Alberta Utilities Commission.
- 2.2 Subdivision is prohibited.

SECTION 3 APPROVAL PROCEDURE

- 3.1 In respect of this Direct Control district, Council shall be the decision-making authority and may decide on a development permit application for all listed permitted and discretionary uses.
- 3.2 Before Council considers an application for a use or development in the Industrial Renewable Direct Control District, it may:
- (a) cause a written notice to be issued by the Development Officer to landowners of adjacent titles in accordance with Administrative Section 9: Notification; or
 - (b) post a copy of the application on the official municipal website, and
 - (b) hear any persons that claim to be affected by the decision on the application.
- 3.3 Council may then approve the application with or without conditions or refuse the application.

- 3.4 When applicable, Council should seek comments from other agencies such as the planning advisor, regional health authority or any applicable provincial government department.

4.0 STANDARDS OF DEVELOPMENT FOR SOLAR ENERGY SYSTEMS, INDUSTRIAL

- 4.1 The following definitions apply to this Direct Control Land Use District:

Cumulative Effects means, for the purpose of this Schedule, the combined effects of past, present, and reasonably foreseeable land-use activities, over time, on the environment.

Operator means, for the purposes of this Schedule, the holder of a license, approval or permit issued by the Alberta Energy Regulator or the Alberta Utilities Commission for the purposes related to the carrying on of an activity on or in respect of a specified land.

Parcel Boundary, External means the property boundary for lands which are outside the footprint of the industrial solar energy system and adjacent to the project footprint, where adjacent refers to lands contiguous in nature and not separated by a municipal road allowance.

Parcel Boundary, Internal means the property boundary for lands which are within the footprint of the industrial solar energy project.

Project Footprint means all the lands which are as part of an approved application as well as any residual lands within a titled parcel, whether or not the lands are leased by an operator.

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- 4.2 Development permit applications for industrial scale solar energy installations shall be accompanied by the following information:

- (a) a site suitability analysis including but not limited to, topography; soils characteristics; storm water collection; accessibility to a road; availability of water supply, sewage disposal system and solid waste disposal if applicable; compatibility with surrounding land uses; potential impacts to agricultural land and operations; potential visual impacts, and consistency with the policies of the Land Use Bylaw and Municipal Development Plan;
- (b) a detailed site plan including all setbacks from property lines and the proximity to structures or uses on the site and adjacent parcels of land; and to structures and uses on the site from residential dwellings within 300 m (985 ft.) of the property line of the proposed development;
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- (g) the location of overhead utilities on or abutting the subject parcel and identification of any sensitive, environmental, or topographical features which may be present on the parcel;
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- (a) a vegetation and weed management plan that addresses both the construction period and the projected lifespan of the development;
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 - (i) on any proposal to strip and stockpile topsoil during the construction/erection period and the rationale or need for doing so, and
 - (ii) the details on proposed soil management practices and erosion control due to both wind and water; for the period of both construction and post-construction;
- (k) if required by Council, an Environmental Assessment Review prepared by a qualified professional or other studies and reports to demonstrate site suitability and impact mitigation;
- (l) if required by Council, a Fire and Emergency Response plan prepared by a qualified professional and approved by the MD of Willow Creek Emergency Services; and

(m) if required by the Council, a Landowner and Neighbour Emergency Response Plan prepared by a qualified professional which addresses safety, education, and response plans of directly affected landowners.

4.3 Upon receipt of a development permit application, Council shall review the application for completeness and, prior to making a decision on the application:

- (a) may notify landowners and residents, by mail, within 3.2 km (2 miles) of the proposed development;
- (b) refer the application to all relevant agencies and government departments; and
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Setbacks

4.4 A Solar Energy System, Industrial Scale shall be setback:

- (a) not less than 30.5 m (100 ft) from all property lines not fronting on or adjacent to a municipal roadway; and
- (b) not less than 45.7 m (150 ft) from all property lines fronting on or adjacent to a municipal roadway; and
- (c) not less than 152.4 m (500 ft) from a dwelling unit within or adjacent to the solar farm project footprint boundary measured from the wall of the dwelling.

4.6 Any setback can be increased from the minimum setback requirements in the district depending upon the number of panels in a group, the prominence of the location, in order to reduce the impact to a residence, building, public roadway or highway, or adjacent land use.

Conditions of Approval

4.8 The Council may impose as a condition any reasonable measures to ensure suitability, compatibility and to mitigate potential impacts.

4.9 The Council may impose as a condition that the operator and/or landowner of an industrial scale solar energy installation use submit a copy of an approved conservation and reclamation plan to the municipality and the municipality shall impose as a condition upon review of the plan:

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- (c) that the approved conservation and reclamation plan is the sole responsibility of the operator and/or landowner to ensure that the lands used for the industrial activities associated with renewable energy activities are conserved and reclaimed in an environmentally sound and timely manner;

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- (f) the production of honey;
- (h) the operation of agricultural machinery and equipment, including irrigation pumps;
- (i) the application of fertilizers, insecticides, pesticides, fungicides and herbicides, including application by ground and aerial spraying, for agricultural purposes;
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Agricultural related uses

5.2 Development permit applications for agricultural activities, buildings and structures shall be accompanied by the following information:

- (a) a detailed site plan indicating the proposed agricultural related development including all setbacks from property lines and the proximity to structures or uses on the site and adjacent parcels of land; and to structures and uses on the site from residential dwellings within 300 m (985 ft.) of the property line of the proposed development;
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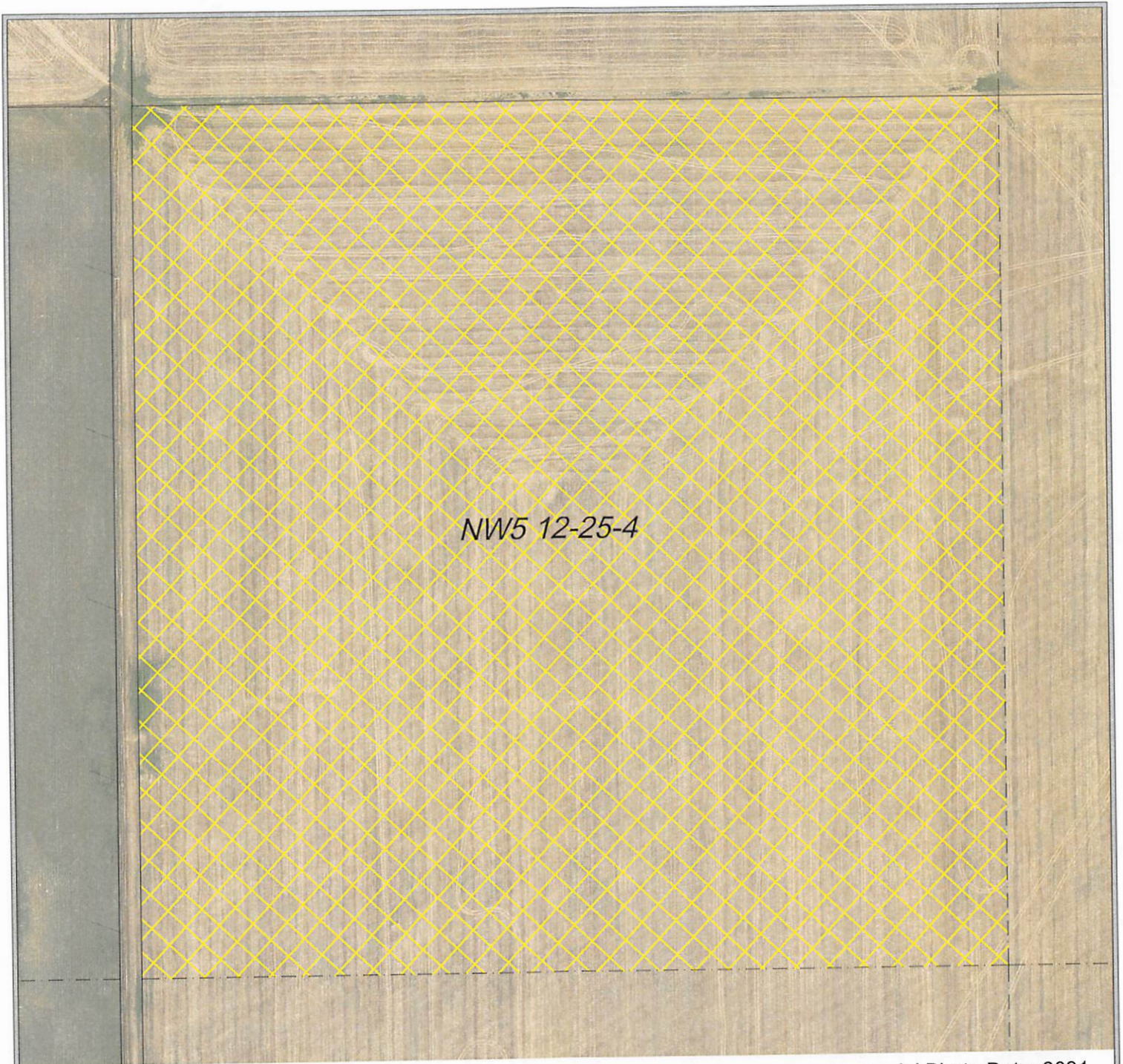
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Accessory uses to Industrial Solar Energy System

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- 5.5 Industrial fences constructed of chain link, page wire, and / or similar material shall be located at the required setback distance of 22.86 m (75 feet) from the property boundary. Consideration of a reduction in setback would be required to be accompanied by information including but limited to fence maintenance and snow drifting potential.

SECTION 6 STANDARDS OF DEVELOPMENT – See Schedule 4.

SECTION 7 SIGN REGULATIONS – See Schedule 9.



NW5 12-25-4

Aerial Photo Date: 2021

LAND USE DISTRICT REDESIGNATION SCHEDULE 'A'



FROM: RURAL GENERAL – RG
TO: DIRECT CONTROL - DC

NW 1/4 SEC 5, TWP 12, RGE 25, W 4 M
MUNICIPALITY: MD OF WILLOW CREEK NO. 26
DATE: NOVEMBER 23, 2023

Bylaw #: 1960

Date: February 28, 2024



OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 100 200 300 400
December 14, 2023



MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
TEL. 403-329-1344

"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

**MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26
IN THE PROVINCE OF ALBERTA**

BYLAW NO. 1961

BEING a bylaw of the Municipal District of Willow Creek No. 26 in the Province of Alberta, to amend Bylaw No. 1826 being the Land Use Bylaw;

WHEREAS the Council is in receipt of an application for a Land Use Bylaw Amendment to redesignate lands within the municipality legally described as:

THE SOUTHEAST SECTION 5, TOWNSHIP 12, RANGE 25, WEST OF THE 4TH MERIDIAN

WHEREAS the purpose of proposed Bylaw No. 1961 is to redesignate approximately 160 acres (67.7 ha) the above-noted lands from "Rural General" to "Direct Control - DC" to accommodate the development of an industrial solar energy project as approved by the Alberta Utilities Commission (AUC Decision 27345-D01-2022) and as shown on the map in Schedule 'A' attached hereto;

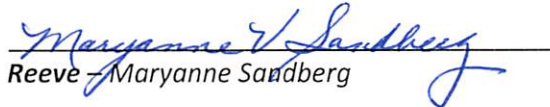
AND WHEREAS THE PURPOSE of proposed Bylaw No. 1961 is to establish the uses and rules for the Direct Control District pertaining to the land and said uses and rules are as described in Schedule 'B' attached hereto;

AND WHEREAS the municipality must prepare an amending bylaw and provide for its consideration at a public hearing.

NOW THEREFORE, under the authority and subject to the provisions of the Municipal Government Act, Statutes of Alberta, Chapter M-26, 2000, as amended, the Council of the Municipal District of Willow Creek No. 26 in the Province of Alberta duly assembled does hereby enact the following:

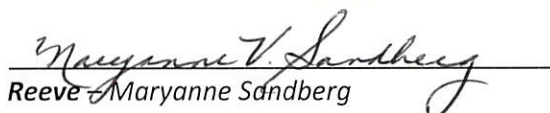
1. The lands illustrated on the map in Schedule 'A' and legally described above shall be redesignated and the Land Use District Map in Schedule 18 shall be amended to reflect this redesignation.
2. The uses and rules for the Direct Control District shall be as described in Schedule 'B' attached hereto and be applied to the lands described above and identified on the map in Schedule 'A';
3. Bylaw No. 1826 is hereby amended and consolidated.
4. This bylaw shall come into effect upon third and final reading hereof.

READ a **first** time this 31 day of January, 2024.


Reeve – Maryanne Sandberg


Chief Administrative Officer – Derrick Krizsan

READ a **second** time this 28 day of February, 2024.


Reeve – Maryanne Sandberg


Chief Administrative Officer – Derrick Krizsan

READ a **third** time and finally PASSED this 28 day of February, 2024.


Reeve – Maryanne Sandberg


Chief Administrative Officer – Derrick Krizsan

SCHEDULE 'B'

INTENT

The intent of Bylaw 1961 is to establish a site-specific direct control district that provides for the development and operation of an industrial-scale solar energy project from a decision of the Alberta Utilities Commission (AUC Decision 27345-D01-2022) on lands legally described as the SE 5-12-25 W4M. In addition, it is proposed that the land may also be utilized for agricultural purposes, including cropping and grazing, to manage the land in a productive manner.

SECTION 1 LAND USES

1.1 Permitted

- Administration office
- Agricultural fencing and gates
- Industrial fencing and gates
- Operation, and maintenance facilities
- Solar energy system, industrial (including panels, racking, foundations, combiner boxes, cables/cable management systems, inverter/transformer stations, and other ancillary equipment directly associated with the use)
- Sign
- Storage facilities and laydown area
- Substation infrastructure (including e-house, steel structures, foundations, transformers, breakers, switches, switchgear, bus/bus connectors, insulators, insulating gravel, cables/cable management systems, and other electrical equipment directly associated with the use)
- Transmission infrastructure (including foundations, tower structures, conductor, insulator, connectors, and other electrical equipment directly associated with the use)

1.2 Discretionary

- Accessory use
- Accessory building
- Accessory structure
- Agricultural operation including grazing or cultivation
- Agricultural building or structure
- Construction office
- Composting and processing facility
- Digital weather station
- Dugout
- Grain and forage storage
- Laydown and staging area
- Livestock handling systems
- Educational and interpretive use
- Washroom facility
- Water well

SECTION 2 MINIMUM LOT SIZE

- 2.1 The lot size for development is at the discretion of Council and shall be consistent with Approval 27966-D02-2023 issued by the Alberta Utilities Commission.
- 2.2 Subdivision is prohibited.

SECTION 3 APPROVAL PROCEDURE

- 3.1 In respect of this Direct Control district, Council shall be the decision-making authority and may decide on a development permit application for all listed permitted and discretionary uses.
- 3.2 Before Council considers an application for a use or development in the Industrial Renewable Direct Control District, it may:
 - (a) cause a written notice to be issued by the Development Officer to landowners of adjacent titles in accordance with Administrative Section 9: Notification; or
 - (b) post a copy of the application on the official municipal website, and
 - (b) hear any persons that claim to be affected by the decision on the application.
- 3.3 Council may then approve the application with or without conditions or refuse the application.

- 3.4 When applicable, Council should seek comments from other agencies such as the planning advisor, regional health authority or any applicable provincial government department.

4.0 STANDARDS OF DEVELOPMENT FOR SOLAR ENERGY SYSTEMS, INDUSTRIAL

- 4.1 The following definitions apply to this Direct Control Land Use District:

Cumulative Effects means, for the purpose of this Schedule, the combined effects of past, present, and reasonably foreseeable land-use activities, over time, on the environment.

Operator means, for the purposes of this Schedule, the holder of a license, approval or permit issued by the Alberta Energy Regulator or the Alberta Utilities Commission for the purposes related to the carrying on of an activity on or in respect of a specified land.

Parcel Boundary, External means the property boundary for lands which are outside the footprint of the industrial solar energy system and adjacent to the project footprint, where adjacent refers to lands contiguous in nature and not separated by a municipal road allowance.

Parcel Boundary, Internal means the property boundary for lands which are within the footprint of the industrial solar energy project.

Project Footprint means all the lands which are as part of an approved application as well as any residual lands within a titled parcel, whether or not the lands are leased by an operator.

Solar Energy System, Industrial Scale means a system using solar technology to collect energy from the sun and convert it to energy that is directed into the provincial electrical grid transmission or distribution system for off-site consumption or commercial sale, or a solar energy system that does not meet the definition a solar energy system, individual.

- 4.2 Development permit applications for industrial scale solar energy installations shall be accompanied by the following information:

- (a) a site suitability analysis including but not limited to, topography; soils characteristics; storm water collection; accessibility to a road; availability of water supply, sewage disposal system and solid waste disposal if applicable; compatibility with surrounding land uses; potential impacts to agricultural land and operations; potential visual impacts, and consistency with the policies of the Land Use Bylaw and Municipal Development Plan;
- (b) a detailed site plan including all setbacks from property lines and the proximity to structures or uses on the site and adjacent parcels of land; and to structures and uses on the site from residential dwellings within 300 m (985 ft.) of the property line of the proposed development;
- (c) detailed information about the system type, number of structures, height of structures, and the energy process and rated output;
- (d) any information regarding general public safety and security measures;
- (e) preliminary grading/drainage plan;
- (f) detailed information regarding construction traffic management plan including proposed material haul route, estimated employee vehicle trips (types and duration), and parking / staging areas, and any potential impacts to public roads;
- (g) the location of overhead utilities on or abutting the subject parcel and identification of any sensitive, environmental, or topographical features which may be present on the parcel;
- (h) post-construction decommissioning and reclamation plan as required by the Conservation and Reclamation Directive for Renewable Energy Operations (Alberta Environment (2018/09/14));
- (a) a vegetation and weed management plan that addresses both the construction period and the projected lifespan of the development;
- (j) a soils erosion management plan with the plan to address:
 - (i) on any proposal to strip and stockpile topsoil during the construction/erection period and the rationale or need for doing so, and
 - (ii) the details on proposed soil management practices and erosion control due to both wind and water; for the period of both construction and post-construction;
- (k) if required by Council, an Environmental Assessment Review prepared by a qualified professional or other studies and reports to demonstrate site suitability and impact mitigation;
- (l) if required by Council, a Fire and Emergency Response plan prepared by a qualified professional and approved by the MD of Willow Creek Emergency Services; and

- (m) if required by the Council, a Landowner and Neighbour Emergency Response Plan prepared by a qualified professional which addresses safety, education, and response plans of directly affected landowners.

4.3 Upon receipt of a development permit application, Council shall review the application for completeness and, prior to making a decision on the application:

- (a) may notify landowners and residents, by mail, within 3.2 km (2 miles) of the proposed development;
- (b) refer the application to all relevant agencies and government departments; and
- (c) may require the developer to hold a public information meeting and provide a summary of the meeting.

Setbacks

4.4 A Solar Energy System, Industrial Scale shall be setback:

- (a) not less than 30.5 m (100 ft) from all property lines not fronting on or adjacent to a municipal roadway; and
- (b) not less than 45.7 m (150 ft) from all property lines fronting on or adjacent to a municipal roadway; and
- (c) not less than 152.4 m (500 ft) from a dwelling unit within or adjacent to the solar farm project footprint boundary measured from the wall of the dwelling.

4.6 Any setback can be increased from the minimum setback requirements in the district depending upon the number of panels in a group, the prominence of the location, in order to reduce the impact to a residence, building, public roadway or highway, or adjacent land use.

Conditions of Approval

4.8 The Council may impose as a condition any reasonable measures to ensure suitability, compatibility and to mitigate potential impacts.

4.9 The Council may impose as a condition that the operator and/or landowner of an industrial scale solar energy installation use submit a copy of an approved conservation and reclamation plan to the municipality and the municipality shall impose as a condition upon review of the plan:

- (a) that a pre-disturbance site assessment be filed with municipality prior to the commencement of construction of the project;
- (b) that any interim monitoring site assessments as required by the approved conservation and reclamation plan be submitted to the municipality throughout the life span of the development; and
- (c) that the approved conservation and reclamation plan is the sole responsibility of the operator and/or landowner to ensure that the lands used for the industrial activities associated with renewable energy activities are conserved and reclaimed in an environmentally sound and timely manner;

and may require

- (d) that a reclamation security be posted and held for the life span of the development in a form and amount to be determined appropriate by Council to ensure that the lands used for the industrial activities associated with renewable energy activities are conserved and reclaimed in an environmentally sound and timely manner. Consideration may be given to foregoing the reclamation security if the proponent provides information, acceptable to Council, regarding the reclamation obligations of the developer in existing contractual obligations (i.e. lease agreements with landowners).

4.10 The Council may impose as a condition that the operator and/or landowner of an industrial scale solar energy installation submit a copy of a vegetation and weed management plan provided to the satisfaction of the municipality, to be reviewed and approved by the Agricultural Fieldman and the municipality shall impose as a conditions upon review of the plan:

- (a) The operator and/or landowner shall be responsible for controlling invasive plants and vegetation in accordance with the Alberta Weed Control Act and municipal bylaw No. 1870.
- (b) The minimum clearance of solar collectors from grade shall be adequate to facilitate and maintain growth of perennial vegetation to prevent soil erosion.
- (c) The operator and/or landowner shall be responsible for preventing soil loss or deterioration from taking place in accordance with the Alberta Soil Conservation Act. Soil erosion must be managed, and a soils management plan must be provided to the satisfaction of the municipality with details on proposed control of erosion caused by both wind and water.
- (d) Surface drainage and erosion control must also adequately address and account for impacts associated with the impervious nature of the collectors.
- (e) Screening and/or increased setbacks should be considered in the site design to minimize visual impacts of the proposed development.
- (f) Spacing between solar collectors must provide adequate access for firefighting of both vegetation and electrical fires.

- (g) A security deposit shall be posted during the construction period in a form and amount, no less than \$50,000 per quarter section of development to a maximum amount to be determined appropriate by Council based on specific site conditions to ensure that soil erosion management and weed control is adequately provided in accordance with the municipally approved vegetation and weed management plan and soils management plan.
 - (i) Upon notification by the developer, operator, and/or landowner to the municipality that the completion of construction has occurred and a request for return of the financial deposit has been made, the municipality will conduct a site inspection of the lands to verify the establishment of a suitable ground cover that will prevent further erosion of the lands subject to the development
 - (ii) The funds will be released with no interest paid upon confirmation that the soil erosion management and weed conditions have been completed to the satisfaction of the municipality and there are no unresolved soil or erosion issues, mitigation orders, remedial measure orders, notices or violations that are outstanding or unresolved.

SECTION 5 OTHER PERMITTED AND DISCRETIONARY USE STANDARDS

5.1 The following definitions apply to this Direct Control Land Use District:

AGRICULTURAL BUILDING means a structure associated with and generally essential to an agricultural operation. Such structures or facilities may include, but are not limited to the following: machine sheds, storage sheds, granaries, grain bins, silos, animal housing and/or feeding facilities, corrals, pens, and other ancillary farm structures.

AGRICULTURAL OPERATION means an agricultural activity conducted on agricultural land for gain or reward or in the hope or expectation of gain or reward and includes:

- (a) the cultivation of land;
- (b) the raising of livestock, including domestic cervids (i.e. deer and elk) within the meaning of the *Livestock Industry Diversification Act* and poultry;
- (c) the production of agricultural field crops;
- (e) the production of fruit, vegetables, sod, trees, shrubs and other specialty horticultural crops;
- (f) the production of honey;
- (h) the operation of agricultural machinery and equipment, including irrigation pumps;
- (i) the application of fertilizers, insecticides, pesticides, fungicides and herbicides, including application by ground and aerial spraying, for agricultural purposes;
- (j) the collection, transportation, storage, application, use, transfer and disposal of manure, composting materials and compost;

EDUCATIONAL AND INTERPRETIVE USE means offering interpretations, explanations, or guidance, as through lectures or brochures.

LAYDOWN AREA means is an area on a construction site where tools, materials, equipment, and vehicles are stored temporarily when they are not in use. This may include construction administration buildings, garbage containers, shipping containers, fencing and lighting.

OFFICE means an enclosed building or set of buildings to house the administrative activities of an industrial solar energy development. This does not generally include manufacturing or sales.

DUGOUT means an excavation specifically sited and constructed for the purpose of catching and storing water. Depending on the circumstances, the dugout may be intended for either seasonal use or permanent use. **IRRIGATION RESERVOIRS** are a separate use.

Agricultural related uses

- 5.2 Development permit applications for agricultural activities, buildings and structures shall be accompanied by the following information:
- (a) a detailed site plan indicating the proposed agricultural related development including all setbacks from property lines and the proximity to structures or uses on the site and adjacent parcels of land; and to structures and uses on the site from residential dwellings within 300 m (985 ft.) of the property line of the proposed development;
 - (b) if water is necessary for the development, information regarding the location of any existing or proposed on-site water well and a copy of the licence to divert water for the intended purpose;
 - (c) detailed information about the proposed use, number of structures or buildings, height and site coverage of the development;
 - (d) preliminary grading/drainage plan;

- (f) detailed information regarding traffic management plan including proposed haul route, estimated employee vehicle trips (types and duration), and parking / staging areas, and any potential impacts to public roads.

5.3 Agricultural fences constructed of rails, stakes, strung wire, or similar material with more than 85 percent of their surface area open for free passage of light and air may be located along the property boundaries of any agricultural parcel.

Accessory uses to Industrial Solar Energy System

5.4 Development permit applications for accessories activities, buildings and structures shall be accompanied by the following information:

- (a) a detailed site plan indicating the proposed development including all setbacks from property lines and the proximity to structures or uses on the site and adjacent parcels of land; and to structures and uses on the site from residential dwellings within 300 m (985 ft.) of the property line of the proposed development;
- (b) if water is necessary for the development, information regarding the location of any existing or proposed on-site water well and a copy of the licence to divert water for the intended purpose
- (c) detailed information about the proposed use, number of structures or buildings, height and site coverage of the development;
- (d) preliminary grading/drainage plan;
- (f) detailed information regarding traffic management plan including proposed haul route, estimated employee vehicle trips (types and duration), and parking / staging areas, and any potential impacts to public roads.

5.5 Industrial fences constructed of chain link, page wire, and / or similar material shall be located at the required setback distance of 22.86 m (75 feet) from the property boundary. Consideration of a reduction in setback would be required to be accompanied by information including but limited to fence maintenance and snow drifting potential.

SECTION 6 STANDARDS OF DEVELOPMENT – See Schedule 4.

SECTION 7 SIGN REGULATIONS – See Schedule 9.

SE5 12-25-4

Aerial Photo Date: 2021

LAND USE DISTRICT REDESIGNATION SCHEDULE 'A'



FROM: RURAL GENERAL – RG
TO: DIRECT CONTROL - DC

SE 1/4 SEC 5, TWP 12, RGE 25, W 4 M
MUNICIPALITY: MD OF WILLOW CREEK NO. 26
DATE: NOVEMBER 23, 2023

Bylaw #: 1961
Date: February 28/2024



OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 100 200 300 400 Metres



MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
TEL. 403-329-1344

"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

**MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26
IN THE PROVINCE OF ALBERTA**

BYLAW NO. 1962

BEING a bylaw of the Municipal District of Willow Creek No. 26 in the Province of Alberta, to amend Bylaw No. 1826 being the Land Use Bylaw;

WHEREAS the Council is in receipt of an application for a Land Use Bylaw Amendment to redesignate lands within the municipality legally described as:

THE SOUTHWEST SECTION 5, TOWNSHIP 12, RANGE 25, WEST OF THE 4TH MERIDIAN

WHEREAS the purpose of proposed Bylaw No. 1962 is to redesignate approximately 160 acres (67.7 ha) the above-noted lands from "Rural General" to "Direct Control - DC" to accommodate the development of an industrial solar energy project as approved by the Alberta Utilities Commission (AUC Decision 27345-D01-2022) and as shown on the map in Schedule 'A' attached hereto;

AND WHEREAS THE PURPOSE of proposed Bylaw No. 1962 is to establish the uses and rules for the Direct Control District pertaining to the land and said uses and rules are as described in Schedule 'B' attached hereto;

AND WHEREAS the municipality must prepare an amending bylaw and provide for its consideration at a public hearing.

NOW THEREFORE, under the authority and subject to the provisions of the Municipal Government Act, Statutes of Alberta, Chapter M-26, 2000, as amended, the Council of the Municipal District of Willow Creek No. 26 in the Province of Alberta duly assembled does hereby enact the following:

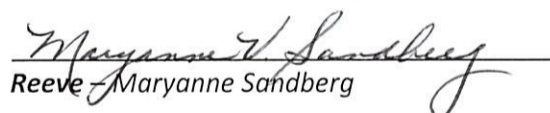
1. The lands illustrated on the map in Schedule 'A' and legally described above shall be redesignated and the Land Use District Map in Schedule 18 shall be amended to reflect this redesignation.
2. The uses and rules for the Direct Control District shall be as described in Schedule 'B' attached hereto and be applied to the lands described above and identified on the map in Schedule 'A';
3. Bylaw No. 1826 is hereby amended and consolidated.
4. This bylaw shall come into effect upon third and final reading hereof.

READ a **first** time this 31 day of January, 2024.


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Chief Administrative Officer – Derrick Krizsan

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SCHEDULE 'B'

INTENT

The intent of Bylaw 1962 is to establish a site-specific direct control district that provides for the development and operation of an industrial-scale solar energy project from a decision of the Alberta Utilities Commission (AUC Decision 27345-D01-2022) on lands legally described as the SW 5-12-25 W4M. In addition, it is proposed that the land may also be utilized for agricultural purposes, including cropping and grazing, to manage the land in a productive manner.

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- (b) a detailed site plan including all setbacks from property lines and the proximity to structures or uses on the site and adjacent parcels of land; and to structures and uses on the site from residential dwellings within 300 m (985 ft.) of the property line of the proposed development;
- (c) detailed information about the system type, number of structures, height of structures, and the energy process and rated output;
- (d) any information regarding general public safety and security measures;
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- (g) the location of overhead utilities on or abutting the subject parcel and identification of any sensitive, environmental, or topographical features which may be present on the parcel;
- (h) post-construction decommissioning and reclamation plan as required by the Conservation and Reclamation Directive for Renewable Energy Operations (Alberta Environment (2018/09/14));
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- (b) refer the application to all relevant agencies and government departments; and
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Setbacks

4.4 A Solar Energy System, Industrial Scale shall be setback:

- (a) not less than 30.5 m (100 ft) from all property lines not fronting on or adjacent to a municipal roadway; and
- (b) not less than 45.7 m (150 ft) from all property lines fronting on or adjacent to a municipal roadway; and
- (c) not less than 152.4 m (500 ft) from a dwelling unit within or adjacent to the solar farm project footprint boundary measured from the wall of the dwelling.

4.6 Any setback can be increased from the minimum setback requirements in the district depending upon the number of panels in a group, the prominence of the location, in order to reduce the impact to a residence, building, public roadway or highway, or adjacent land use.

Conditions of Approval

4.8 The Council may impose as a condition any reasonable measures to ensure suitability, compatibility and to mitigate potential impacts.

4.9 The Council may impose as a condition that the operator and/or landowner of an industrial scale solar energy installation use submit a copy of an approved conservation and reclamation plan to the municipality and the municipality shall impose as a condition upon review of the plan:

- (a) that a pre-disturbance site assessment be filed with municipality prior to the commencement of construction of the project;
- (b) that any interim monitoring site assessments as required by the approved conservation and reclamation plan be submitted to the municipality throughout the life span of the development; and
- (c) that the approved conservation and reclamation plan is the sole responsibility of the operator and/or landowner to ensure that the lands used for the industrial activities associated with renewable energy activities are conserved and reclaimed in an environmentally sound and timely manner;

and may require

- (d) that a reclamation security be posted and held for the life span of the development in a form and amount to be determined appropriate by Council to ensure that the lands used for the industrial activities associated with renewable energy activities are conserved and reclaimed in an environmentally sound and timely manner. Consideration may be given to foregoing the reclamation security if the proponent provides information, acceptable to Council, regarding the reclamation obligations of the developer in existing contractual obligations (i.e. lease agreements with landowners).

4.10 The Council may impose as a condition that the operator and/or landowner of an industrial scale solar energy installation submit a copy of a vegetation and weed management plan provided to the satisfaction of the municipality, to be reviewed and approved by the Agricultural Fieldman and the municipality shall impose as a conditions upon review of the plan:

- (a) The operator and/or landowner shall be responsible for controlling invasive plants and vegetation in accordance with the Alberta Weed Control Act and municipal bylaw No. 1870.
- (b) The minimum clearance of solar collectors from grade shall be adequate to facilitate and maintain growth of perennial vegetation to prevent soil erosion.
- (c) The operator and/or landowner shall be responsible for preventing soil loss or deterioration from taking place in accordance with the Alberta Soil Conservation Act. Soil erosion must be managed, and a soils management plan must be provided to the satisfaction of the municipality with details on proposed control of erosion caused by both wind and water.
- (d) Surface drainage and erosion control must also adequately address and account for impacts associated with the impervious nature of the collectors.
- (e) Screening and/or increased setbacks should be considered in the site design to minimize visual impacts of the proposed development.
- (f) Spacing between solar collectors must provide adequate access for firefighting of both vegetation and electrical fires.

- (g) A security deposit shall be posted during the construction period in a form and amount, no less than \$50,000 per quarter section of development to a maximum amount to be determined appropriate by Council based on specific site conditions to ensure that soil erosion management and weed control is adequately provided in accordance with the municipally approved vegetation and weed management plan and soils management plan.
 - (i) Upon notification by the developer, operator, and/or landowner to the municipality that the completion of construction has occurred and a request for return of the financial deposit has been made, the municipality will conduct a site inspection of the lands to verify the establishment of a suitable ground cover that will prevent further erosion of the lands subject to the development
 - (ii) The funds will be released with no interest paid upon confirmation that the soil erosion management and weed conditions have been completed to the satisfaction of the municipality and there are no unresolved soil or erosion issues, mitigation orders, remedial measure orders, notices or violations that are outstanding or unresolved.

SECTION 5 OTHER PERMITTED AND DISCRETIONARY USE STANDARDS

5.1 The following definitions apply to this Direct Control Land Use District:

AGRICULTURAL BUILDING means a structure associated with and generally essential to an agricultural operation. Such structures or facilities may include, but are not limited to the following: machine sheds, storage sheds, granaries, grain bins, silos, animal housing and/or feeding facilities, corrals, pens, and other ancillary farm structures.

AGRICULTURAL OPERATION means an agricultural activity conducted on agricultural land for gain or reward or in the hope or expectation of gain or reward and includes:

- (a) the cultivation of land;
- (b) the raising of livestock, including domestic cervids (i.e. deer and elk) within the meaning of the *Livestock Industry Diversification Act* and poultry;
- (c) the production of agricultural field crops;
- (e) the production of fruit, vegetables, sod, trees, shrubs and other specialty horticultural crops;
- (f) the production of honey;
- (h) the operation of agricultural machinery and equipment, including irrigation pumps;
- (i) the application of fertilizers, insecticides, pesticides, fungicides and herbicides, including application by ground and aerial spraying, for agricultural purposes;
- (j) the collection, transportation, storage, application, use, transfer and disposal of manure, composting materials and compost;

EDUCATIONAL AND INTERPRETIVE USE means offering interpretations, explanations, or guidance, as through lectures or brochures.

LAYDOWN AREA means is an area on a construction site where tools, materials, equipment, and vehicles are stored temporarily when they are not in use. This may include construction administration buildings, garbage containers, shipping containers, fencing and lighting.

OFFICE means an enclosed building or set of buildings to house the administrative activities of an industrial solar energy development. This does not generally include manufacturing or sales.

DUGOUT means an excavation specifically sited and constructed for the purpose of catching and storing water. Depending on the circumstances, the dugout may be intended for either seasonal use or permanent use. **IRRIGATION RESERVOIRS** are a separate use.

Agricultural related uses

- 5.2 Development permit applications for agricultural activities, buildings and structures shall be accompanied by the following information:
- (a) a detailed site plan indicating the proposed agricultural related development including all setbacks from property lines and the proximity to structures or uses on the site and adjacent parcels of land; and to structures and uses on the site from residential dwellings within 300 m (985 ft.) of the property line of the proposed development;
 - (b) if water is necessary for the development, information regarding the location of any existing or proposed on-site water well and a copy of the licence to divert water for the intended purpose;
 - (c) detailed information about the proposed use, number of structures or buildings, height and site coverage of the development;
 - (d) preliminary grading/drainage plan;

- (f) detailed information regarding traffic management plan including proposed haul route, estimated employee vehicle trips (types and duration), and parking / staging areas, and any potential impacts to public roads.
- 5.3 Agricultural fences constructed of rails, stakes, strung wire, or similar material with more than 85 percent of their surface area open for free passage of light and air may be located along the property boundaries of any agricultural parcel.

Accessory uses to Industrial Solar Energy System

- 5.4 Development permit applications for accessories activities, buildings and structures shall be accompanied by the following information:
- (a) a detailed site plan indicating the proposed development including all setbacks from property lines and the proximity to structures or uses on the site and adjacent parcels of land; and to structures and uses on the site from residential dwellings within 300 m (985 ft.) of the property line of the proposed development;
 - (b) if water is necessary for the development, information regarding the location of any existing or proposed on-site water well and a copy of the licence to divert water for the intended purpose
 - (c) detailed information about the proposed use, number of structures or buildings, height and site coverage of the development;
 - (d) preliminary grading/drainage plan;
 - (f) detailed information regarding traffic management plan including proposed haul route, estimated employee vehicle trips (types and duration), and parking / staging areas, and any potential impacts to public roads.
- 5.5 Industrial fences constructed of chain link, page wire, and / or similar material shall be located at the required setback distance of 22.86 m (75 feet) from the property boundary. Consideration of a reduction in setback would be required to be accompanied by information including but limited to fence maintenance and snow drifting potential.

SECTION 6 STANDARDS OF DEVELOPMENT – See Schedule 4.

SECTION 7 SIGN REGULATIONS – See Schedule 9.

SW5 12-25-4

Aerial Photo Date: 2021

LAND USE DISTRICT REDESIGNATION SCHEDULE 'A'



FROM: RURAL GENERAL – RG
TO: DIRECT CONTROL - DC

SW 1/4 SEC 5, TWP 12, RGE 25, W 4 M
MUNICIPALITY: MD OF WILLOW CREEK NO. 26
DATE: NOVEMBER 23, 2023

Bylaw #: 1962
Date: February 28/2024



MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
TEL. 403-329-1344

"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

**MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26
IN THE PROVINCE OF ALBERTA**

BYLAW NO. 1963

BEING a bylaw of the Municipal District of Willow Creek No. 26 in the Province of Alberta, to amend Bylaw No. 1826 being the Land Use Bylaw;

WHEREAS the Council is in receipt of an application for a Land Use Bylaw Amendment to redesignate lands within the municipality legally described as:

THE NORTHEAST SECTION 6, TOWNSHIP 12, RANGE 25, WEST OF THE 4TH MERIDIAN

WHEREAS the purpose of proposed Bylaw No. 1963 is to redesignate approximately 160 acres (67.7 ha) the above-noted lands from "Rural General" to "Direct Control - DC" to accommodate the development of an industrial solar energy project as approved by the Alberta Utilities Commission (AUC Decision 27345-D01-2022) and as shown on the map in Schedule 'A' attached hereto;

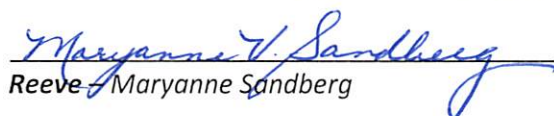
AND WHEREAS THE PURPOSE of proposed Bylaw No. 1963 is to establish the uses and rules for the Direct Control District pertaining to the land and said uses and rules are as described in Schedule 'B' attached hereto;

AND WHEREAS the municipality must prepare an amending bylaw and provide for its consideration at a public hearing.

NOW THEREFORE, under the authority and subject to the provisions of the Municipal Government Act, Statutes of Alberta, Chapter M-26, 2000, as amended, the Council of the Municipal District of Willow Creek No. 26 in the Province of Alberta duly assembled does hereby enact the following:

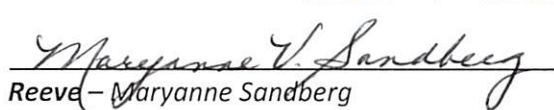
1. The lands illustrated on the map in Schedule 'A' and legally described above shall be redesignated and the Land Use District Map in Schedule 18 shall be amended to reflect this redesignation.
2. The uses and rules for the Direct Control District shall be as described in Schedule 'B' attached hereto and be applied to the lands described above and identified on the map in Schedule 'A';
3. Bylaw No. 1826 is hereby amended and consolidated.
4. This bylaw shall come into effect upon third and final reading hereof.

READ a **first** time this 31 day of January, 2024.


Reeve - Maryanne Sandberg


Chief Administrative Officer - Derrick Krizsan

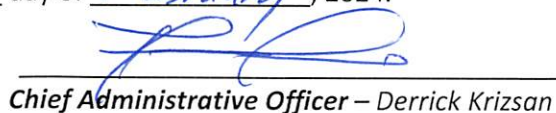
READ a **second** time this 28 day of February, 2024.


Reeve - Maryanne Sandberg


Chief Administrative Officer - Derrick Krizsan

READ a **third** time and finally PASSED this 28 day of February, 2024.


Reeve - Maryanne Sandberg


Chief Administrative Officer - Derrick Krizsan

SCHEDULE 'B'

INTENT

The intent of Bylaw 1963 is to establish a site-specific direct control district that provides for the development and operation of an industrial-scale solar energy project from a decision of the Alberta Utilities Commission (AUC Decision 27345-D01-2022) on lands legally described as the NE 6-12-25 W4M. In addition, it is proposed that the land may also be utilized for agricultural purposes, including cropping and grazing, to manage the land in a productive manner.

SECTION 1 LAND USES

1.1 Permitted

- Administration office
- Agricultural fencing and gates
- Industrial fencing and gates
- Operation, and maintenance facilities
- Solar energy system, industrial (including panels, racking, foundations, combiner boxes, cables/cable management systems, inverter/transformer stations, and other ancillary equipment directly associated with the use)
- Sign
- Storage facilities and laydown area
- Substation infrastructure (including e-house, steel structures, foundations, transformers, breakers, switches, switchgear, bus/bus connectors, insulators, insulating gravel, cables/cable management systems, and other electrical equipment directly associated with the use)
- Transmission infrastructure (including foundations, tower structures, conductor, insulator, connectors, and other electrical equipment directly associated with the use)

1.2 Discretionary

- Accessory use
- Accessory building
- Accessory structure
- Agricultural operation including grazing or cultivation
- Agricultural building or structure
- Construction office
- Composting and processing facility
- Digital weather station
- Dugout
- Grain and forage storage
- Laydown and staging area
- Livestock handling systems
- Educational and interpretive use
- Washroom facility
- Water well

SECTION 2 MINIMUM LOT SIZE

- 2.1 The lot size for development is at the discretion of Council and shall be consistent with Approval 27966-D02-2023 issued by the Alberta Utilities Commission.
- 2.2 Subdivision is prohibited.

SECTION 3 APPROVAL PROCEDURE

- 3.1 In respect of this Direct Control district, Council shall be the decision-making authority and may decide on a development permit application for all listed permitted and discretionary uses.
- 3.2 Before Council considers an application for a use or development in the Industrial Renewable Direct Control District, it may:
 - (a) cause a written notice to be issued by the Development Officer to landowners of adjacent titles in accordance with Administrative Section 9: Notification; or
 - (b) post a copy of the application on the official municipal website, and
 - (b) hear any persons that claim to be affected by the decision on the application.
- 3.3 Council may then approve the application with or without conditions or refuse the application.

- 3.4 When applicable, Council should seek comments from other agencies such as the planning advisor, regional health authority or any applicable provincial government department.

4.0 STANDARDS OF DEVELOPMENT FOR SOLAR ENERGY SYSTEMS, INDUSTRIAL

- 4.1 The following definitions apply to this Direct Control Land Use District:

Cumulative Effects means, for the purpose of this Schedule, the combined effects of past, present, and reasonably foreseeable land-use activities, over time, on the environment.

Operator means, for the purposes of this Schedule, the holder of a license, approval or permit issued by the Alberta Energy Regulator or the Alberta Utilities Commission for the purposes related to the carrying on of an activity on or in respect of a specified land.

Parcel Boundary, External means the property boundary for lands which are outside the footprint of the industrial solar energy system and adjacent to the project footprint, where adjacent refers to lands contiguous in nature and not separated by a municipal road allowance.

Parcel Boundary, Internal means the property boundary for lands which are within the footprint of the industrial solar energy project.

Project Footprint means all the lands which are as part of an approved application as well as any residual lands within a titled parcel, whether or not the lands are leased by an operator.

Solar Energy System, Industrial Scale means a system using solar technology to collect energy from the sun and convert it to energy that is directed into the provincial electrical grid transmission or distribution system for off-site consumption or commercial sale, or a solar energy system that does not meet the definition a solar energy system, individual.

- 4.2 Development permit applications for industrial scale solar energy installations shall be accompanied by the following information:

- (a) a site suitability analysis including but not limited to, topography; soils characteristics; storm water collection; accessibility to a road; availability of water supply, sewage disposal system and solid waste disposal if applicable; compatibility with surrounding land uses; potential impacts to agricultural land and operations; potential visual impacts, and consistency with the policies of the Land Use Bylaw and Municipal Development Plan;
- (b) a detailed site plan including all setbacks from property lines and the proximity to structures or uses on the site and adjacent parcels of land; and to structures and uses on the site from residential dwellings within 300 m (985 ft.) of the property line of the proposed development;
- (c) detailed information about the system type, number of structures, height of structures, and the energy process and rated output;
- (d) any information regarding general public safety and security measures;
- (e) preliminary grading/drainage plan;
- (f) detailed information regarding construction traffic management plan including proposed material haul route, estimated employee vehicle trips (types and duration), and parking / staging areas, and any potential impacts to public roads;
- (g) the location of overhead utilities on or abutting the subject parcel and identification of any sensitive, environmental, or topographical features which may be present on the parcel;
- (h) post-construction decommissioning and reclamation plan as required by the Conservation and Reclamation Directive for Renewable Energy Operations (Alberta Environment (2018/09/14));
- (a) a vegetation and weed management plan that addresses both the construction period and the projected lifespan of the development;
- (j) a soils erosion management plan with the plan to address:
 - (it) on any proposal to strip and stockpile topsoil during the construction/erection period and the rationale or need for doing so, and
 - (ii) the details on proposed soil management practices and erosion control due to both wind and water; for the period of both construction and post-construction;
- (k) if required by Council, an Environmental Assessment Review prepared by a qualified professional or other studies and reports to demonstrate site suitability and impact mitigation;
- (l) if required by Council, a Fire and Emergency Response plan prepared by a qualified professional and approved by the MD of Willow Creek Emergency Services; and

(m) if required by the Council, a Landowner and Neighbour Emergency Response Plan prepared by a qualified professional which addresses safety, education, and response plans of directly affected landowners.

4.3 Upon receipt of a development permit application, Council shall review the application for completeness and, prior to making a decision on the application:

- (a) may notify landowners and residents, by mail, within 3.2 km (2 miles) of the proposed development;
- (b) refer the application to all relevant agencies and government departments; and
- (c) may require the developer to hold a public information meeting and provide a summary of the meeting.

Setbacks

4.4 A Solar Energy System, Industrial Scale shall be setback:

- (a) not less than 30.5 m (100 ft) from all property lines not fronting on or adjacent to a municipal roadway; and
- (b) not less than 45.7 m (150 ft) from all property lines fronting on or adjacent to a municipal roadway; and
- (c) not less than 152.4 m (500 ft) from a dwelling unit within or adjacent to the solar farm project footprint boundary measured from the wall of the dwelling.

4.6 Any setback can be increased from the minimum setback requirements in the district depending upon the number of panels in a group, the prominence of the location, in order to reduce the impact to a residence, building, public roadway or highway, or adjacent land use.

Conditions of Approval

4.8 The Council may impose as a condition any reasonable measures to ensure suitability, compatibility and to mitigate potential impacts.

4.9 The Council may impose as a condition that the operator and/or landowner of an industrial scale solar energy installation use submit a copy of an approved conservation and reclamation plan to the municipality and the municipality shall impose as a condition upon review of the plan:

- (a) that a pre-disturbance site assessment be filed with municipality prior to the commencement of construction of the project;
- (b) that any interim monitoring site assessments as required by the approved conservation and reclamation plan be submitted to the municipality throughout the life span of the development; and
- (c) that the approved conservation and reclamation plan is the sole responsibility of the operator and/or landowner to ensure that the lands used for the industrial activities associated with renewable energy activities are conserved and reclaimed in an environmentally sound and timely manner;

and may require

- (d) that a reclamation security be posted and held for the life span of the development in a form and amount to be determined appropriate by Council to ensure that the lands used for the industrial activities associated with renewable energy activities are conserved and reclaimed in an environmentally sound and timely manner. Consideration may be given to foregoing the reclamation security if the proponent provides information, acceptable to Council, regarding the reclamation obligations of the developer in existing contractual obligations (i.e. lease agreements with landowners).

4.10 The Council may impose as a condition that the operator and/or landowner of an industrial scale solar energy installation submit a copy of a vegetation and weed management plan provided to the satisfaction of the municipality, to be reviewed and approved by the Agricultural Fieldman and the municipality shall impose as a conditions upon review of the plan:

- (a) The operator and/or landowner shall be responsible for controlling invasive plants and vegetation in accordance with the Alberta Weed Control Act and municipal bylaw No. 1870.
- (b) The minimum clearance of solar collectors from grade shall be adequate to facilitate and maintain growth of perennial vegetation to prevent soil erosion.
- (c) The operator and/or landowner shall be responsible for preventing soil loss or deterioration from taking place in accordance with the Alberta Soil Conservation Act. Soil erosion must be managed, and a soils management plan must be provided to the satisfaction of the municipality with details on proposed control of erosion caused by both wind and water.
- (d) Surface drainage and erosion control must also adequately address and account for impacts associated with the impervious nature of the collectors.
- (e) Screening and/or increased setbacks should be considered in the site design to minimize visual impacts of the proposed development.
- (f) Spacing between solar collectors must provide adequate access for firefighting of both vegetation and electrical fires.

- (g) A security deposit shall be posted during the construction period in a form and amount, no less than \$50,000 per quarter section of development to a maximum amount to be determined appropriate by Council based on specific site conditions to ensure that soil erosion management and weed control is adequately provided in accordance with the municipally approved vegetation and weed management plan and soils management plan.
 - (i) Upon notification by the developer, operator, and/or landowner to the municipality that the completion of construction has occurred and a request for return of the financial deposit has been made, the municipality will conduct a site inspection of the lands to verify the establishment of a suitable ground cover that will prevent further erosion of the lands subject to the development
 - (ii) The funds will be released with no interest paid upon confirmation that the soil erosion management and weed conditions have been completed to the satisfaction of the municipality and there are no unresolved soil or erosion issues, mitigation orders, remedial measure orders, notices or violations that are outstanding or unresolved.

SECTION 5 OTHER PERMITTED AND DISCRETIONARY USE STANDARDS

5.1 The following definitions apply to this Direct Control Land Use District:

AGRICULTURAL BUILDING means a structure associated with and generally essential to an agricultural operation. Such structures or facilities may include, but are not limited to the following: machine sheds, storage sheds, granaries, grain bins, silos, animal housing and/or feeding facilities, corrals, pens, and other ancillary farm structures.

AGRICULTURAL OPERATION means an agricultural activity conducted on agricultural land for gain or reward or in the hope or expectation of gain or reward and includes:

- (a) the cultivation of land;
- (b) the raising of livestock, including domestic cervids (i.e. deer and elk) within the meaning of the *Livestock Industry Diversification Act* and poultry;
- (c) the production of agricultural field crops;
- (e) the production of fruit, vegetables, sod, trees, shrubs and other specialty horticultural crops;
- (f) the production of honey;
- (h) the operation of agricultural machinery and equipment, including irrigation pumps;
- (i) the application of fertilizers, insecticides, pesticides, fungicides and herbicides, including application by ground and aerial spraying, for agricultural purposes;
- (j) the collection, transportation, storage, application, use, transfer and disposal of manure, composting materials and compost;

EDUCATIONAL AND INTERPRETIVE USE means offering interpretations, explanations, or guidance, as through lectures or brochures.

LAYDOWN AREA means is an area on a construction site where tools, materials, equipment, and vehicles are stored temporarily when they are not in use. This may include construction administration buildings, garbage containers, shipping containers, fencing and lighting.

OFFICE means an enclosed building or set of buildings to house the administrative activities of an industrial solar energy development. This does not generally include manufacturing or sales.

DUGOUT means an excavation specifically sited and constructed for the purpose of catching and storing water. Depending on the circumstances, the dugout may be intended for either seasonal use or permanent use. **IRRIGATION RESERVOIRS** are a separate use.

Agricultural related uses

- 5.2 Development permit applications for agricultural activities, buildings and structures shall be accompanied by the following information:
- (a) a detailed site plan indicating the proposed agricultural related development including all setbacks from property lines and the proximity to structures or uses on the site and adjacent parcels of land; and to structures and uses on the site from residential dwellings within 300 m (985 ft.) of the property line of the proposed development;
 - (b) if water is necessary for the development, information regarding the location of any existing or proposed on-site water well and a copy of the licence to divert water for the intended purpose;
 - (c) detailed information about the proposed use, number of structures or buildings, height and site coverage of the development;
 - (d) preliminary grading/drainage plan;

- (f) detailed information regarding traffic management plan including proposed haul route, estimated employee vehicle trips (types and duration), and parking / staging areas, and any potential impacts to public roads.
- 5.3 Agricultural fences constructed of rails, stakes, strung wire, or similar material with more than 85 percent of their surface area open for free passage of light and air may be located along the property boundaries of any agricultural parcel.

Accessory uses to Industrial Solar Energy System

- 5.4 Development permit applications for accessories activities, buildings and structures shall be accompanied by the following information:
- (a) a detailed site plan indicating the proposed development including all setbacks from property lines and the proximity to structures or uses on the site and adjacent parcels of land; and to structures and uses on the site from residential dwellings within 300 m (985 ft.) of the property line of the proposed development;
 - (b) if water is necessary for the development, information regarding the location of any existing or proposed on-site water well and a copy of the licence to divert water for the intended purpose
 - (c) detailed information about the proposed use, number of structures or buildings, height and site coverage of the development;
 - (d) preliminary grading/drainage plan;
 - (f) detailed information regarding traffic management plan including proposed haul route, estimated employee vehicle trips (types and duration), and parking / staging areas, and any potential impacts to public roads.
- 5.5 Industrial fences constructed of chain link, page wire, and / or similar material shall be located at the required setback distance of 22.86 m (75 feet) from the property boundary. Consideration of a reduction in setback would be required to be accompanied by information including but limited to fence maintenance and snow drifting potential.

SECTION 6 STANDARDS OF DEVELOPMENT – See Schedule 4.

SECTION 7 SIGN REGULATIONS – See Schedule 9.

NE6 12-25-4

Aerial Photo Date: 2021

LAND USE DISTRICT REDESIGNATION SCHEDULE 'A'



FROM: RURAL GENERAL – RG
TO: DIRECT CONTROL - DC

NE 1/4 SEC 6, TWP 12, RGE 25, W 4 M
MUNICIPALITY: MD OF WILLOW CREEK NO. 26
DATE: NOVEMBER 23, 2023

Bylaw #: 1963

Date: February 28, 2024



MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
TEL. 403-329-1344

"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

**MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26
IN THE PROVINCE OF ALBERTA**

BYLAW NO. 1964

BEING a bylaw of the Municipal District of Willow Creek No. 26 in the Province of Alberta, to amend Bylaw No. 1826 being the Land Use Bylaw;

WHEREAS the Council is in receipt of an application for a Land Use Bylaw Amendment to redesignate lands within the municipality legally described as:

A PORTION OF THE NORTHWEST SECTION 6, TOWNSHIP 12, RANGE 25, WEST OF THE 4TH MERIDIAN

WHEREAS the purpose of proposed Bylaw No. 1964 is to redesignate approximately 133 acres (53.8 ha) the above-noted lands from "Rural General" to "Direct Control - DC" to accommodate the development of an industrial solar energy project as approved by the Alberta Utilities Commission (AUC Decision 27345-D01-2022) and as shown on the map in Schedule 'A' attached hereto;

AND WHEREAS THE PURPOSE of proposed Bylaw No. 1964 is to establish the uses and rules for the Direct Control District pertaining to the land and said uses and rules are as described in Schedule 'B' attached hereto;

AND WHEREAS the municipality must prepare an amending bylaw and provide for its consideration at a public hearing.

NOW THEREFORE, under the authority and subject to the provisions of the Municipal Government Act, Statutes of Alberta, Chapter M-26, 2000, as amended, the Council of the Municipal District of Willow Creek No. 26 in the Province of Alberta duly assembled does hereby enact the following:


1. The lands illustrated on the map in Schedule 'A' and legally described above shall be redesignated and the Land Use District Map in Schedule 18 shall be amended to reflect this redesignation.
2. The uses and rules for the Direct Control District shall be as described in Schedule 'B' attached hereto and be applied to the lands described above and identified on the map in Schedule 'A';
3. Bylaw No. 1826 is hereby amended and consolidated.
4. This bylaw shall come into effect upon third and final reading hereof.

READ a **first** time this 31 day of January, 2024.


Reeve Maryanne Sandberg

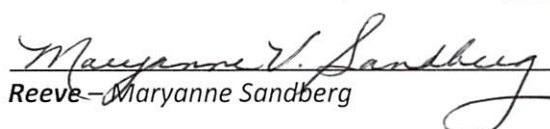

Chief Administrative Officer – Derrick Krizsan

READ a **second** time this 28 day of February, 2024.


Reeve Maryanne Sandberg


Chief Administrative Officer – Derrick Krizsan

READ a **third** time and finally PASSED this 28 day of February, 2024.


Reeve Maryanne Sandberg


Chief Administrative Officer – Derrick Krizsan

SCHEDULE 'B'

INTENT

The intent of Bylaw 1964 is to establish a site-specific direct control district that provides for the development and operation of an industrial-scale solar energy project from a decision of the Alberta Utilities Commission (AUC Decision 27345-D01-2022) on lands legally described as a portion of the NW 6-12-25 W4M. In addition, it is proposed that the land may also be utilized for agricultural purposes, including cropping and grazing, to manage the land in a productive manner.

SECTION 1 LAND USES

1.1 Permitted

- Administration office
- Agricultural fencing and gates
- Industrial fencing and gates
- Operation, and maintenance facilities
- Solar energy system, industrial (including panels, racking, foundations, combiner boxes, cables/cable management systems, inverter/transformer stations, and other ancillary equipment directly associated with the use)
- Sign
- Storage facilities and laydown area
- Substation infrastructure (including e-house, steel structures, foundations, transformers, breakers, switches, switchgear, bus/bus connectors, insulators, insulating gravel, cables/cable management systems, and other electrical equipment directly associated with the use)
- Transmission infrastructure (including foundations, tower structures, conductor, insulator, connectors, and other electrical equipment directly associated with the use)

1.2 Discretionary

- Accessory use
- Accessory building
- Accessory structure
- Agricultural operation including grazing or cultivation
- Agricultural building or structure
- Construction office
- Composting and processing facility
- Digital weather station
- Dugout
- Grain and forage storage
- Laydown and staging area
- Livestock handling systems
- Educational and interpretive use
- Washroom facility
- Water well

SECTION 2 MINIMUM LOT SIZE

- 2.1 The lot size for development is at the discretion of Council and shall be consistent with Approval 27966-D02-2023 issued by the Alberta Utilities Commission.
- 2.2 Subdivision is prohibited.

SECTION 3 APPROVAL PROCEDURE

- 3.1 In respect of this Direct Control district, Council shall be the decision-making authority and may decide on a development permit application for all listed permitted and discretionary uses.
- 3.2 Before Council considers an application for a use or development in the Industrial Renewable Direct Control District, it may:
 - (a) cause a written notice to be issued by the Development Officer to landowners of adjacent titles in accordance with Administrative Section 9: Notification; or
 - (b) post a copy of the application on the official municipal website, and
 - (b) hear any persons that claim to be affected by the decision on the application.
- 3.3 Council may then approve the application with or without conditions or refuse the application.

- 3.4 When applicable, Council should seek comments from other agencies such as the planning advisor, regional health authority or any applicable provincial government department.

4.0 STANDARDS OF DEVELOPMENT FOR SOLAR ENERGY SYSTEMS, INDUSTRIAL

- 4.1 The following definitions apply to this Direct Control Land Use District:

Cumulative Effects means, for the purpose of this Schedule, the combined effects of past, present, and reasonably foreseeable land-use activities, over time, on the environment.

Operator means, for the purposes of this Schedule, the holder of a license, approval or permit issued by the Alberta Energy Regulator or the Alberta Utilities Commission for the purposes related to the carrying on of an activity on or in respect of a specified land.

Parcel Boundary, External means the property boundary for lands which are outside the footprint of the industrial solar energy system and adjacent to the project footprint, where adjacent refers to lands contiguous in nature and not separated by a municipal road allowance.

Parcel Boundary, Internal means the property boundary for lands which are within the footprint of the industrial solar energy project.

Project Footprint means all the lands which are as part of an approved application as well as any residual lands within a titled parcel, whether or not the lands are leased by an operator.

Solar Energy System, Industrial Scale means a system using solar technology to collect energy from the sun and convert it to energy that is directed into the provincial electrical grid transmission or distribution system for off-site consumption or commercial sale, or a solar energy system that does not meet the definition a solar energy system, individual.

- 4.2 Development permit applications for industrial scale solar energy installations shall be accompanied by the following information:

- (a) a site suitability analysis including but not limited to, topography; soils characteristics; storm water collection; accessibility to a road; availability of water supply, sewage disposal system and solid waste disposal if applicable; compatibility with surrounding land uses; potential impacts to agricultural land and operations; potential visual impacts, and consistency with the policies of the Land Use Bylaw and Municipal Development Plan;
- (b) a detailed site plan including all setbacks from property lines and the proximity to structures or uses on the site and adjacent parcels of land; and to structures and uses on the site from residential dwellings within 300 m (985 ft.) of the property line of the proposed development;
- (c) detailed information about the system type, number of structures, height of structures, and the energy process and rated output;
- (d) any information regarding general public safety and security measures;
- (e) preliminary grading/drainage plan;
- (f) detailed information regarding construction traffic management plan including proposed material haul route, estimated employee vehicle trips (types and duration), and parking / staging areas, and any potential impacts to public roads;
- (g) the location of overhead utilities on or abutting the subject parcel and identification of any sensitive, environmental, or topographical features which may be present on the parcel;
- (h) post-construction decommissioning and reclamation plan as required by the Conservation and Reclamation Directive for Renewable Energy Operations (Alberta Environment (2018/09/14));
- (a) a vegetation and weed management plan that addresses both the construction period and the projected lifespan of the development;
- (j) a soils erosion management plan with the plan to address:
 - (i) on any proposal to strip and stockpile topsoil during the construction/erection period and the rationale or need for doing so, and
 - (ii) the details on proposed soil management practices and erosion control due to both wind and water; for the period of both construction and post-construction;
- (k) if required by Council, an Environmental Assessment Review prepared by a qualified professional or other studies and reports to demonstrate site suitability and impact mitigation;
- (l) if required by Council, a Fire and Emergency Response plan prepared by a qualified professional and approved by the MD of Willow Creek Emergency Services; and

- (m) if required by the Council, a Landowner and Neighbour Emergency Response Plan prepared by a qualified professional which addresses safety, education, and response plans of directly affected landowners.

4.3 Upon receipt of a development permit application, Council shall review the application for completeness and, prior to making a decision on the application:

- (a) may notify landowners and residents, by mail, within 3.2 km (2 miles) of the proposed development;
- (b) refer the application to all relevant agencies and government departments; and
- (c) may require the developer to hold a public information meeting and provide a summary of the meeting.

Setbacks

4.4 A Solar Energy System, Industrial Scale shall be setback:

- (a) not less than 30.5 m (100 ft) from all property lines not fronting on or adjacent to a municipal roadway; and
- (b) not less than 45.7 m (150 ft) from all property lines fronting on or adjacent to a municipal roadway; and
- (c) not less than 152.4 m (500 ft) from a dwelling unit within or adjacent to the solar farm project footprint boundary measured from the wall of the dwelling.

4.6 Any setback can be increased from the minimum setback requirements in the district depending upon the number of panels in a group, the prominence of the location, in order to reduce the impact to a residence, building, public roadway or highway, or adjacent land use.

Conditions of Approval

4.8 The Council may impose as a condition any reasonable measures to ensure suitability, compatibility and to mitigate potential impacts.

4.9 The Council may impose as a condition that the operator and/or landowner of an industrial scale solar energy installation use submit a copy of an approved conservation and reclamation plan to the municipality and the municipality shall impose as a condition upon review of the plan:

- (a) that a pre-disturbance site assessment be filed with municipality prior to the commencement of construction of the project;
- (b) that any interim monitoring site assessments as required by the approved conservation and reclamation plan be submitted to the municipality throughout the life span of the development; and
- (c) that the approved conservation and reclamation plan is the sole responsibility of the operator and/or landowner to ensure that the lands used for the industrial activities associated with renewable energy activities are conserved and reclaimed in an environmentally sound and timely manner;

and may require

- (d) that a reclamation security be posted and held for the life span of the development in a form and amount to be determined appropriate by Council to ensure that the lands used for the industrial activities associated with renewable energy activities are conserved and reclaimed in an environmentally sound and timely manner. Consideration may be given to foregoing the reclamation security if the proponent provides information, acceptable to Council, regarding the reclamation obligations of the developer in existing contractual obligations (i.e. lease agreements with landowners).

4.10 The Council may impose as a condition that the operator and/or landowner of an industrial scale solar energy installation submit a copy of a vegetation and weed management plan provided to the satisfaction of the municipality, to be reviewed and approved by the Agricultural Fieldman and the municipality shall impose as a conditions upon review of the plan:

- (a) The operator and/or landowner shall be responsible for controlling invasive plants and vegetation in accordance with the Alberta Weed Control Act and municipal bylaw No. 1870.
- (b) The minimum clearance of solar collectors from grade shall be adequate to facilitate and maintain growth of perennial vegetation to prevent soil erosion.
- (c) The operator and/or landowner shall be responsible for preventing soil loss or deterioration from taking place in accordance with the Alberta Soil Conservation Act. Soil erosion must be managed, and a soils management plan must be provided to the satisfaction of the municipality with details on proposed control of erosion caused by both wind and water.
- (d) Surface drainage and erosion control must also adequately address and account for impacts associated with the impervious nature of the collectors.
- (e) Screening and/or increased setbacks should be considered in the site design to minimize visual impacts of the proposed development.
- (f) Spacing between solar collectors must provide adequate access for firefighting of both vegetation and electrical fires.

- (g) A security deposit shall be posted during the construction period in a form and amount, no less than \$50,000 per quarter section of development to a maximum amount to be determined appropriate by Council based on specific site conditions to ensure that soil erosion management and weed control is adequately provided in accordance with the municipally approved vegetation and weed management plan and soils management plan.
 - (i) Upon notification by the developer, operator, and/or landowner to the municipality that the completion of construction has occurred and a request for return of the financial deposit has been made, the municipality will conduct a site inspection of the lands to verify the establishment of a suitable ground cover that will prevent further erosion of the lands subject to the development
 - (ii) The funds will be released with no interest paid upon confirmation that the soil erosion management and weed conditions have been completed to the satisfaction of the municipality and there are no unresolved soil or erosion issues, mitigation orders, remedial measure orders, notices or violations that are outstanding or unresolved.

SECTION 5 OTHER PERMITTED AND DISCRETIONARY USE STANDARDS

5.1 The following definitions apply to this Direct Control Land Use District:

AGRICULTURAL BUILDING means a structure associated with and generally essential to an agricultural operation. Such structures or facilities may include, but are not limited to the following: machine sheds, storage sheds, granaries, grain bins, silos, animal housing and/or feeding facilities, corrals, pens, and other ancillary farm structures.

AGRICULTURAL OPERATION means an agricultural activity conducted on agricultural land for gain or reward or in the hope or expectation of gain or reward and includes:

- (a) the cultivation of land;
- (b) the raising of livestock, including domestic cervids (i.e. deer and elk) within the meaning of the *Livestock Industry Diversification Act* and poultry;
- (c) the production of agricultural field crops;
- (e) the production of fruit, vegetables, sod, trees, shrubs and other specialty horticultural crops;
- (f) the production of honey;
- (h) the operation of agricultural machinery and equipment, including irrigation pumps;
- (i) the application of fertilizers, insecticides, pesticides, fungicides and herbicides, including application by ground and aerial spraying, for agricultural purposes;
- (j) the collection, transportation, storage, application, use, transfer and disposal of manure, composting materials and compost;

EDUCATIONAL AND INTERPRETIVE USE means offering interpretations, explanations, or guidance, as through lectures or brochures.

LAYDOWN AREA means is an area on a construction site where tools, materials, equipment, and vehicles are stored temporarily when they are not in use. This may include construction administration buildings, garbage containers, shipping containers, fencing and lighting.

OFFICE means an enclosed building or set of buildings to house the administrative activities of an industrial solar energy development. This does not generally include manufacturing or sales.

DUGOUT means an excavation specifically sited and constructed for the purpose of catching and storing water. Depending on the circumstances, the dugout may be intended for either seasonal use or permanent use. **IRRIGATION RESERVOIRS** are a separate use.

Agricultural related uses

- 5.2 Development permit applications for agricultural activities, buildings and structures shall be accompanied by the following information:
- (a) a detailed site plan indicating the proposed agricultural related development including all setbacks from property lines and the proximity to structures or uses on the site and adjacent parcels of land; and to structures and uses on the site from residential dwellings within 300 m (985 ft.) of the property line of the proposed development;
 - (b) if water is necessary for the development, information regarding the location of any existing or proposed on-site water well and a copy of the licence to divert water for the intended purpose;
 - (c) detailed information about the proposed use, number of structures or buildings, height and site coverage of the development;
 - (d) preliminary grading/drainage plan;

- (f) detailed information regarding traffic management plan including proposed haul route, estimated employee vehicle trips (types and duration), and parking / staging areas, and any potential impacts to public roads.
- 5.3 Agricultural fences constructed of rails, stakes, strung wire, or similar material with more than 85 percent of their surface area open for free passage of light and air may be located along the property boundaries of any agricultural parcel.

Accessory uses to Industrial Solar Energy System

- 5.4 Development permit applications for accessories activities, buildings and structures shall be accompanied by the following information:
- (a) a detailed site plan indicating the proposed development including all setbacks from property lines and the proximity to structures or uses on the site and adjacent parcels of land; and to structures and uses on the site from residential dwellings within 300 m (985 ft.) of the property line of the proposed development;
 - (b) if water is necessary for the development, information regarding the location of any existing or proposed on-site water well and a copy of the licence to divert water for the intended purpose
 - (c) detailed information about the proposed use, number of structures or buildings, height and site coverage of the development;
 - (d) preliminary grading/drainage plan;
 - (f) detailed information regarding traffic management plan including proposed haul route, estimated employee vehicle trips (types and duration), and parking / staging areas, and any potential impacts to public roads.
- 5.5 Industrial fences constructed of chain link, page wire, and / or similar material shall be located at the required setback distance of 22.86 m (75 feet) from the property boundary. Consideration of a reduction in setback would be required to be accompanied by information including but limited to fence maintenance and snow drifting potential.

SECTION 6 STANDARDS OF DEVELOPMENT – See Schedule 4.

SECTION 7 SIGN REGULATIONS – See Schedule 9.



Aerial Photo Date: 2021

LAND USE DISTRICT REDESIGNATION SCHEDULE 'A'



FROM: RURAL GENERAL – RG
TO: DIRECT CONTROL - DC

NW 1/4 SEC 6, TWP 12, RGE 25, W 4 M
MUNICIPALITY: MD OF WILLOW CREEK NO. 26
DATE: NOVEMBER 23, 2023

Bylaw #: 1964
Date: February 28/2024



OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 100 200 300 400



MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
TEL. 403-329-1344
"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

**MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26
IN THE PROVINCE OF ALBERTA**

BYLAW NO. 1965

BEING a bylaw of the Municipal District of Willow Creek No. 26 in the Province of Alberta, to amend Bylaw No. 1826 being the Land Use Bylaw;

WHEREAS the Council is in receipt of an application for a Land Use Bylaw Amendment to redesignate lands within the municipality legally described as:

THE SOUTHEAST SECTION 6, TOWNSHIP 12, RANGE 25, WEST OF THE 4TH MERIDIAN

WHEREAS the purpose of proposed Bylaw No. 1965 is to redesignate approximately 160 acres (64.7 ha) the above-noted lands from "Rural General" to "Direct Control - DC" to accommodate the development of an industrial solar energy project as approved by the Alberta Utilities Commission (AUC Decision 27345-D01-2022) and as shown on the map in Schedule 'A' attached hereto;

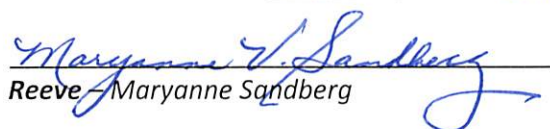
AND WHEREAS THE PURPOSE of proposed Bylaw No. 1965 is to establish the uses and rules for the Direct Control District pertaining to the land and said uses and rules are as described in Schedule 'B' attached hereto;

AND WHEREAS the municipality must prepare an amending bylaw and provide for its consideration at a public hearing.

NOW THEREFORE, under the authority and subject to the provisions of the Municipal Government Act, Statutes of Alberta, Chapter M-26, 2000, as amended, the Council of the Municipal District of Willow Creek No. 26 in the Province of Alberta duly assembled does hereby enact the following:

1. The lands illustrated on the map in Schedule 'A' and legally described above shall be redesignated and the Land Use District Map in Schedule 18 shall be amended to reflect this redesignation.
2. The uses and rules for the Direct Control District shall be as described in Schedule 'B' attached hereto and be applied to the lands described above and identified on the map in Schedule 'A';
3. Bylaw No. 1826 is hereby amended and consolidated.
4. This bylaw shall come into effect upon third and final reading hereof.

READ a **first** time this 31 day of January, 2024.


Reeve - Maryanne Sandberg

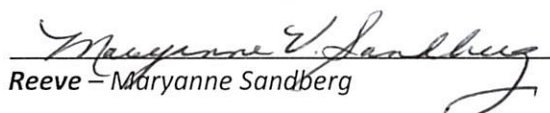

Chief Administrative Officer - Derrick Krizsan

READ a **second** time this 28 day of February, 2024.


Reeve - Maryanne Sandberg


Chief Administrative Officer - Derrick Krizsan

READ a **third** time and finally PASSED this 28 day of February, 2024.


Reeve - Maryanne Sandberg


Chief Administrative Officer - Derrick Krizsan

SCHEDULE 'B'

INTENT

The intent of Bylaw 1965 is to establish a site-specific direct control district that provides for the development and operation of an industrial-scale solar energy project from a decision of the Alberta Utilities Commission (AUC Decision 27345-D01-2022) on lands legally described as the SE 6-12-25 W4M. In addition, it is proposed that the land may also be utilized for agricultural purposes, including cropping and grazing, to manage the land in a productive manner.

SECTION 1 LAND USES

1.1 Permitted

Administration office
Agricultural fencing and gates
Industrial fencing and gates
Operation, and maintenance facilities
Solar energy system, industrial (including panels, racking, foundations, combiner boxes, cables/cable management systems, inverter/transformer stations, and other ancillary equipment directly associated with the use)
Sign
Storage facilities and laydown area
Substation infrastructure (including e-house, steel structures, foundations, transformers, breakers, switches, switchgear, bus/bus connectors, insulators, insulating gravel, cables/cable management systems, and other electrical equipment directly associated with the use)
Transmission infrastructure (including foundations, tower structures, conductor, insulator, connectors, and other electrical equipment directly associated with the use)

1.2 Discretionary

Accessory use
Accessory building
Accessory structure
Agricultural operation including grazing or cultivation
Agricultural building or structure
Construction office
Composting and processing facility
Digital weather station
Dugout
Grain and forage storage
Laydown and staging area
Livestock handling systems
Educational and interpretive use
Washroom facility
Water well

SECTION 2 MINIMUM LOT SIZE

- 2.1 The lot size for development is at the discretion of Council and shall be consistent with Approval 27966-D02-2023 issued by the Alberta Utilities Commission.
- 2.2 Subdivision is prohibited.

SECTION 3 APPROVAL PROCEDURE

- 3.1 In respect of this Direct Control district, Council shall be the decision-making authority and may decide on a development permit application for all listed permitted and discretionary uses.
- 3.2 Before Council considers an application for a use or development in the Industrial Renewable Direct Control District, it may:
 - (a) cause a written notice to be issued by the Development Officer to landowners of adjacent titles in accordance with Administrative Section 9: Notification; or
 - (b) post a copy of the application on the official municipal website, and
 - (b) hear any persons that claim to be affected by the decision on the application.
- 3.3 Council may then approve the application with or without conditions or refuse the application.

- 3.4 When applicable, Council should seek comments from other agencies such as the planning advisor, regional health authority or any applicable provincial government department.

4.0 STANDARDS OF DEVELOPMENT FOR SOLAR ENERGY SYSTEMS, INDUSTRIAL

- 4.1 The following definitions apply to this Direct Control Land Use District:

Cumulative Effects means, for the purpose of this Schedule, the combined effects of past, present, and reasonably foreseeable land-use activities, over time, on the environment.

Operator means, for the purposes of this Schedule, the holder of a license, approval or permit issued by the Alberta Energy Regulator or the Alberta Utilities Commission for the purposes related to the carrying on of an activity on or in respect of a specified land.

Parcel Boundary, External means the property boundary for lands which are outside the footprint of the industrial solar energy system and adjacent to the project footprint, where adjacent refers to lands contiguous in nature and not separated by a municipal road allowance.

Parcel Boundary, Internal means the property boundary for lands which are within the footprint of the industrial solar energy project.

Project Footprint means all the lands which are as part of an approved application as well as any residual lands within a titled parcel, whether or not the lands are leased by an operator.

Solar Energy System, Industrial Scale means a system using solar technology to collect energy from the sun and convert it to energy that is directed into the provincial electrical grid transmission or distribution system for off-site consumption or commercial sale, or a solar energy system that does not meet the definition a solar energy system, individual.

- 4.2 Development permit applications for industrial scale solar energy installations shall be accompanied by the following information:

- (a) a site suitability analysis including but not limited to, topography; soils characteristics; storm water collection; accessibility to a road; availability of water supply, sewage disposal system and solid waste disposal if applicable; compatibility with surrounding land uses; potential impacts to agricultural land and operations; potential visual impacts, and consistency with the policies of the Land Use Bylaw and Municipal Development Plan;
- (b) a detailed site plan including all setbacks from property lines and the proximity to structures or uses on the site and adjacent parcels of land; and to structures and uses on the site from residential dwellings within 300 m (985 ft.) of the property line of the proposed development;
- (c) detailed information about the system type, number of structures, height of structures, and the energy process and rated output;
- (d) any information regarding general public safety and security measures;
- (e) preliminary grading/drainage plan;
- (f) detailed information regarding construction traffic management plan including proposed material haul route, estimated employee vehicle trips (types and duration), and parking / staging areas, and any potential impacts to public roads;
- (g) the location of overhead utilities on or abutting the subject parcel and identification of any sensitive, environmental, or topographical features which may be present on the parcel;
- (h) post-construction decommissioning and reclamation plan as required by the Conservation and Reclamation Directive for Renewable Energy Operations (Alberta Environment (2018/09/14));
- (a) a vegetation and weed management plan that addresses both the construction period and the projected lifespan of the development;
- (j) a soils erosion management plan with the plan to address:
 - (it) on any proposal to strip and stockpile topsoil during the construction/erection period and the rationale or need for doing so, and
 - (ii) the details on proposed soil management practices and erosion control due to both wind and water; for the period of both construction and post-construction;
- (k) if required by Council, an Environmental Assessment Review prepared by a qualified professional or other studies and reports to demonstrate site suitability and impact mitigation;
- (l) if required by Council, a Fire and Emergency Response plan prepared by a qualified professional and approved by the MD of Willow Creek Emergency Services; and

(m) if required by the Council, a Landowner and Neighbour Emergency Response Plan prepared by a qualified professional which addresses safety, education, and response plans of directly affected landowners.

4.3 Upon receipt of a development permit application, Council shall review the application for completeness and, prior to making a decision on the application:

- (a) may notify landowners and residents, by mail, within 3.2 km (2 miles) of the proposed development;
- (b) refer the application to all relevant agencies and government departments; and
- (c) may require the developer to hold a public information meeting and provide a summary of the meeting.

Setbacks

4.4 A Solar Energy System, Industrial Scale shall be setback:

- (a) not less than 30.5 m (100 ft) from all property lines not fronting on or adjacent to a municipal roadway; and
- (b) not less than 45.7 m (150 ft) from all property lines fronting on or adjacent to a municipal roadway; and
- (c) not less than 152.4 m (500 ft) from a dwelling unit within or adjacent to the solar farm project footprint boundary measured from the wall of the dwelling.

4.6 Any setback can be increased from the minimum setback requirements in the district depending upon the number of panels in a group, the prominence of the location, in order to reduce the impact to a residence, building, public roadway or highway, or adjacent land use.

Conditions of Approval

4.8 The Council may impose as a condition any reasonable measures to ensure suitability, compatibility and to mitigate potential impacts.

4.9 The Council may impose as a condition that the operator and/or landowner of an industrial scale solar energy installation use submit a copy of an approved conservation and reclamation plan to the municipality and the municipality shall impose as a condition upon review of the plan:

- (a) that a pre-disturbance site assessment be filed with municipality prior to the commencement of construction of the project;
- (b) that any interim monitoring site assessments as required by the approved conservation and reclamation plan be submitted to the municipality throughout the life span of the development; and
- (c) that the approved conservation and reclamation plan is the sole responsibility of the operator and/or landowner to ensure that the lands used for the industrial activities associated with renewable energy activities are conserved and reclaimed in an environmentally sound and timely manner;

and may require

- (d) that a reclamation security be posted and held for the life span of the development in a form and amount to be determined appropriate by Council to ensure that the lands used for the industrial activities associated with renewable energy activities are conserved and reclaimed in an environmentally sound and timely manner. Consideration may be given to foregoing the reclamation security if the proponent provides information, acceptable to Council, regarding the reclamation obligations of the developer in existing contractual obligations (i.e. lease agreements with landowners).

4.10 The Council may impose as a condition that the operator and/or landowner of an industrial scale solar energy installation submit a copy of a vegetation and weed management plan provided to the satisfaction of the municipality, to be reviewed and approved by the Agricultural Fieldman and the municipality shall impose as a conditions upon review of the plan:

- (a) The operator and/or landowner shall be responsible for controlling invasive plants and vegetation in accordance with the Alberta Weed Control Act and municipal bylaw No. 1870.
- (b) The minimum clearance of solar collectors from grade shall be adequate to facilitate and maintain growth of perennial vegetation to prevent soil erosion.
- (c) The operator and/or landowner shall be responsible for preventing soil loss or deterioration from taking place in accordance with the Alberta Soil Conservation Act. Soil erosion must be managed, and a soils management plan must be provided to the satisfaction of the municipality with details on proposed control of erosion caused by both wind and water.
- (d) Surface drainage and erosion control must also adequately address and account for impacts associated with the impervious nature of the collectors.
- (e) Screening and/or increased setbacks should be considered in the site design to minimize visual impacts of the proposed development.
- (f) Spacing between solar collectors must provide adequate access for firefighting of both vegetation and electrical fires.

- (g) A security deposit shall be posted during the construction period in a form and amount, no less than \$50,000 per quarter section of development to a maximum amount to be determined appropriate by Council based on specific site conditions to ensure that soil erosion management and weed control is adequately provided in accordance with the municipally approved vegetation and weed management plan and soils management plan.
 - (i) Upon notification by the developer, operator, and/or landowner to the municipality that the completion of construction has occurred and a request for return of the financial deposit has been made, the municipality will conduct a site inspection of the lands to verify the establishment of a suitable ground cover that will prevent further erosion of the lands subject to the development
 - (ii) The funds will be released with no interest paid upon confirmation that the soil erosion management and weed conditions have been completed to the satisfaction of the municipality and there are no unresolved soil or erosion issues, mitigation orders, remedial measure orders, notices or violations that are outstanding or unresolved.

SECTION 5 OTHER PERMITTED AND DISCRETIONARY USE STANDARDS

5.1 The following definitions apply to this Direct Control Land Use District:

AGRICULTURAL BUILDING means a structure associated with and generally essential to an agricultural operation. Such structures or facilities may include, but are not limited to the following: machine sheds, storage sheds, granaries, grain bins, silos, animal housing and/or feeding facilities, corrals, pens, and other ancillary farm structures.

AGRICULTURAL OPERATION means an agricultural activity conducted on agricultural land for gain or reward or in the hope or expectation of gain or reward and includes:

- (a) the cultivation of land;
- (b) the raising of livestock, including domestic cervids (i.e. deer and elk) within the meaning of the *Livestock Industry Diversification Act* and poultry;
- (c) the production of agricultural field crops;
- (e) the production of fruit, vegetables, sod, trees, shrubs and other specialty horticultural crops;
- (f) the production of honey;
- (h) the operation of agricultural machinery and equipment, including irrigation pumps;
- (i) the application of fertilizers, insecticides, pesticides, fungicides and herbicides, including application by ground and aerial spraying, for agricultural purposes;
- (j) the collection, transportation, storage, application, use, transfer and disposal of manure, composting materials and compost;

EDUCATIONAL AND INTERPRETIVE USE means offering interpretations, explanations, or guidance, as through lectures or brochures.

LAYDOWN AREA means is an area on a construction site where tools, materials, equipment, and vehicles are stored temporarily when they are not in use. This may include construction administration buildings, garbage containers, shipping containers, fencing and lighting.

OFFICE means an enclosed building or set of buildings to house the administrative activities of an industrial solar energy development. This does not generally include manufacturing or sales.

DUGOUT means an excavation specifically sited and constructed for the purpose of catching and storing water. Depending on the circumstances, the dugout may be intended for either seasonal use or permanent use. **IRRIGATION RESERVOIRS** are a separate use.

Agricultural related uses

- 5.2 Development permit applications for agricultural activities, buildings and structures shall be accompanied by the following information:
- (a) a detailed site plan indicating the proposed agricultural related development including all setbacks from property lines and the proximity to structures or uses on the site and adjacent parcels of land; and to structures and uses on the site from residential dwellings within 300 m (985 ft.) of the property line of the proposed development;
 - (b) if water is necessary for the development, information regarding the location of any existing or proposed on-site water well and a copy of the licence to divert water for the intended purpose;
 - (c) detailed information about the proposed use, number of structures or buildings, height and site coverage of the development;
 - (d) preliminary grading/drainage plan;

- (f) detailed information regarding traffic management plan including proposed haul route, estimated employee vehicle trips (types and duration), and parking / staging areas, and any potential impacts to public roads.
- 5.3 Agricultural fences constructed of rails, stakes, strung wire, or similar material with more than 85 percent of their surface area open for free passage of light and air may be located along the property boundaries of any agricultural parcel.

Accessory uses to Industrial Solar Energy System

- 5.4 Development permit applications for accessories activities, buildings and structures shall be accompanied by the following information:
- (a) a detailed site plan indicating the proposed development including all setbacks from property lines and the proximity to structures or uses on the site and adjacent parcels of land; and to structures and uses on the site from residential dwellings within 300 m (985 ft.) of the property line of the proposed development;
 - (b) if water is necessary for the development, information regarding the location of any existing or proposed on-site water well and a copy of the licence to divert water for the intended purpose
 - (c) detailed information about the proposed use, number of structures or buildings, height and site coverage of the development;
 - (d) preliminary grading/drainage plan;
 - (f) detailed information regarding traffic management plan including proposed haul route, estimated employee vehicle trips (types and duration), and parking / staging areas, and any potential impacts to public roads.
- 5.5 Industrial fences constructed of chain link, page wire, and / or similar material shall be located at the required setback distance of 22.86 m (75 feet) from the property boundary. Consideration of a reduction in setback would be required to be accompanied by information including but limited to fence maintenance and snow drifting potential.

SECTION 6 STANDARDS OF DEVELOPMENT – See Schedule 4.

SECTION 7 SIGN REGULATIONS – See Schedule 9.

SE6 12-25-4

Aerial Photo Date: 2021

LAND USE DISTRICT REDESIGNATION SCHEDULE 'A'



FROM: RURAL GENERAL – RG
TO: DIRECT CONTROL - DC

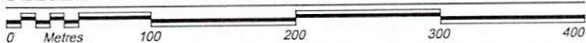
SE 1/4 SEC 6, TWP 12, RGE 25, W 4 M
MUNICIPALITY: MD OF WILLOW CREEK NO. 26
DATE: NOVEMBER 23, 2023

Bylaw #: 1965

Date: February 28/2024



OLDMAN RIVER REGIONAL SERVICES COMMISSION



MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
TEL. 403-329-1344

"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

**MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26
IN THE PROVINCE OF ALBERTA**

BYLAW NO. 1966

BEING a bylaw of the Municipal District of Willow Creek No. 26 in the Province of Alberta, to amend Bylaw No. 1826 being the Land Use Bylaw;

WHEREAS the Council is in receipt of an application for a Land Use Bylaw Amendment to redesignate lands within the municipality legally described as:

THE SOUTHWEST SECTION 6, TOWNSHIP 12, RANGE 25, WEST OF THE 4TH MERIDIAN

WHEREAS the purpose of proposed Bylaw No. 1966 is to redesignate approximately 160 acres (64.7 ha) the above-noted lands from "Rural General" to "Direct Control - DC" to accommodate the development of an industrial solar energy project as approved by the Alberta Utilities Commission (AUC Decision 27345-D01-2022) and as shown on the map in Schedule 'A' attached hereto;


AND WHEREAS THE PURPOSE of proposed Bylaw No. 1966 is to establish the uses and rules for the Direct Control District pertaining to the land and said uses and rules are as described in Schedule 'B' attached hereto;

AND WHEREAS the municipality must prepare an amending bylaw and provide for its consideration at a public hearing.

NOW THEREFORE, under the authority and subject to the provisions of the Municipal Government Act, Statutes of Alberta, Chapter M-26, 2000, as amended, the Council of the Municipal District of Willow Creek No. 26 in the Province of Alberta duly assembled does hereby enact the following:

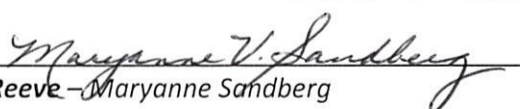
1. The lands illustrated on the map in Schedule 'A' and legally described above shall be redesignated and the Land Use District Map in Schedule 18 shall be amended to reflect this redesignation.
2. The uses and rules for the Direct Control District shall be as described in Schedule 'B' attached hereto and be applied to the lands described above and identified on the map in Schedule 'A';
3. Bylaw No. 1826 is hereby amended and consolidated.
4. This bylaw shall come into effect upon third and final reading hereof.

READ a **first** time this 31 day of January, 2024.


Reeve – Maryanne Sandberg



Chief Administrative Officer – Derrick Krizsan

READ a **second** time this 28 day of February, 2024.


Reeve – Maryanne Sandberg


Chief Administrative Officer – Derrick Krizsan

READ a **third** time and finally PASSED this 28 day of February, 2024.


Reeve – Maryanne Sandberg


Chief Administrative Officer – Derrick Krizsan

SCHEDULE 'B'

INTENT

The intent of Bylaw 1966 is to establish a site-specific direct control district that provides for the development and operation of an industrial-scale solar energy project from a decision of the Alberta Utilities Commission (AUC Decision 27345-D01-2022) on lands legally described as the SW 6-12-25 W4M. In addition, it is proposed that the land may also be utilized for agricultural purposes, including cropping and grazing, to manage the land in a productive manner.

SECTION 1 LAND USES

1.1 Permitted

Administration office
Agricultural fencing and gates
Industrial fencing and gates
Operation, and maintenance facilities
Solar energy system, industrial (including panels, racking, foundations, combiner boxes, cables/cable management systems, inverter/transformer stations, and other ancillary equipment directly associated with the use)
Sign
Storage facilities and laydown area
Substation infrastructure (including e-house, steel structures, foundations, transformers, breakers, switches, switchgear, bus/bus connectors, insulators, insulating gravel, cables/cable management systems, and other electrical equipment directly associated with the use)
Transmission infrastructure (including foundations, tower structures, conductor, insulator, connectors, and other electrical equipment directly associated with the use)

1.2 Discretionary

Accessory use
Accessory building
Accessory structure
Agricultural operation including grazing or cultivation
Agricultural building or structure
Construction office
Composting and processing facility
Digital weather station
Dugout
Grain and forage storage
Laydown and staging area
Livestock handling systems
Educational and interpretive use
Washroom facility
Water well

SECTION 2 MINIMUM LOT SIZE

- 2.1 The lot size for development is at the discretion of Council and shall be consistent with Approval 27966-D02-2023 issued by the Alberta Utilities Commission.
- 2.2 Subdivision is prohibited.

SECTION 3 APPROVAL PROCEDURE

- 3.1 In respect of this Direct Control district, Council shall be the decision-making authority and may decide on a development permit application for all listed permitted and discretionary uses.
- 3.2 Before Council considers an application for a use or development in the Industrial Renewable Direct Control District, it may:
 - (a) cause a written notice to be issued by the Development Officer to landowners of adjacent titles in accordance with Administrative Section 9: Notification; or
 - (b) post a copy of the application on the official municipal website, and
 - (b) hear any persons that claim to be affected by the decision on the application.
- 3.3 Council may then approve the application with or without conditions or refuse the application.

- 3.4 When applicable, Council should seek comments from other agencies such as the planning advisor, regional health authority or any applicable provincial government department.

4.0 STANDARDS OF DEVELOPMENT FOR SOLAR ENERGY SYSTEMS, INDUSTRIAL

- 4.1 The following definitions apply to this Direct Control Land Use District:

Cumulative Effects means, for the purpose of this Schedule, the combined effects of past, present, and reasonably foreseeable land-use activities, over time, on the environment.

Operator means, for the purposes of this Schedule, the holder of a license, approval or permit issued by the Alberta Energy Regulator or the Alberta Utilities Commission for the purposes related to the carrying on of an activity on or in respect of a specified land.

Parcel Boundary, External means the property boundary for lands which are outside the footprint of the industrial solar energy system and adjacent to the project footprint, where adjacent refers to lands contiguous in nature and not separated by a municipal road allowance.

Parcel Boundary, Internal means the property boundary for lands which are within the footprint of the industrial solar energy project.

Project Footprint means all the lands which are as part of an approved application as well as any residual lands within a titled parcel, whether or not the lands are leased by an operator.

Solar Energy System, Industrial Scale means a system using solar technology to collect energy from the sun and convert it to energy that is directed into the provincial electrical grid transmission or distribution system for off-site consumption or commercial sale, or a solar energy system that does not meet the definition a solar energy system, individual.

- 4.2 Development permit applications for industrial scale solar energy installations shall be accompanied by the following information:

- (a) a site suitability analysis including but not limited to, topography; soils characteristics; storm water collection; accessibility to a road; availability of water supply, sewage disposal system and solid waste disposal if applicable; compatibility with surrounding land uses; potential impacts to agricultural land and operations; potential visual impacts, and consistency with the policies of the Land Use Bylaw and Municipal Development Plan;
- (b) a detailed site plan including all setbacks from property lines and the proximity to structures or uses on the site and adjacent parcels of land; and to structures and uses on the site from residential dwellings within 300 m (985 ft.) of the property line of the proposed development;
- (c) detailed information about the system type, number of structures, height of structures, and the energy process and rated output;
- (d) any information regarding general public safety and security measures;
- (e) preliminary grading/drainage plan;
- (f) detailed information regarding construction traffic management plan including proposed material haul route, estimated employee vehicle trips (types and duration), and parking / staging areas, and any potential impacts to public roads;
- (g) the location of overhead utilities on or abutting the subject parcel and identification of any sensitive, environmental, or topographical features which may be present on the parcel;
- (h) post-construction decommissioning and reclamation plan as required by the Conservation and Reclamation Directive for Renewable Energy Operations (Alberta Environment (2018/09/14));
- (a) a vegetation and weed management plan that addresses both the construction period and the projected lifespan of the development;
- (j) a soils erosion management plan with the plan to address:
 - (i) on any proposal to strip and stockpile topsoil during the construction/erection period and the rationale or need for doing so, and
 - (ii) the details on proposed soil management practices and erosion control due to both wind and water; for the period of both construction and post-construction;
- (k) if required by Council, an Environmental Assessment Review prepared by a qualified professional or other studies and reports to demonstrate site suitability and impact mitigation;
- (l) if required by Council, a Fire and Emergency Response plan prepared by a qualified professional and approved by the MD of Willow Creek Emergency Services; and

- (m) if required by the Council, a Landowner and Neighbour Emergency Response Plan prepared by a qualified professional which addresses safety, education, and response plans of directly affected landowners.
- 4.3 Upon receipt of a development permit application, Council shall review the application for completeness and, prior to making a decision on the application:
- (a) may notify landowners and residents, by mail, within 3.2 km (2 miles) of the proposed development;
 - (b) refer the application to all relevant agencies and government departments; and
 - (c) may require the developer to hold a public information meeting and provide a summary of the meeting.

Setbacks

- 4.4 A Solar Energy System, Industrial Scale shall be setback:
- (a) not less than 30.5 m (100 ft) from all property lines not fronting on or adjacent to a municipal roadway; and
 - (b) not less than 45.7 m (150 ft) from all property lines fronting on or adjacent to a municipal roadway; and
 - (c) not less than 152.4 m (500 ft) from a dwelling unit within or adjacent to the solar farm project footprint boundary measured from the wall of the dwelling.
- 4.6 Any setback can be increased from the minimum setback requirements in the district depending upon the number of panels in a group, the prominence of the location, in order to reduce the impact to a residence, building, public roadway or highway, or adjacent land use.

Conditions of Approval

- 4.8 The Council may impose as a condition any reasonable measures to ensure suitability, compatibility and to mitigate potential impacts.
- 4.9 The Council may impose as a condition that the operator and/or landowner of an industrial scale solar energy installation use submit a copy of an approved conservation and reclamation plan to the municipality and the municipality shall impose as a condition upon review of the plan:
- (a) that a pre-disturbance site assessment be filed with municipality prior to the commencement of construction of the project;
 - (b) that any interim monitoring site assessments as required by the approved conservation and reclamation plan be submitted to the municipality throughout the life span of the development; and
 - (c) that the approved conservation and reclamation plan is the sole responsibility of the operator and/or landowner to ensure that the lands used for the industrial activities associated with renewable energy activities are conserved and reclaimed in an environmentally sound and timely manner;
- and may require
- (d) that a reclamation security be posted and held for the life span of the development in a form and amount to be determined appropriate by Council to ensure that the lands used for the industrial activities associated with renewable energy activities are conserved and reclaimed in an environmentally sound and timely manner. Consideration may be given to foregoing the reclamation security if the proponent provides information, acceptable to Council, regarding the reclamation obligations of the developer in existing contractual obligations (i.e. lease agreements with landowners).
- 4.10 The Council may impose as a condition that the operator and/or landowner of an industrial scale solar energy installation submit a copy of a vegetation and weed management plan provided to the satisfaction of the municipality, to be reviewed and approved by the Agricultural Fieldman and the municipality shall impose as a conditions upon review of the plan:
- (a) The operator and/or landowner shall be responsible for controlling invasive plants and vegetation in accordance with the Alberta Weed Control Act and municipal bylaw No. 1870.
 - (b) The minimum clearance of solar collectors from grade shall be adequate to facilitate and maintain growth of perennial vegetation to prevent soil erosion.
 - (c) The operator and/or landowner shall be responsible for preventing soil loss or deterioration from taking place in accordance with the Alberta Soil Conservation Act. Soil erosion must be managed, and a soils management plan must be provided to the satisfaction of the municipality with details on proposed control of erosion caused by both wind and water.
 - (d) Surface drainage and erosion control must also adequately address and account for impacts associated with the impervious nature of the collectors.
 - (e) Screening and/or increased setbacks should be considered in the site design to minimize visual impacts of the proposed development.
 - (f) Spacing between solar collectors must provide adequate access for firefighting of both vegetation and electrical fires.

- (g) A security deposit shall be posted during the construction period in a form and amount, no less than \$50,000 per quarter section of development to a maximum amount to be determined appropriate by Council based on specific site conditions to ensure that soil erosion management and weed control is adequately provided in accordance with the municipally approved vegetation and weed management plan and soils management plan.
 - (i) Upon notification by the developer, operator, and/or landowner to the municipality that the completion of construction has occurred and a request for return of the financial deposit has been made, the municipality will conduct a site inspection of the lands to verify the establishment of a suitable ground cover that will prevent further erosion of the lands subject to the development
 - (ii) The funds will be released with no interest paid upon confirmation that the soil erosion management and weed conditions have been completed to the satisfaction of the municipality and there are no unresolved soil or erosion issues, mitigation orders, remedial measure orders, notices or violations that are outstanding or unresolved.

SECTION 5 OTHER PERMITTED AND DISCRETIONARY USE STANDARDS

5.1 The following definitions apply to this Direct Control Land Use District:

AGRICULTURAL BUILDING means a structure associated with and generally essential to an agricultural operation. Such structures or facilities may include, but are not limited to the following: machine sheds, storage sheds, granaries, grain bins, silos, animal housing and/or feeding facilities, corrals, pens, and other ancillary farm structures.

AGRICULTURAL OPERATION means an agricultural activity conducted on agricultural land for gain or reward or in the hope or expectation of gain or reward and includes:

- (a) the cultivation of land;
- (b) the raising of livestock, including domestic cervids (i.e. deer and elk) within the meaning of the *Livestock Industry Diversification Act* and poultry;
- (c) the production of agricultural field crops;
- (e) the production of fruit, vegetables, sod, trees, shrubs and other specialty horticultural crops;
- (f) the production of honey;
- (h) the operation of agricultural machinery and equipment, including irrigation pumps;
- (i) the application of fertilizers, insecticides, pesticides, fungicides and herbicides, including application by ground and aerial spraying, for agricultural purposes;
- (j) the collection, transportation, storage, application, use, transfer and disposal of manure, composting materials and compost;

EDUCATIONAL AND INTERPRETIVE USE means offering interpretations, explanations, or guidance, as through lectures or brochures.

LAYDOWN AREA means is an area on a construction site where tools, materials, equipment, and vehicles are stored temporarily when they are not in use. This may include construction administration buildings, garbage containers, shipping containers, fencing and lighting.

OFFICE means an enclosed building or set of buildings to house the administrative activities of an industrial solar energy development. This does not generally include manufacturing or sales.

DUGOUT means an excavation specifically sited and constructed for the purpose of catching and storing water. Depending on the circumstances, the dugout may be intended for either seasonal use or permanent use. **IRRIGATION RESERVOIRS** are a separate use.

Agricultural related uses

- 5.2 Development permit applications for agricultural activities, buildings and structures shall be accompanied by the following information:
- (a) a detailed site plan indicating the proposed agricultural related development including all setbacks from property lines and the proximity to structures or uses on the site and adjacent parcels of land; and to structures and uses on the site from residential dwellings within 300 m (985 ft.) of the property line of the proposed development;
 - (b) if water is necessary for the development, information regarding the location of any existing or proposed on-site water well and a copy of the licence to divert water for the intended purpose;
 - (c) detailed information about the proposed use, number of structures or buildings, height and site coverage of the development;
 - (d) preliminary grading/drainage plan;

- (f) detailed information regarding traffic management plan including proposed haul route, estimated employee vehicle trips (types and duration), and parking / staging areas, and any potential impacts to public roads.
- 5.3 Agricultural fences constructed of rails, stakes, strung wire, or similar material with more than 85 percent of their surface area open for free passage of light and air may be located along the property boundaries of any agricultural parcel.

Accessory uses to Industrial Solar Energy System

- 5.4 Development permit applications for accessories activities, buildings and structures shall be accompanied by the following information:
- (a) a detailed site plan indicating the proposed development including all setbacks from property lines and the proximity to structures or uses on the site and adjacent parcels of land; and to structures and uses on the site from residential dwellings within 300 m (985 ft.) of the property line of the proposed development;
 - (b) if water is necessary for the development, information regarding the location of any existing or proposed on-site water well and a copy of the licence to divert water for the intended purpose
 - (c) detailed information about the proposed use, number of structures or buildings, height and site coverage of the development;
 - (d) preliminary grading/drainage plan;
 - (f) detailed information regarding traffic management plan including proposed haul route, estimated employee vehicle trips (types and duration), and parking / staging areas, and any potential impacts to public roads.
- 5.5 Industrial fences constructed of chain link, page wire, and / or similar material shall be located at the required setback distance of 22.86 m (75 feet) from the property boundary. Consideration of a reduction in setback would be required to be accompanied by information including but limited to fence maintenance and snow drifting potential.

SECTION 6 STANDARDS OF DEVELOPMENT – See Schedule 4.

SECTION 7 SIGN REGULATIONS – See Schedule 9.

SW6 12-25-4

Aerial Photo Date: 2021

LAND USE DISTRICT REDESIGNATION SCHEDULE 'A'



FROM: RURAL GENERAL – RG
TO: DIRECT CONTROL - DC

SW 1/4 SEC 6, TWP 12, RGE 25, W 4 M
MUNICIPALITY: MD OF WILLOW CREEK NO. 26
DATE: NOVEMBER 23, 2023

Bylaw #: 1966

Date: February 28/2024



OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 100 200 300 400



MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
TEL. 403-329-1344

"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

**MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26
IN THE PROVINCE OF ALBERTA**

BYLAW NO. 1967

BEING a bylaw of the Municipal District of Willow Creek No. 26 in the Province of Alberta, to amend Bylaw No. 1826 being the Land Use Bylaw;

WHEREAS the Council is in receipt of an application for a Land Use Bylaw Amendment to redesignate lands within the municipality legally described as:

THE NORTHEAST SECTION 7, TOWNSHIP 12, RANGE 25, WEST OF THE 4TH MERIDIAN

WHEREAS the purpose of proposed Bylaw No. 1967 is to redesignate approximately 160 acres (64.7 ha) the above-noted lands from "Rural General" to "Direct Control - DC" to accommodate the development of an industrial solar energy project as approved by the Alberta Utilities Commission (AUC Decision 27345-D01-2022) and as shown on the map in Schedule 'A' attached hereto;


AND WHEREAS THE PURPOSE of proposed Bylaw No. 1967 is to establish the uses and rules for the Direct Control District pertaining to the land and said uses and rules are as described in Schedule 'B' attached hereto;

AND WHEREAS the municipality must prepare an amending bylaw and provide for its consideration at a public hearing.

NOW THEREFORE, under the authority and subject to the provisions of the Municipal Government Act, Statutes of Alberta, Chapter M-26, 2000, as amended, the Council of the Municipal District of Willow Creek No. 26 in the Province of Alberta duly assembled does hereby enact the following:

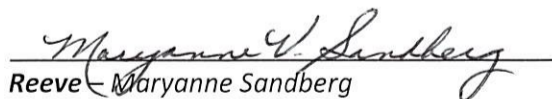
1. The lands illustrated on the map in Schedule 'A' and legally described above shall be redesignated and the Land Use District Map in Schedule 18 shall be amended to reflect this redesignation.
2. The uses and rules for the Direct Control District shall be as described in Schedule 'B' attached hereto and be applied to the lands described above and identified on the map in Schedule 'A';
3. Bylaw No. 1826 is hereby amended and consolidated.
4. This bylaw shall come into effect upon third and final reading hereof.

READ a **first** time this 31 day of January, 2024.


Reeve – Maryanne Sandberg

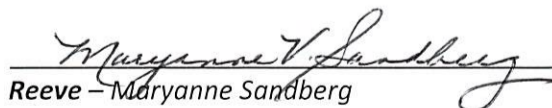

Chief Administrative Officer – Derrick Krizsan


READ a **second** time this 28 day of February, 2024.


Reeve – Maryanne Sandberg


Chief Administrative Officer – Derrick Krizsan

READ a **third** time and finally PASSED this 28 day of February, 2024.


Reeve – Maryanne Sandberg


Chief Administrative Officer – Derrick Krizsan

SCHEDULE 'B'

INTENT

The intent of Bylaw 1967 is to establish a site-specific direct control district that provides for the development and operation of an industrial-scale solar energy project from a decision of the Alberta Utilities Commission (AUC Decision 27345-D01-2022) on lands legally described as the NE 7-12-25 W4M. In addition, it is proposed that the land may also be utilized for agricultural purposes, including cropping and grazing, to manage the land in a productive manner.

SECTION 1 LAND USES

1.1 Permitted

- Administration office
- Agricultural fencing and gates
- Industrial fencing and gates
- Operation, and maintenance facilities
- Solar energy system, industrial (including panels, racking, foundations, combiner boxes, cables/cable management systems, inverter/transformer stations, and other ancillary equipment directly associated with the use)
- Sign
- Storage facilities and laydown area
- Substation infrastructure (including e-house, steel structures, foundations, transformers, breakers, switches, switchgear, bus/bus connectors, insulators, insulating gravel, cables/cable management systems, and other electrical equipment directly associated with the use)
- Transmission infrastructure (including foundations, tower structures, conductor, insulator, connectors, and other electrical equipment directly associated with the use)

1.2 Discretionary

- Accessory use
- Accessory building
- Accessory structure
- Agricultural operation including grazing or cultivation
- Agricultural building or structure
- Construction office
- Composting and processing facility
- Digital weather station
- Dugout
- Grain and forage storage
- Laydown and staging area
- Livestock handling systems
- Educational and interpretive use
- Washroom facility
- Water well

SECTION 2 MINIMUM LOT SIZE

- 2.1 The lot size for development is at the discretion of Council and shall be consistent with Approval 27966-D02-2023 issued by the Alberta Utilities Commission.
- 2.2 Subdivision is prohibited.

SECTION 3 APPROVAL PROCEDURE

- 3.1 In respect of this Direct Control district, Council shall be the decision-making authority and may decide on a development permit application for all listed permitted and discretionary uses.
- 3.2 Before Council considers an application for a use or development in the Industrial Renewable Direct Control District, it may:
 - (a) cause a written notice to be issued by the Development Officer to landowners of adjacent titles in accordance with Administrative Section 9: Notification; or
 - (b) post a copy of the application on the official municipal website, and
 - (b) hear any persons that claim to be affected by the decision on the application.
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4.0 STANDARDS OF DEVELOPMENT FOR SOLAR ENERGY SYSTEMS, INDUSTRIAL

- 4.1 The following definitions apply to this Direct Control Land Use District:

Cumulative Effects means, for the purpose of this Schedule, the combined effects of past, present, and reasonably foreseeable land-use activities, over time, on the environment.

Operator means, for the purposes of this Schedule, the holder of a license, approval or permit issued by the Alberta Energy Regulator or the Alberta Utilities Commission for the purposes related to the carrying on of an activity on or in respect of a specified land.

Parcel Boundary, External means the property boundary for lands which are outside the footprint of the industrial solar energy system and adjacent to the project footprint, where adjacent refers to lands contiguous in nature and not separated by a municipal road allowance.

Parcel Boundary, Internal means the property boundary for lands which are within the footprint of the industrial solar energy project.

Project Footprint means all the lands which are as part of an approved application as well as any residual lands within a titled parcel, whether or not the lands are leased by an operator.

Solar Energy System, Industrial Scale means a system using solar technology to collect energy from the sun and convert it to energy that is directed into the provincial electrical grid transmission or distribution system for off-site consumption or commercial sale, or a solar energy system that does not meet the definition a solar energy system, individual.

- 4.2 Development permit applications for industrial scale solar energy installations shall be accompanied by the following information:

- (a) a site suitability analysis including but not limited to, topography; soils characteristics; storm water collection; accessibility to a road; availability of water supply, sewage disposal system and solid waste disposal if applicable; compatibility with surrounding land uses; potential impacts to agricultural land and operations; potential visual impacts, and consistency with the policies of the Land Use Bylaw and Municipal Development Plan;
- (b) a detailed site plan including all setbacks from property lines and the proximity to structures or uses on the site and adjacent parcels of land; and to structures and uses on the site from residential dwellings within 300 m (985 ft.) of the property line of the proposed development;
- (c) detailed information about the system type, number of structures, height of structures, and the energy process and rated output;
- (d) any information regarding general public safety and security measures;
- (e) preliminary grading/drainage plan;
- (f) detailed information regarding construction traffic management plan including proposed material haul route, estimated employee vehicle trips (types and duration), and parking / staging areas, and any potential impacts to public roads;
- (g) the location of overhead utilities on or abutting the subject parcel and identification of any sensitive, environmental, or topographical features which may be present on the parcel;
- (h) post-construction decommissioning and reclamation plan as required by the Conservation and Reclamation Directive for Renewable Energy Operations (Alberta Environment (2018/09/14));
- (a) a vegetation and weed management plan that addresses both the construction period and the projected lifespan of the development;
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 - (i) on any proposal to strip and stockpile topsoil during the construction/erection period and the rationale or need for doing so, and
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- (k) if required by Council, an Environmental Assessment Review prepared by a qualified professional or other studies and reports to demonstrate site suitability and impact mitigation;
- (l) if required by Council, a Fire and Emergency Response plan prepared by a qualified professional and approved by the MD of Willow Creek Emergency Services; and

(m) if required by the Council, a Landowner and Neighbour Emergency Response Plan prepared by a qualified professional which addresses safety, education, and response plans of directly affected landowners.

4.3 Upon receipt of a development permit application, Council shall review the application for completeness and, prior to making a decision on the application:

- (a) may notify landowners and residents, by mail, within 3.2 km (2 miles) of the proposed development;
- (b) refer the application to all relevant agencies and government departments; and
- (c) may require the developer to hold a public information meeting and provide a summary of the meeting.

Setbacks

4.4 A Solar Energy System, Industrial Scale shall be setback:

- (a) not less than 30.5 m (100 ft) from all property lines not fronting on or adjacent to a municipal roadway; and
- (b) not less than 45.7 m (150 ft) from all property lines fronting on or adjacent to a municipal roadway; and
- (c) not less than 152.4 m (500 ft) from a dwelling unit within or adjacent to the solar farm project footprint boundary measured from the wall of the dwelling.

4.6 Any setback can be increased from the minimum setback requirements in the district depending upon the number of panels in a group, the prominence of the location, in order to reduce the impact to a residence, building, public roadway or highway, or adjacent land use.

Conditions of Approval

4.8 The Council may impose as a condition any reasonable measures to ensure suitability, compatibility and to mitigate potential impacts.

4.9 The Council may impose as a condition that the operator and/or landowner of an industrial scale solar energy installation use submit a copy of an approved conservation and reclamation plan to the municipality and the municipality shall impose as a condition upon review of the plan:

- (a) that a pre-disturbance site assessment be filed with municipality prior to the commencement of construction of the project;
- (b) that any interim monitoring site assessments as required by the approved conservation and reclamation plan be submitted to the municipality throughout the life span of the development; and
- (c) that the approved conservation and reclamation plan is the sole responsibility of the operator and/or landowner to ensure that the lands used for the industrial activities associated with renewable energy activities are conserved and reclaimed in an environmentally sound and timely manner;

and may require

- (d) that a reclamation security be posted and held for the life span of the development in a form and amount to be determined appropriate by Council to ensure that the lands used for the industrial activities associated with renewable energy activities are conserved and reclaimed in an environmentally sound and timely manner. Consideration may be given to foregoing the reclamation security if the proponent provides information, acceptable to Council, regarding the reclamation obligations of the developer in existing contractual obligations (i.e. lease agreements with landowners).

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- (f) Spacing between solar collectors must provide adequate access for firefighting of both vegetation and electrical fires.

- (g) A security deposit shall be posted during the construction period in a form and amount, no less than \$50,000 per quarter section of development to a maximum amount to be determined appropriate by Council based on specific site conditions to ensure that soil erosion management and weed control is adequately provided in accordance with the municipally approved vegetation and weed management plan and soils management plan.
 - (i) Upon notification by the developer, operator, and/or landowner to the municipality that the completion of construction has occurred and a request for return of the financial deposit has been made, the municipality will conduct a site inspection of the lands to verify the establishment of a suitable ground cover that will prevent further erosion of the lands subject to the development
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SECTION 5 OTHER PERMITTED AND DISCRETIONARY USE STANDARDS

5.1 The following definitions apply to this Direct Control Land Use District:

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- (e) the production of fruit, vegetables, sod, trees, shrubs and other specialty horticultural crops;
- (f) the production of honey;
- (h) the operation of agricultural machinery and equipment, including irrigation pumps;
- (i) the application of fertilizers, insecticides, pesticides, fungicides and herbicides, including application by ground and aerial spraying, for agricultural purposes;
- (j) the collection, transportation, storage, application, use, transfer and disposal of manure, composting materials and compost;

EDUCATIONAL AND INTERPRETIVE USE means offering interpretations, explanations, or guidance, as through lectures or brochures.

LAYDOWN AREA means is an area on a construction site where tools, materials, equipment, and vehicles are stored temporarily when they are not in use. This may include construction administration buildings, garbage containers, shipping containers, fencing and lighting.

OFFICE means an enclosed building or set of buildings to house the administrative activities of an industrial solar energy development. This does not generally include manufacturing or sales.

DUGOUT means an excavation specifically sited and constructed for the purpose of catching and storing water. Depending on the circumstances, the dugout may be intended for either seasonal use or permanent use. **IRRIGATION RESERVOIRS** are a separate use.

Agricultural related uses

- 5.2 Development permit applications for agricultural activities, buildings and structures shall be accompanied by the following information:
- (a) a detailed site plan indicating the proposed agricultural related development including all setbacks from property lines and the proximity to structures or uses on the site and adjacent parcels of land; and to structures and uses on the site from residential dwellings within 300 m (985 ft.) of the property line of the proposed development;
 - (b) if water is necessary for the development, information regarding the location of any existing or proposed on-site water well and a copy of the licence to divert water for the intended purpose;
 - (c) detailed information about the proposed use, number of structures or buildings, height and site coverage of the development;
 - (d) preliminary grading/drainage plan;

- (f) detailed information regarding traffic management plan including proposed haul route, estimated employee vehicle trips (types and duration), and parking / staging areas, and any potential impacts to public roads.
- 5.3 Agricultural fences constructed of rails, stakes, strung wire, or similar material with more than 85 percent of their surface area open for free passage of light and air may be located along the property boundaries of any agricultural parcel.

Accessory uses to Industrial Solar Energy System

- 5.4 Development permit applications for accessories activities, buildings and structures shall be accompanied by the following information:
- (a) a detailed site plan indicating the proposed development including all setbacks from property lines and the proximity to structures or uses on the site and adjacent parcels of land; and to structures and uses on the site from residential dwellings within 300 m (985 ft.) of the property line of the proposed development;
 - (b) if water is necessary for the development, information regarding the location of any existing or proposed on-site water well and a copy of the licence to divert water for the intended purpose
 - (c) detailed information about the proposed use, number of structures or buildings, height and site coverage of the development;
 - (d) preliminary grading/drainage plan;
 - (f) detailed information regarding traffic management plan including proposed haul route, estimated employee vehicle trips (types and duration), and parking / staging areas, and any potential impacts to public roads.
- 5.5 Industrial fences constructed of chain link, page wire, and / or similar material shall be located at the required setback distance of 22.86 m (75 feet) from the property boundary. Consideration of a reduction in setback would be required to be accompanied by information including but limited to fence maintenance and snow drifting potential.

SECTION 6 STANDARDS OF DEVELOPMENT – See Schedule 4.

SECTION 7 SIGN REGULATIONS – See Schedule 9.

NE7 12-25-4

Aerial Photo Date: 2021

LAND USE DISTRICT REDESIGNATION SCHEDULE 'A'



FROM: RURAL GENERAL – RG
TO: DIRECT CONTROL - DC

NE 1/4 SEC 7, TWP 12, RGE 25, W 4 M
MUNICIPALITY: MD OF WILLOW CREEK NO. 26
DATE: NOVEMBER 23, 2023

Bylaw #: 1967

Date: February 28/2024



OLDMAN RIVER REGIONAL SERVICES COMMISSION

December 14, 2023

N:\Willow-Creek-MD\Willow-Creek-MD-LUD & Land Use Redesignations\Willow Creek LUD Redesign - Solar Project - Bylaw.dwg



MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
TEL. 403-329-1344
"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

**MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26
IN THE PROVINCE OF ALBERTA**

BYLAW NO. 1968

BEING a bylaw of the Municipal District of Willow Creek No. 26 in the Province of Alberta, to amend Bylaw No. 1826 being the Land Use Bylaw;

WHEREAS the Council is in receipt of an application for a Land Use Bylaw Amendment to redesignate lands within the municipality legally described as:

THE NORTHWEST SECTION 7, TOWNSHIP 12, RANGE 25, WEST OF THE 4TH MERIDIAN

WHEREAS the purpose of proposed Bylaw No. 1968 is to redesignate approximately 160 acres (64.7 ha) the above-noted lands from "Rural General" to "Direct Control - DC" to accommodate the development of an industrial solar energy project as approved by the Alberta Utilities Commission (AUC Decision 27345-D01-2022) and as shown on the map in Schedule 'A' attached hereto;

AND WHEREAS THE PURPOSE of proposed Bylaw No. 1968 is to establish the uses and rules for the Direct Control District pertaining to the land and said uses and rules are as described in Schedule 'B' attached hereto;

AND WHEREAS the municipality must prepare an amending bylaw and provide for its consideration at a public hearing.

NOW THEREFORE, under the authority and subject to the provisions of the Municipal Government Act, Statutes of Alberta, Chapter M-26, 2000, as amended, the Council of the Municipal District of Willow Creek No. 26 in the Province of Alberta duly assembled does hereby enact the following:

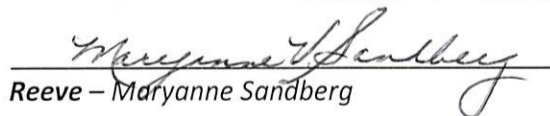
1. The lands illustrated on the map in Schedule 'A' and legally described above shall be redesignated and the Land Use District Map in Schedule 18 shall be amended to reflect this redesignation.
2. The uses and rules for the Direct Control District shall be as described in Schedule 'B' attached hereto and be applied to the lands described above and identified on the map in Schedule 'A';
3. Bylaw No. 1826 is hereby amended and consolidated.
4. This bylaw shall come into effect upon third and final reading hereof.

READ a **first** time this 31 day of January, 2024.


Reeve – Maryanne Sandberg

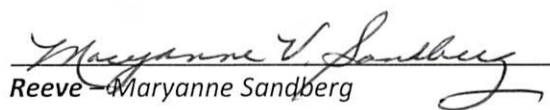

Chief Administrative Officer – Derrick Krizsan

READ a **second** time this 28 day of February, 2024.


Reeve – Maryanne Sandberg


Chief Administrative Officer – Derrick Krizsan

READ a **third** time and finally PASSED this 28 day of February, 2024.


Reeve – Maryanne Sandberg


Chief Administrative Officer – Derrick Krizsan

SCHEDULE 'B'

INTENT

The intent of Bylaw 1968 is to establish a site-specific direct control district that provides for the development and operation of an industrial-scale solar energy project from a decision of the Alberta Utilities Commission (AUC Decision 27345-D01-2022) on lands legally described as the NW 7-12-25 W4M. In addition, it is proposed that the land may also be utilized for agricultural purposes, including cropping and grazing, to manage the land in a productive manner.

SECTION 1 LAND USES

1.1 Permitted

Administration office

Agricultural fencing and gates

Industrial fencing and gates

Operation, and maintenance facilities

Solar energy system, industrial (including panels, racking, foundations, combiner boxes, cables/cable management systems, inverter/transformer stations, and other ancillary equipment directly associated with the use)

Sign

Storage facilities and laydown area

Substation infrastructure (including e-house, steel structures, foundations, transformers, breakers, switches, switchgear, bus/bus connectors, insulators, insulating gravel, cables/cable management systems, and other electrical equipment directly associated with the use)

Transmission infrastructure (including foundations, tower structures, conductor, insulator, connectors, and other electrical equipment directly associated with the use)

1.2 Discretionary

Accessory use

Accessory building

Accessory structure

Agricultural operation including grazing or cultivation

Agricultural building or structure

Construction office

Composting and processing facility

Digital weather station

Dugout

Grain and forage storage

Laydown and staging area

Livestock handling systems

Educational and interpretive use

Washroom facility

Water well

SECTION 2 MINIMUM LOT SIZE

2.1 The lot size for development is at the discretion of Council and shall be consistent with Approval 27966-D02-2023 issued by the Alberta Utilities Commission.

2.2 Subdivision is prohibited.

SECTION 3 APPROVAL PROCEDURE

3.1 In respect of this Direct Control district, Council shall be the decision-making authority and may decide on a development permit application for all listed permitted and discretionary uses.

3.2 Before Council considers an application for a use or development in the Industrial Renewable Direct Control District, it may:

(a) cause a written notice to be issued by the Development Officer to landowners of adjacent titles in accordance with Administrative Section 9: Notification; or

(b) post a copy of the application on the official municipal website, and

(b) hear any persons that claim to be affected by the decision on the application.

3.3 Council may then approve the application with or without conditions or refuse the application.

- 3.4 When applicable, Council should seek comments from other agencies such as the planning advisor, regional health authority or any applicable provincial government department.

4.0 STANDARDS OF DEVELOPMENT FOR SOLAR ENERGY SYSTEMS, INDUSTRIAL

- 4.1 The following definitions apply to this Direct Control Land Use District:

Cumulative Effects means, for the purpose of this Schedule, the combined effects of past, present, and reasonably foreseeable land-use activities, over time, on the environment.

Operator means, for the purposes of this Schedule, the holder of a license, approval or permit issued by the Alberta Energy Regulator or the Alberta Utilities Commission for the purposes related to the carrying on of an activity on or in respect of a specified land.

Parcel Boundary, External means the property boundary for lands which are outside the footprint of the industrial solar energy system and adjacent to the project footprint, where adjacent refers to lands contiguous in nature and not separated by a municipal road allowance.

Parcel Boundary, Internal means the property boundary for lands which are within the footprint of the industrial solar energy project.

Project Footprint means all the lands which are as part of an approved application as well as any residual lands within a titled parcel, whether or not the lands are leased by an operator.

Solar Energy System, Industrial Scale means a system using solar technology to collect energy from the sun and convert it to energy that is directed into the provincial electrical grid transmission or distribution system for off-site consumption or commercial sale, or a solar energy system that does not meet the definition a solar energy system, individual.

- 4.2 Development permit applications for industrial scale solar energy installations shall be accompanied by the following information:

- (a) a site suitability analysis including but not limited to, topography; soils characteristics; storm water collection; accessibility to a road; availability of water supply, sewage disposal system and solid waste disposal if applicable; compatibility with surrounding land uses; potential impacts to agricultural land and operations; potential visual impacts, and consistency with the policies of the Land Use Bylaw and Municipal Development Plan;
- (b) a detailed site plan including all setbacks from property lines and the proximity to structures or uses on the site and adjacent parcels of land; and to structures and uses on the site from residential dwellings within 300 m (985 ft.) of the property line of the proposed development;
- (c) detailed information about the system type, number of structures, height of structures, and the energy process and rated output;
- (d) any information regarding general public safety and security measures;
- (e) preliminary grading/drainage plan;
- (f) detailed information regarding construction traffic management plan including proposed material haul route, estimated employee vehicle trips (types and duration), and parking / staging areas, and any potential impacts to public roads;
- (g) the location of overhead utilities on or abutting the subject parcel and identification of any sensitive, environmental, or topographical features which may be present on the parcel;
- (h) post-construction decommissioning and reclamation plan as required by the Conservation and Reclamation Directive for Renewable Energy Operations (Alberta Environment (2018/09/14));
- (a) a vegetation and weed management plan that addresses both the construction period and the projected lifespan of the development;
- (j) a soils erosion management plan with the plan to address:
 - (i) on any proposal to strip and stockpile topsoil during the construction/erection period and the rationale or need for doing so, and
 - (ii) the details on proposed soil management practices and erosion control due to both wind and water; for the period of both construction and post-construction;
- (k) if required by Council, an Environmental Assessment Review prepared by a qualified professional or other studies and reports to demonstrate site suitability and impact mitigation;
- (l) if required by Council, a Fire and Emergency Response plan prepared by a qualified professional and approved by the MD of Willow Creek Emergency Services; and

- (m) if required by the Council, a Landowner and Neighbour Emergency Response Plan prepared by a qualified professional which addresses safety, education, and response plans of directly affected landowners.

4.3 Upon receipt of a development permit application, Council shall review the application for completeness and, prior to making a decision on the application:

- (a) may notify landowners and residents, by mail, within 3.2 km (2 miles) of the proposed development;
- (b) refer the application to all relevant agencies and government departments; and
- (c) may require the developer to hold a public information meeting and provide a summary of the meeting.

Setbacks

4.4 A Solar Energy System, Industrial Scale shall be setback:

- (a) not less than 30.5 m (100 ft) from all property lines not fronting on or adjacent to a municipal roadway; and
- (b) not less than 45.7 m (150 ft) from all property lines fronting on or adjacent to a municipal roadway; and
- (c) not less than 152.4 m (500 ft) from a dwelling unit within or adjacent to the solar farm project footprint boundary measured from the wall of the dwelling.

4.6 Any setback can be increased from the minimum setback requirements in the district depending upon the number of panels in a group, the prominence of the location, in order to reduce the impact to a residence, building, public roadway or highway, or adjacent land use.

Conditions of Approval

4.8 The Council may impose as a condition any reasonable measures to ensure suitability, compatibility and to mitigate potential impacts.

4.9 The Council may impose as a condition that the operator and/or landowner of an industrial scale solar energy installation use submit a copy of an approved conservation and reclamation plan to the municipality and the municipality shall impose as a condition upon review of the plan:

- (a) that a pre-disturbance site assessment be filed with municipality prior to the commencement of construction of the project;
- (b) that any interim monitoring site assessments as required by the approved conservation and reclamation plan be submitted to the municipality throughout the life span of the development; and
- (c) that the approved conservation and reclamation plan is the sole responsibility of the operator and/or landowner to ensure that the lands used for the industrial activities associated with renewable energy activities are conserved and reclaimed in an environmentally sound and timely manner;

and may require

- (d) that a reclamation security be posted and held for the life span of the development in a form and amount to be determined appropriate by Council to ensure that the lands used for the industrial activities associated with renewable energy activities are conserved and reclaimed in an environmentally sound and timely manner. Consideration may be given to foregoing the reclamation security if the proponent provides information, acceptable to Council, regarding the reclamation obligations of the developer in existing contractual obligations (i.e. lease agreements with landowners).

4.10 The Council may impose as a condition that the operator and/or landowner of an industrial scale solar energy installation submit a copy of a vegetation and weed management plan provided to the satisfaction of the municipality, to be reviewed and approved by the Agricultural Fieldman and the municipality shall impose as a conditions upon review of the plan:

- (a) The operator and/or landowner shall be responsible for controlling invasive plants and vegetation in accordance with the Alberta Weed Control Act and municipal bylaw No. 1870.
- (b) The minimum clearance of solar collectors from grade shall be adequate to facilitate and maintain growth of perennial vegetation to prevent soil erosion.
- (c) The operator and/or landowner shall be responsible for preventing soil loss or deterioration from taking place in accordance with the Alberta Soil Conservation Act. Soil erosion must be managed, and a soils management plan must be provided to the satisfaction of the municipality with details on proposed control of erosion caused by both wind and water.
- (d) Surface drainage and erosion control must also adequately address and account for impacts associated with the impervious nature of the collectors.
- (e) Screening and/or increased setbacks should be considered in the site design to minimize visual impacts of the proposed development.
- (f) Spacing between solar collectors must provide adequate access for firefighting of both vegetation and electrical fires.

- (g) A security deposit shall be posted during the construction period in a form and amount, no less than \$50,000 per quarter section of development to a maximum amount to be determined appropriate by Council based on specific site conditions to ensure that soil erosion management and weed control is adequately provided in accordance with the municipally approved vegetation and weed management plan and soils management plan.
 - (i) Upon notification by the developer, operator, and/or landowner to the municipality that the completion of construction has occurred and a request for return of the financial deposit has been made, the municipality will conduct a site inspection of the lands to verify the establishment of a suitable ground cover that will prevent further erosion of the lands subject to the development
 - (ii) The funds will be released with no interest paid upon confirmation that the soil erosion management and weed conditions have been completed to the satisfaction of the municipality and there are no unresolved soil or erosion issues, mitigation orders, remedial measure orders, notices or violations that are outstanding or unresolved.

SECTION 5 OTHER PERMITTED AND DISCRETIONARY USE STANDARDS

5.1 The following definitions apply to this Direct Control Land Use District:

AGRICULTURAL BUILDING means a structure associated with and generally essential to an agricultural operation. Such structures or facilities may include, but are not limited to the following: machine sheds, storage sheds, granaries, grain bins, silos, animal housing and/or feeding facilities, corrals, pens, and other ancillary farm structures.

AGRICULTURAL OPERATION means an agricultural activity conducted on agricultural land for gain or reward or in the hope or expectation of gain or reward and includes:

- (a) the cultivation of land;
- (b) the raising of livestock, including domestic cervids (i.e. deer and elk) within the meaning of the *Livestock Industry Diversification Act* and poultry;
- (c) the production of agricultural field crops;
- (e) the production of fruit, vegetables, sod, trees, shrubs and other specialty horticultural crops;
- (f) the production of honey;
- (h) the operation of agricultural machinery and equipment, including irrigation pumps;
- (i) the application of fertilizers, insecticides, pesticides, fungicides and herbicides, including application by ground and aerial spraying, for agricultural purposes;
- (j) the collection, transportation, storage, application, use, transfer and disposal of manure, composting materials and compost;

EDUCATIONAL AND INTERPRETIVE USE means offering interpretations, explanations, or guidance, as through lectures or brochures.

LAYDOWN AREA means is an area on a construction site where tools, materials, equipment, and vehicles are stored temporarily when they are not in use. This may include construction administration buildings, garbage containers, shipping containers, fencing and lighting.

OFFICE means an enclosed building or set of buildings to house the administrative activities of an industrial solar energy development. This does not generally include manufacturing or sales.

DUGOUT means an excavation specifically sited and constructed for the purpose of catching and storing water. Depending on the circumstances, the dugout may be intended for either seasonal use or permanent use. **IRRIGATION RESERVOIRS** are a separate use.

Agricultural related uses

- 5.2 Development permit applications for agricultural activities, buildings and structures shall be accompanied by the following information:
- (a) a detailed site plan indicating the proposed agricultural related development including all setbacks from property lines and the proximity to structures or uses on the site and adjacent parcels of land; and to structures and uses on the site from residential dwellings within 300 m (985 ft.) of the property line of the proposed development;
 - (b) if water is necessary for the development, information regarding the location of any existing or proposed on-site water well and a copy of the licence to divert water for the intended purpose;
 - (c) detailed information about the proposed use, number of structures or buildings, height and site coverage of the development;
 - (d) preliminary grading/drainage plan;

- (f) detailed information regarding traffic management plan including proposed haul route, estimated employee vehicle trips (types and duration), and parking / staging areas, and any potential impacts to public roads.

5.3 Agricultural fences constructed of rails, stakes, strung wire, or similar material with more than 85 percent of their surface area open for free passage of light and air may be located along the property boundaries of any agricultural parcel.

Accessory uses to Industrial Solar Energy System

5.4 Development permit applications for accessories activities, buildings and structures shall be accompanied by the following information:

- (a) a detailed site plan indicating the proposed development including all setbacks from property lines and the proximity to structures or uses on the site and adjacent parcels of land; and to structures and uses on the site from residential dwellings within 300 m (985 ft.) of the property line of the proposed development;
- (b) if water is necessary for the development, information regarding the location of any existing or proposed on-site water well and a copy of the licence to divert water for the intended purpose
- (c) detailed information about the proposed use, number of structures or buildings, height and site coverage of the development;
- (d) preliminary grading/drainage plan;
- (f) detailed information regarding traffic management plan including proposed haul route, estimated employee vehicle trips (types and duration), and parking / staging areas, and any potential impacts to public roads.

5.5 Industrial fences constructed of chain link, page wire, and / or similar material shall be located at the required setback distance of 22.86 m (75 feet) from the property boundary. Consideration of a reduction in setback would be required to be accompanied by information including but limited to fence maintenance and snow drifting potential.

SECTION 6 STANDARDS OF DEVELOPMENT – See Schedule 4.

SECTION 7 SIGN REGULATIONS – See Schedule 9.

NW7 12-25-4

Aerial Photo Date: 2021

LAND USE DISTRICT REDESIGNATION SCHEDULE 'A'



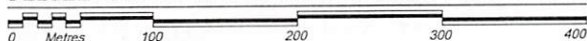
FROM: RURAL GENERAL – RG
TO: DIRECT CONTROL - DC

NW 1/4 SEC 7, TWP 12, RGE 25, W 4 M
MUNICIPALITY: MD OF WILLOW CREEK NO. 26
DATE: NOVEMBER 23, 2023

Bylaw #: 1968
Date: February 28/2024



OLDMAN RIVER REGIONAL SERVICES COMMISSION



MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
TEL. 403-329-1344

"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

**MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26
IN THE PROVINCE OF ALBERTA**

BYLAW NO. 1969

BEING a bylaw of the Municipal District of Willow Creek No. 26 in the Province of Alberta, to amend Bylaw No. 1826 being the Land Use Bylaw;

WHEREAS the Council is in receipt of an application for a Land Use Bylaw Amendment to redesignate lands within the municipality legally described as:

THE SOUTHEAST SECTION 7, TOWNSHIP 12, RANGE 25, WEST OF THE 4TH MERIDIAN

WHEREAS the purpose of proposed Bylaw No. 1969 is to redesignate approximately 160 acres (64.7 ha) the above-noted lands from "Rural General" to "Direct Control - DC" to accommodate the development of an industrial solar energy project as approved by the Alberta Utilities Commission (AUC Decision 27345-D01-2022) and as shown on the map in Schedule 'A' attached hereto;

AND WHEREAS THE PURPOSE of proposed Bylaw No. 1969 is to establish the uses and rules for the Direct Control District pertaining to the land and said uses and rules are as described in Schedule 'B' attached hereto;

AND WHEREAS the municipality must prepare an amending bylaw and provide for its consideration at a public hearing.

NOW THEREFORE, under the authority and subject to the provisions of the Municipal Government Act, Statutes of Alberta, Chapter M-26, 2000, as amended, the Council of the Municipal District of Willow Creek No. 26 in the Province of Alberta duly assembled does hereby enact the following:

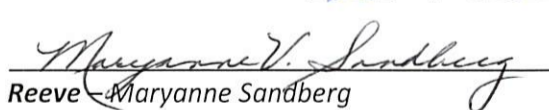
1. The lands illustrated on the map in Schedule 'A' and legally described above shall be redesignated and the Land Use District Map in Schedule 18 shall be amended to reflect this redesignation.
2. The uses and rules for the Direct Control District shall be as described in Schedule 'B' attached hereto and be applied to the lands described above and identified on the map in Schedule 'A';
3. Bylaw No. 1826 is hereby amended and consolidated.
4. This bylaw shall come into effect upon third and final reading hereof.

READ a **first** time this 31 day of January, 2024.


Reeve - Maryanne Sandberg

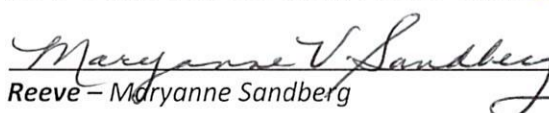

Chief Administrative Officer - Derrick Krizsan

READ a **second** time this 28 day of February, 2024.


Reeve - Maryanne Sandberg


Chief Administrative Officer - Derrick Krizsan

READ a **third** time and finally PASSED this 28 day of February, 2024.


Reeve - Maryanne Sandberg


Chief Administrative Officer - Derrick Krizsan

SCHEDULE 'B'

INTENT

The intent of Bylaw 1969 is to establish a site-specific direct control district that provides for the development and operation of an industrial-scale solar energy project from a decision of the Alberta Utilities Commission (AUC Decision 27345-D01-2022) on lands legally described as the SE 7-12-25 W4M. In addition, it is proposed that the land may also be utilized for agricultural purposes, including cropping and grazing, to manage the land in a productive manner.

SECTION 1 LAND USES

1.1 Permitted

Administration office
Agricultural fencing and gates
Industrial fencing and gates
Operation, and maintenance facilities
Solar energy system, industrial (including panels, racking, foundations, combiner boxes, cables/cable management systems, inverter/transformer stations, and other ancillary equipment directly associated with the use)
Sign
Storage facilities and laydown area
Substation infrastructure (including e-house, steel structures, foundations, transformers, breakers, switches, switchgear, bus/bus connectors, insulators, insulating gravel, cables/cable management systems, and other electrical equipment directly associated with the use)
Transmission infrastructure (including foundations, tower structures, conductor, insulator, connectors, and other electrical equipment directly associated with the use)

1.2 Discretionary

Accessory use
Accessory building
Accessory structure
Agricultural operation including grazing or cultivation
Agricultural building or structure
Construction office
Composting and processing facility
Digital weather station
Dugout
Grain and forage storage
Laydown and staging area
Livestock handling systems
Educational and interpretive use
Washroom facility
Water well

SECTION 2 MINIMUM LOT SIZE

- 2.1 The lot size for development is at the discretion of Council and shall be consistent with Approval 27966-D02-2023 issued by the Alberta Utilities Commission.
- 2.2 Subdivision is prohibited.

SECTION 3 APPROVAL PROCEDURE

- 3.1 In respect of this Direct Control district, Council shall be the decision-making authority and may decide on a development permit application for all listed permitted and discretionary uses.
- 3.2 Before Council considers an application for a use or development in the Industrial Renewable Direct Control District, it may:
 - (a) cause a written notice to be issued by the Development Officer to landowners of adjacent titles in accordance with Administrative Section 9: Notification; or
 - (b) post a copy of the application on the official municipal website, and
 - (b) hear any persons that claim to be affected by the decision on the application.
- 3.3 Council may then approve the application with or without conditions or refuse the application.

- 3.4 When applicable, Council should seek comments from other agencies such as the planning advisor, regional health authority or any applicable provincial government department.

4.0 STANDARDS OF DEVELOPMENT FOR SOLAR ENERGY SYSTEMS, INDUSTRIAL

- 4.1 The following definitions apply to this Direct Control Land Use District:

Cumulative Effects means, for the purpose of this Schedule, the combined effects of past, present, and reasonably foreseeable land-use activities, over time, on the environment.

Operator means, for the purposes of this Schedule, the holder of a license, approval or permit issued by the Alberta Energy Regulator or the Alberta Utilities Commission for the purposes related to the carrying on of an activity on or in respect of a specified land.

Parcel Boundary, External means the property boundary for lands which are outside the footprint of the industrial solar energy system and adjacent to the project footprint, where adjacent refers to lands contiguous in nature and not separated by a municipal road allowance.

Parcel Boundary, Internal means the property boundary for lands which are within the footprint of the industrial solar energy project.

Project Footprint means all the lands which are as part of an approved application as well as any residual lands within a titled parcel, whether or not the lands are leased by an operator.

Solar Energy System, Industrial Scale means a system using solar technology to collect energy from the sun and convert it to energy that is directed into the provincial electrical grid transmission or distribution system for off-site consumption or commercial sale, or a solar energy system that does not meet the definition a solar energy system, individual.

- 4.2 Development permit applications for industrial scale solar energy installations shall be accompanied by the following information:

- (a) a site suitability analysis including but not limited to, topography; soils characteristics; storm water collection; accessibility to a road; availability of water supply, sewage disposal system and solid waste disposal if applicable; compatibility with surrounding land uses; potential impacts to agricultural land and operations; potential visual impacts, and consistency with the policies of the Land Use Bylaw and Municipal Development Plan;
- (b) a detailed site plan including all setbacks from property lines and the proximity to structures or uses on the site and adjacent parcels of land; and to structures and uses on the site from residential dwellings within 300 m (985 ft.) of the property line of the proposed development;
- (c) detailed information about the system type, number of structures, height of structures, and the energy process and rated output;
- (d) any information regarding general public safety and security measures;
- (e) preliminary grading/drainage plan;
- (f) detailed information regarding construction traffic management plan including proposed material haul route, estimated employee vehicle trips (types and duration), and parking / staging areas, and any potential impacts to public roads;
- (g) the location of overhead utilities on or abutting the subject parcel and identification of any sensitive, environmental, or topographical features which may be present on the parcel;
- (h) post-construction decommissioning and reclamation plan as required by the Conservation and Reclamation Directive for Renewable Energy Operations (Alberta Environment (2018/09/14));
- (a) a vegetation and weed management plan that addresses both the construction period and the projected lifespan of the development;
- (j) a soils erosion management plan with the plan to address:
 - (i) on any proposal to strip and stockpile topsoil during the construction/erection period and the rationale or need for doing so, and
 - (ii) the details on proposed soil management practices and erosion control due to both wind and water; for the period of both construction and post-construction;
- (k) if required by Council, an Environmental Assessment Review prepared by a qualified professional or other studies and reports to demonstrate site suitability and impact mitigation;
- (l) if required by Council, a Fire and Emergency Response plan prepared by a qualified professional and approved by the MD of Willow Creek Emergency Services; and

(m) if required by the Council, a Landowner and Neighbour Emergency Response Plan prepared by a qualified professional which addresses safety, education, and response plans of directly affected landowners.

4.3 Upon receipt of a development permit application, Council shall review the application for completeness and, prior to making a decision on the application:

- (a) may notify landowners and residents, by mail, within 3.2 km (2 miles) of the proposed development;
- (b) refer the application to all relevant agencies and government departments; and
- (c) may require the developer to hold a public information meeting and provide a summary of the meeting.

Setbacks

4.4 A Solar Energy System, Industrial Scale shall be setback:

- (a) not less than 30.5 m (100 ft) from all property lines not fronting on or adjacent to a municipal roadway; and
- (b) not less than 45.7 m (150 ft) from all property lines fronting on or adjacent to a municipal roadway; and
- (c) not less than 152.4 m (500 ft) from a dwelling unit within or adjacent to the solar farm project footprint boundary measured from the wall of the dwelling.

4.6 Any setback can be increased from the minimum setback requirements in the district depending upon the number of panels in a group, the prominence of the location, in order to reduce the impact to a residence, building, public roadway or highway, or adjacent land use.

Conditions of Approval

4.8 The Council may impose as a condition any reasonable measures to ensure suitability, compatibility and to mitigate potential impacts.

4.9 The Council may impose as a condition that the operator and/or landowner of an industrial scale solar energy installation use submit a copy of an approved conservation and reclamation plan to the municipality and the municipality shall impose as a condition upon review of the plan:

- (a) that a pre-disturbance site assessment be filed with municipality prior to the commencement of construction of the project;
- (b) that any interim monitoring site assessments as required by the approved conservation and reclamation plan be submitted to the municipality throughout the life span of the development; and
- (c) that the approved conservation and reclamation plan is the sole responsibility of the operator and/or landowner to ensure that the lands used for the industrial activities associated with renewable energy activities are conserved and reclaimed in an environmentally sound and timely manner;

and may require

- (d) that a reclamation security be posted and held for the life span of the development in a form and amount to be determined appropriate by Council to ensure that the lands used for the industrial activities associated with renewable energy activities are conserved and reclaimed in an environmentally sound and timely manner. Consideration may be given to foregoing the reclamation security if the proponent provides information, acceptable to Council, regarding the reclamation obligations of the developer in existing contractual obligations (i.e. lease agreements with landowners).

4.10 The Council may impose as a condition that the operator and/or landowner of an industrial scale solar energy installation submit a copy of a vegetation and weed management plan provided to the satisfaction of the municipality, to be reviewed and approved by the Agricultural Fieldman and the municipality shall impose as a conditions upon review of the plan:

- (a) The operator and/or landowner shall be responsible for controlling invasive plants and vegetation in accordance with the Alberta Weed Control Act and municipal bylaw No. 1870.
- (b) The minimum clearance of solar collectors from grade shall be adequate to facilitate and maintain growth of perennial vegetation to prevent soil erosion.
- (c) The operator and/or landowner shall be responsible for preventing soil loss or deterioration from taking place in accordance with the Alberta Soil Conservation Act. Soil erosion must be managed, and a soils management plan must be provided to the satisfaction of the municipality with details on proposed control of erosion caused by both wind and water.
- (d) Surface drainage and erosion control must also adequately address and account for impacts associated with the impervious nature of the collectors.
- (e) Screening and/or increased setbacks should be considered in the site design to minimize visual impacts of the proposed development.
- (f) Spacing between solar collectors must provide adequate access for firefighting of both vegetation and electrical fires.

- (g) A security deposit shall be posted during the construction period in a form and amount, no less than \$50,000 per quarter section of development to a maximum amount to be determined appropriate by Council based on specific site conditions to ensure that soil erosion management and weed control is adequately provided in accordance with the municipally approved vegetation and weed management plan and soils management plan.
- (i) Upon notification by the developer, operator, and/or landowner to the municipality that the completion of construction has occurred and a request for return of the financial deposit has been made, the municipality will conduct a site inspection of the lands to verify the establishment of a suitable ground cover that will prevent further erosion of the lands subject to the development
- (ii) The funds will be released with no interest paid upon confirmation that the soil erosion management and weed conditions have been completed to the satisfaction of the municipality and there are no unresolved soil or erosion issues, mitigation orders, remedial measure orders, notices or violations that are outstanding or unresolved.

SECTION 5 OTHER PERMITTED AND DISCRETIONARY USE STANDARDS

5.1 The following definitions apply to this Direct Control Land Use District:

AGRICULTURAL BUILDING means a structure associated with and generally essential to an agricultural operation. Such structures or facilities may include, but are not limited to the following: machine sheds, storage sheds, granaries, grain bins, silos, animal housing and/or feeding facilities, corrals, pens, and other ancillary farm structures.

AGRICULTURAL OPERATION means an agricultural activity conducted on agricultural land for gain or reward or in the hope or expectation of gain or reward and includes:

- (a) the cultivation of land;
- (b) the raising of livestock, including domestic cervids (i.e. deer and elk) within the meaning of the *Livestock Industry Diversification Act* and poultry;
- (c) the production of agricultural field crops;
- (e) the production of fruit, vegetables, sod, trees, shrubs and other specialty horticultural crops;
- (f) the production of honey;
- (h) the operation of agricultural machinery and equipment, including irrigation pumps;
- (i) the application of fertilizers, insecticides, pesticides, fungicides and herbicides, including application by ground and aerial spraying, for agricultural purposes;
- (j) the collection, transportation, storage, application, use, transfer and disposal of manure, composting materials and compost;

EDUCATIONAL AND INTERPRETIVE USE means offering interpretations, explanations, or guidance, as through lectures or brochures.

LAYDOWN AREA means is an area on a construction site where tools, materials, equipment, and vehicles are stored temporarily when they are not in use. This may include construction administration buildings, garbage containers, shipping containers, fencing and lighting.

OFFICE means an enclosed building or set of buildings to house the administrative activities of an industrial solar energy development. This does not generally include manufacturing or sales.

DUGOUT means an excavation specifically sited and constructed for the purpose of catching and storing water. Depending on the circumstances, the dugout may be intended for either seasonal use or permanent use. **IRRIGATION RESERVOIRS** are a separate use.

Agricultural related uses

- 5.2 Development permit applications for agricultural activities, buildings and structures shall be accompanied by the following information:
- (a) a detailed site plan indicating the proposed agricultural related development including all setbacks from property lines and the proximity to structures or uses on the site and adjacent parcels of land; and to structures and uses on the site from residential dwellings within 300 m (985 ft.) of the property line of the proposed development;
 - (b) if water is necessary for the development, information regarding the location of any existing or proposed on-site water well and a copy of the licence to divert water for the intended purpose;
 - (c) detailed information about the proposed use, number of structures or buildings, height and site coverage of the development;
 - (d) preliminary grading/drainage plan;

- (f) detailed information regarding traffic management plan including proposed haul route, estimated employee vehicle trips (types and duration), and parking / staging areas, and any potential impacts to public roads.
- 5.3 Agricultural fences constructed of rails, stakes, strung wire, or similar material with more than 85 percent of their surface area open for free passage of light and air may be located along the property boundaries of any agricultural parcel.

Accessory uses to Industrial Solar Energy System

- 5.4 Development permit applications for accessories activities, buildings and structures shall be accompanied by the following information:
- (a) a detailed site plan indicating the proposed development including all setbacks from property lines and the proximity to structures or uses on the site and adjacent parcels of land; and to structures and uses on the site from residential dwellings within 300 m (985 ft.) of the property line of the proposed development;
 - (b) if water is necessary for the development, information regarding the location of any existing or proposed on-site water well and a copy of the licence to divert water for the intended purpose
 - (c) detailed information about the proposed use, number of structures or buildings, height and site coverage of the development;
 - (d) preliminary grading/drainage plan;
 - (f) detailed information regarding traffic management plan including proposed haul route, estimated employee vehicle trips (types and duration), and parking / staging areas, and any potential impacts to public roads.
- 5.5 Industrial fences constructed of chain link, page wire, and / or similar material shall be located at the required setback distance of 22.86 m (75 feet) from the property boundary. Consideration of a reduction in setback would be required to be accompanied by information including but limited to fence maintenance and snow drifting potential.

SECTION 6 STANDARDS OF DEVELOPMENT – See Schedule 4.

SECTION 7 SIGN REGULATIONS – See Schedule 9.

SE7 12-25-4

Aerial Photo Date: 2021

LAND USE DISTRICT REDESIGNATION SCHEDULE 'A'



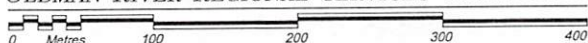
FROM: RURAL GENERAL – RG
TO: DIRECT CONTROL - DC

SE 1/4 SEC 7, TWP 12, RGE 25, W 4 M
MUNICIPALITY: MD OF WILLOW CREEK NO. 26
DATE: NOVEMBER 23, 2023

Bylaw #: 1969
Date: February 28/2024



OLDMAN RIVER REGIONAL SERVICES COMMISSION



MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
TEL. 403-329-1344

"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

**MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26
IN THE PROVINCE OF ALBERTA**

BYLAW NO. 1970

BEING a bylaw of the Municipal District of Willow Creek No. 26 in the Province of Alberta, to amend Bylaw No. 1826 being the Land Use Bylaw;

WHEREAS the Council is in receipt of an application for a Land Use Bylaw Amendment to redesignate lands within the municipality legally described as:

THE SOUTHWEST SECTION 7, TOWNSHIP 12, RANGE 25, WEST OF THE 4TH MERIDIAN

WHEREAS the purpose of proposed Bylaw No. 1970 is to redesignate approximately 160 acres (64.7 ha) the above-noted lands from "Rural General" to "Direct Control - DC" to accommodate the development of an industrial solar energy project as approved by the Alberta Utilities Commission (AUC Decision 27345-D01-2022) and as shown on the map in Schedule 'A' attached hereto;

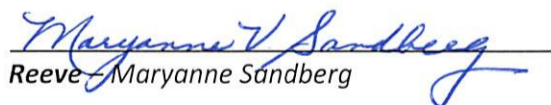
AND WHEREAS THE PURPOSE of proposed Bylaw No. 1970 is to establish the uses and rules for the Direct Control District pertaining to the land and said uses and rules are as described in Schedule 'B' attached hereto;

AND WHEREAS the municipality must prepare an amending bylaw and provide for its consideration at a public hearing.

NOW THEREFORE, under the authority and subject to the provisions of the Municipal Government Act, Statutes of Alberta, Chapter M-26, 2000, as amended, the Council of the Municipal District of Willow Creek No. 26 in the Province of Alberta duly assembled does hereby enact the following:

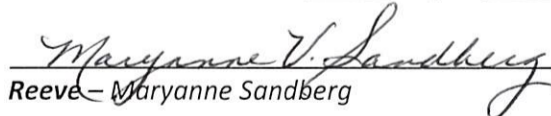
1. The lands illustrated on the map in Schedule 'A' and legally described above shall be redesignated and the Land Use District Map in Schedule 18 shall be amended to reflect this redesignation.
2. The uses and rules for the Direct Control District shall be as described in Schedule 'B' attached hereto and be applied to the lands described above and identified on the map in Schedule 'A';
3. Bylaw No. 1826 is hereby amended and consolidated.
4. This bylaw shall come into effect upon third and final reading hereof.

READ a first time this 31 day of January, 2024.


Reeve – Maryanne Sandberg


Chief Administrative Officer – Derrick Krizsan

READ a second time this 28 day of February, 2024.


Reeve – Maryanne Sandberg


Chief Administrative Officer – Derrick Krizsan

READ a third time and finally PASSED this 28 day of February, 2024.


Reeve – Maryanne Sandberg


Chief Administrative Officer – Derrick Krizsan

SCHEDULE 'B'

INTENT

The intent of Bylaw 1970 is to establish a site-specific direct control district that provides for the development and operation of an industrial-scale solar energy project from a decision of the Alberta Utilities Commission (AUC Decision 27345-D01-2022) on lands legally described as the SW 7-12-25 W4M. In addition, it is proposed that the land may also be utilized for agricultural purposes, including cropping and grazing, to manage the land in a productive manner.

SECTION 1 LAND USES

1.1 Permitted

Administration office
Agricultural fencing and gates
Industrial fencing and gates
Operation, and maintenance facilities
Solar energy system, industrial (including panels, racking, foundations, combiner boxes, cables/cable management systems, inverter/transformer stations, and other ancillary equipment directly associated with the use)
Sign
Storage facilities and laydown area
Substation infrastructure (including e-house, steel structures, foundations, transformers, breakers, switches, switchgear, bus/bus connectors, insulators, insulating gravel, cables/cable management systems, and other electrical equipment directly associated with the use)
Transmission infrastructure (including foundations, tower structures, conductor, insulator, connectors, and other electrical equipment directly associated with the use)

1.2 Discretionary

Accessory use
Accessory building
Accessory structure
Agricultural operation including grazing or cultivation
Agricultural building or structure
Construction office
Composting and processing facility
Digital weather station
Dugout
Grain and forage storage
Laydown and staging area
Livestock handling systems
Educational and interpretive use
Washroom facility
Water well

SECTION 2 MINIMUM LOT SIZE

- 2.1 The lot size for development is at the discretion of Council and shall be consistent with Approval 27966-D02-2023 issued by the Alberta Utilities Commission.
- 2.2 Subdivision is prohibited.

SECTION 3 APPROVAL PROCEDURE

- 3.1 In respect of this Direct Control district, Council shall be the decision-making authority and may decide on a development permit application for all listed permitted and discretionary uses.
- 3.2 Before Council considers an application for a use or development in the Industrial Renewable Direct Control District, it may:
 - (a) cause a written notice to be issued by the Development Officer to landowners of adjacent titles in accordance with Administrative Section 9: Notification; or
 - (b) post a copy of the application on the official municipal website, and
 - (b) hear any persons that claim to be affected by the decision on the application.
- 3.3 Council may then approve the application with or without conditions or refuse the application.

- 3.4 When applicable, Council should seek comments from other agencies such as the planning advisor, regional health authority or any applicable provincial government department.

4.0 STANDARDS OF DEVELOPMENT FOR SOLAR ENERGY SYSTEMS, INDUSTRIAL

- 4.1 The following definitions apply to this Direct Control Land Use District:

Cumulative Effects means, for the purpose of this Schedule, the combined effects of past, present, and reasonably foreseeable land-use activities, over time, on the environment.

Operator means, for the purposes of this Schedule, the holder of a license, approval or permit issued by the Alberta Energy Regulator or the Alberta Utilities Commission for the purposes related to the carrying on of an activity on or in respect of a specified land.

Parcel Boundary, External means the property boundary for lands which are outside the footprint of the industrial solar energy system and adjacent to the project footprint, where adjacent refers to lands contiguous in nature and not separated by a municipal road allowance.

Parcel Boundary, Internal means the property boundary for lands which are within the footprint of the industrial solar energy project.

Project Footprint means all the lands which are as part of an approved application as well as any residual lands within a titled parcel, whether or not the lands are leased by an operator.

Solar Energy System, Industrial Scale means a system using solar technology to collect energy from the sun and convert it to energy that is directed into the provincial electrical grid transmission or distribution system for off-site consumption or commercial sale, or a solar energy system that does not meet the definition a solar energy system, individual.

- 4.2 Development permit applications for industrial scale solar energy installations shall be accompanied by the following information:

- (a) a site suitability analysis including but not limited to, topography; soils characteristics; storm water collection; accessibility to a road; availability of water supply, sewage disposal system and solid waste disposal if applicable; compatibility with surrounding land uses; potential impacts to agricultural land and operations; potential visual impacts, and consistency with the policies of the Land Use Bylaw and Municipal Development Plan;
- (b) a detailed site plan including all setbacks from property lines and the proximity to structures or uses on the site and adjacent parcels of land; and to structures and uses on the site from residential dwellings within 300 m (985 ft.) of the property line of the proposed development;
- (c) detailed information about the system type, number of structures, height of structures, and the energy process and rated output;
- (d) any information regarding general public safety and security measures;
- (e) preliminary grading/drainage plan;
- (f) detailed information regarding construction traffic management plan including proposed material haul route, estimated employee vehicle trips (types and duration), and parking / staging areas, and any potential impacts to public roads;
- (g) the location of overhead utilities on or abutting the subject parcel and identification of any sensitive, environmental, or topographical features which may be present on the parcel;
- (h) post-construction decommissioning and reclamation plan as required by the Conservation and Reclamation Directive for Renewable Energy Operations (Alberta Environment (2018/09/14));
- (a) a vegetation and weed management plan that addresses both the construction period and the projected lifespan of the development;
- (j) a soils erosion management plan with the plan to address:
 - (it) on any proposal to strip and stockpile topsoil during the construction/erection period and the rationale or need for doing so, and
 - (ii) the details on proposed soil management practices and erosion control due to both wind and water; for the period of both construction and post-construction;
- (k) if required by Council, an Environmental Assessment Review prepared by a qualified professional or other studies and reports to demonstrate site suitability and impact mitigation;
- (l) if required by Council, a Fire and Emergency Response plan prepared by a qualified professional and approved by the MD of Willow Creek Emergency Services; and

- (m) if required by the Council, a Landowner and Neighbour Emergency Response Plan prepared by a qualified professional which addresses safety, education, and response plans of directly affected landowners.
- 4.3 Upon receipt of a development permit application, Council shall review the application for completeness and, prior to making a decision on the application:
- (a) may notify landowners and residents, by mail, within 3.2 km (2 miles) of the proposed development;
 - (b) refer the application to all relevant agencies and government departments; and
 - (c) may require the developer to hold a public information meeting and provide a summary of the meeting.

Setbacks

- 4.4 A Solar Energy System, Industrial Scale shall be setback:
- (a) not less than 30.5 m (100 ft) from all property lines not fronting on or adjacent to a municipal roadway; and
 - (b) not less than 45.7 m (150 ft) from all property lines fronting on or adjacent to a municipal roadway; and
 - (c) not less than 152.4 m (500 ft) from a dwelling unit within or adjacent to the solar farm project footprint boundary measured from the wall of the dwelling.
- 4.6 Any setback can be increased from the minimum setback requirements in the district depending upon the number of panels in a group, the prominence of the location, in order to reduce the impact to a residence, building, public roadway or highway, or adjacent land use.

Conditions of Approval

- 4.8 The Council may impose as a condition any reasonable measures to ensure suitability, compatibility and to mitigate potential impacts.
- 4.9 The Council may impose as a condition that the operator and/or landowner of an industrial scale solar energy installation use submit a copy of an approved conservation and reclamation plan to the municipality and the municipality shall impose as a condition upon review of the plan:
- (a) that a pre-disturbance site assessment be filed with municipality prior to the commencement of construction of the project;
 - (b) that any interim monitoring site assessments as required by the approved conservation and reclamation plan be submitted to the municipality throughout the life span of the development; and
 - (c) that the approved conservation and reclamation plan is the sole responsibility of the operator and/or landowner to ensure that the lands used for the industrial activities associated with renewable energy activities are conserved and reclaimed in an environmentally sound and timely manner;
- and may require
- (d) that a reclamation security be posted and held for the life span of the development in a form and amount to be determined appropriate by Council to ensure that the lands used for the industrial activities associated with renewable energy activities are conserved and reclaimed in an environmentally sound and timely manner. Consideration may be given to foregoing the reclamation security if the proponent provides information, acceptable to Council, regarding the reclamation obligations of the developer in existing contractual obligations (i.e. lease agreements with landowners).
- 4.10 The Council may impose as a condition that the operator and/or landowner of an industrial scale solar energy installation submit a copy of a vegetation and weed management plan provided to the satisfaction of the municipality, to be reviewed and approved by the Agricultural Fieldman and the municipality shall impose as a conditions upon review of the plan:
- (a) The operator and/or landowner shall be responsible for controlling invasive plants and vegetation in accordance with the Alberta Weed Control Act and municipal bylaw No. 1870.
 - (b) The minimum clearance of solar collectors from grade shall be adequate to facilitate and maintain growth of perennial vegetation to prevent soil erosion.
 - (c) The operator and/or landowner shall be responsible for preventing soil loss or deterioration from taking place in accordance with the Alberta Soil Conservation Act. Soil erosion must be managed, and a soils management plan must be provided to the satisfaction of the municipality with details on proposed control of erosion caused by both wind and water.
 - (d) Surface drainage and erosion control must also adequately address and account for impacts associated with the impervious nature of the collectors.
 - (e) Screening and/or increased setbacks should be considered in the site design to minimize visual impacts of the proposed development.
 - (f) Spacing between solar collectors must provide adequate access for firefighting of both vegetation and electrical fires.

- (g) A security deposit shall be posted during the construction period in a form and amount, no less than \$50,000 per quarter section of development to a maximum amount to be determined appropriate by Council based on specific site conditions to ensure that soil erosion management and weed control is adequately provided in accordance with the municipally approved vegetation and weed management plan and soils management plan.
 - (i) Upon notification by the developer, operator, and/or landowner to the municipality that the completion of construction has occurred and a request for return of the financial deposit has been made, the municipality will conduct a site inspection of the lands to verify the establishment of a suitable ground cover that will prevent further erosion of the lands subject to the development
 - (ii) The funds will be released with no interest paid upon confirmation that the soil erosion management and weed conditions have been completed to the satisfaction of the municipality and there are no unresolved soil or erosion issues, mitigation orders, remedial measure orders, notices or violations that are outstanding or unresolved.

SECTION 5 OTHER PERMITTED AND DISCRETIONARY USE STANDARDS

5.1 The following definitions apply to this Direct Control Land Use District:

AGRICULTURAL BUILDING means a structure associated with and generally essential to an agricultural operation. Such structures or facilities may include, but are not limited to the following: machine sheds, storage sheds, granaries, grain bins, silos, animal housing and/or feeding facilities, corrals, pens, and other ancillary farm structures.

AGRICULTURAL OPERATION means an agricultural activity conducted on agricultural land for gain or reward or in the hope or expectation of gain or reward and includes:

- (a) the cultivation of land;
- (b) the raising of livestock, including domestic cervids (i.e. deer and elk) within the meaning of the *Livestock Industry Diversification Act* and poultry;
- (c) the production of agricultural field crops;
- (e) the production of fruit, vegetables, sod, trees, shrubs and other specialty horticultural crops;
- (f) the production of honey;
- (h) the operation of agricultural machinery and equipment, including irrigation pumps;
- (i) the application of fertilizers, insecticides, pesticides, fungicides and herbicides, including application by ground and aerial spraying, for agricultural purposes;
- (j) the collection, transportation, storage, application, use, transfer and disposal of manure, composting materials and compost;

EDUCATIONAL AND INTERPRETIVE USE means offering interpretations, explanations, or guidance, as through lectures or brochures.

LAYDOWN AREA means is an area on a construction site where tools, materials, equipment, and vehicles are stored temporarily when they are not in use. This may include construction administration buildings, garbage containers, shipping containers, fencing and lighting.

OFFICE means an enclosed building or set of buildings to house the administrative activities of an industrial solar energy development. This does not generally include manufacturing or sales.

DUGOUT means an excavation specifically sited and constructed for the purpose of catching and storing water. Depending on the circumstances, the dugout may be intended for either seasonal use or permanent use. **IRRIGATION RESERVOIRS** are a separate use.

Agricultural related uses

- 5.2 Development permit applications for agricultural activities, buildings and structures shall be accompanied by the following information:
- (a) a detailed site plan indicating the proposed agricultural related development including all setbacks from property lines and the proximity to structures or uses on the site and adjacent parcels of land; and to structures and uses on the site from residential dwellings within 300 m (985 ft.) of the property line of the proposed development;
 - (b) if water is necessary for the development, information regarding the location of any existing or proposed on-site water well and a copy of the licence to divert water for the intended purpose;
 - (c) detailed information about the proposed use, number of structures or buildings, height and site coverage of the development;
 - (d) preliminary grading/drainage plan;

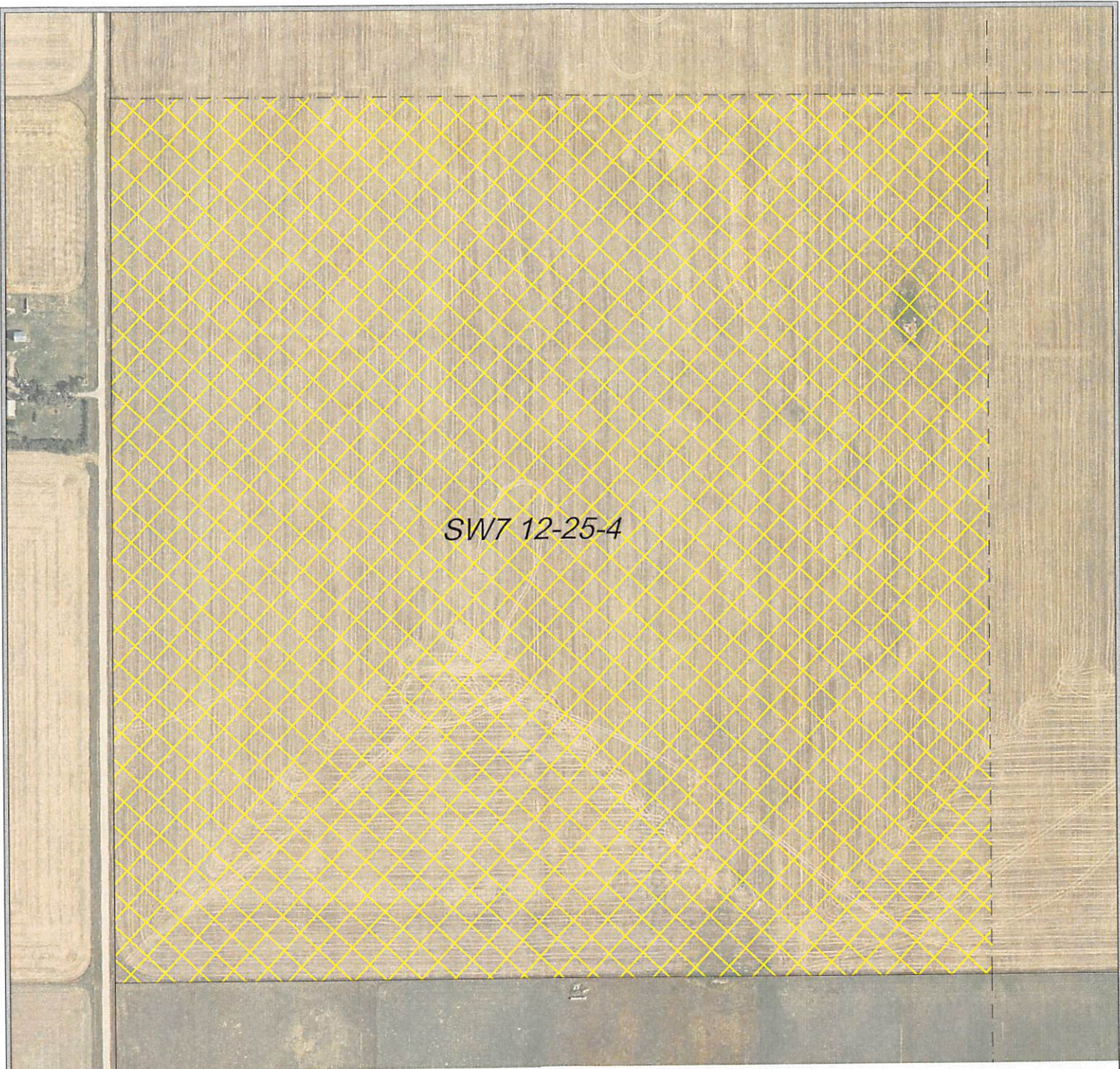
- (f) detailed information regarding traffic management plan including proposed haul route, estimated employee vehicle trips (types and duration), and parking / staging areas, and any potential impacts to public roads.
- 5.3 Agricultural fences constructed of rails, stakes, strung wire, or similar material with more than 85 percent of their surface area open for free passage of light and air may be located along the property boundaries of any agricultural parcel.

Accessory uses to Industrial Solar Energy System

- 5.4 Development permit applications for accessories activities, buildings and structures shall be accompanied by the following information:
- (a) a detailed site plan indicating the proposed development including all setbacks from property lines and the proximity to structures or uses on the site and adjacent parcels of land; and to structures and uses on the site from residential dwellings within 300 m (985 ft.) of the property line of the proposed development;
 - (b) if water is necessary for the development, information regarding the location of any existing or proposed on-site water well and a copy of the licence to divert water for the intended purpose
 - (c) detailed information about the proposed use, number of structures or buildings, height and site coverage of the development;
 - (d) preliminary grading/drainage plan;
 - (f) detailed information regarding traffic management plan including proposed haul route, estimated employee vehicle trips (types and duration), and parking / staging areas, and any potential impacts to public roads.
- 5.5 Industrial fences constructed of chain link, page wire, and / or similar material shall be located at the required setback distance of 22.86 m (75 feet) from the property boundary. Consideration of a reduction in setback would be required to be accompanied by information including but limited to fence maintenance and snow drifting potential.

SECTION 6 STANDARDS OF DEVELOPMENT – See Schedule 4.

SECTION 7 SIGN REGULATIONS – See Schedule 9.



SW7 12-25-4

Aerial Photo Date: 2021

LAND USE DISTRICT REDESIGNATION SCHEDULE 'A'



FROM: RURAL GENERAL – RG
TO: DIRECT CONTROL - DC

SW 1/4 SEC 7, TWP 12, RGE 25, W 4 M
MUNICIPALITY: MD OF WILLOW CREEK NO. 26
DATE: NOVEMBER 23, 2023

Bylaw #: 1970

Date: February 28/2024



OLDMAN RIVER REGIONAL SERVICES COMMISSION



MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
TEL. 403-329-1344

"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

**MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26
IN THE PROVINCE OF ALBERTA**

BYLAW NO. 1971

BEING a bylaw of the Municipal District of Willow Creek No. 26 in the Province of Alberta, to amend Bylaw No. 1826 being the Land Use Bylaw;

WHEREAS the Council is in receipt of an application for a Land Use Bylaw Amendment to redesignate lands within the municipality legally described as:

THE NORTHEAST SECTION 8, TOWNSHIP 12, RANGE 25, WEST OF THE 4TH MERIDIAN

WHEREAS the purpose of proposed Bylaw No. 1971 is to redesignate approximately 160 acres (64.7 ha) the above-noted lands from "Rural General" to "Direct Control - DC" to accommodate the development of an industrial solar energy project as approved by the Alberta Utilities Commission (AUC Decision 27345-D01-2022) and as shown on the map in Schedule 'A' attached hereto;

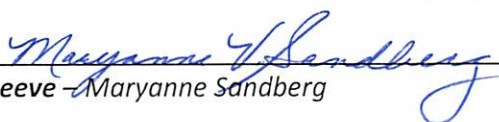
AND WHEREAS THE PURPOSE of proposed Bylaw No. 1971 is to establish the uses and rules for the Direct Control District pertaining to the land and said uses and rules are as described in Schedule 'B' attached hereto;

AND WHEREAS the municipality must prepare an amending bylaw and provide for its consideration at a public hearing.

NOW THEREFORE, under the authority and subject to the provisions of the Municipal Government Act, Statutes of Alberta, Chapter M-26, 2000, as amended, the Council of the Municipal District of Willow Creek No. 26 in the Province of Alberta duly assembled does hereby enact the following:

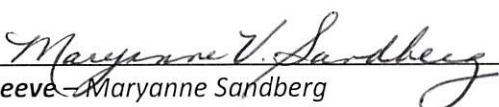
1. The lands illustrated on the map in Schedule 'A' and legally described above shall be redesignated and the Land Use District Map in Schedule 18 shall be amended to reflect this redesignation.
2. The uses and rules for the Direct Control District shall be as described in Schedule 'B' attached hereto and be applied to the lands described above and identified on the map in Schedule 'A';
3. Bylaw No. 1826 is hereby amended and consolidated.
4. This bylaw shall come into effect upon third and final reading hereof.

READ a **first** time this 31 day of January, 2024.


Reeve - Maryanne Sandberg



Chief Administrative Officer - Derrick Krizsan

READ a **second** time this 28 day of February, 2024.


Reeve - Maryanne Sandberg


Chief Administrative Officer - Derrick Krizsan

READ a **third** time and finally PASSED this 28 day of February, 2024.


Reeve - Maryanne Sandberg


Chief Administrative Officer - Derrick Krizsan

SCHEDULE 'B'

INTENT

The intent of Bylaw 1971 is to establish a site-specific direct control district that provides for the development and operation of an industrial-scale solar energy project from a decision of the Alberta Utilities Commission (AUC Decision 27345-D01-2022) on lands legally described as the NE 8-12-25 W4M. In addition, it is proposed that the land may also be utilized for agricultural purposes, including cropping and grazing, to manage the land in a productive manner.

SECTION 1 LAND USES

1.1 Permitted

Administration office
Agricultural fencing and gates
Industrial fencing and gates
Operation, and maintenance facilities
Solar energy system, industrial (including panels, racking, foundations, combiner boxes, cables/cable management systems, inverter/transformer stations, and other ancillary equipment directly associated with the use)
Sign
Storage facilities and laydown area
Substation infrastructure (including e-house, steel structures, foundations, transformers, breakers, switches, switchgear, bus/bus connectors, insulators, insulating gravel, cables/cable management systems, and other electrical equipment directly associated with the use)
Transmission infrastructure (including foundations, tower structures, conductor, insulator, connectors, and other electrical equipment directly associated with the use)

1.2 Discretionary

Accessory use
Accessory building
Accessory structure
Agricultural operation including grazing or cultivation
Agricultural building or structure
Construction office
Composting and processing facility
Digital weather station
Dugout
Grain and forage storage
Laydown and staging area
Livestock handling systems
Educational and interpretive use
Washroom facility
Water well

SECTION 2 MINIMUM LOT SIZE

- 2.1 The lot size for development is at the discretion of Council and shall be consistent with Approval 27966-D02-2023 issued by the Alberta Utilities Commission.
- 2.2 Subdivision is prohibited.

SECTION 3 APPROVAL PROCEDURE

- 3.1 In respect of this Direct Control district, Council shall be the decision-making authority and may decide on a development permit application for all listed permitted and discretionary uses.
- 3.2 Before Council considers an application for a use or development in the Industrial Renewable Direct Control District, it may:
- (a) cause a written notice to be issued by the Development Officer to landowners of adjacent titles in accordance with Administrative Section 9: Notification; or
 - (b) post a copy of the application on the official municipal website, and
 - (b) hear any persons that claim to be affected by the decision on the application.
- 3.3 Council may then approve the application with or without conditions or refuse the application.

- 3.4 When applicable, Council should seek comments from other agencies such as the planning advisor, regional health authority or any applicable provincial government department.

4.0 STANDARDS OF DEVELOPMENT FOR SOLAR ENERGY SYSTEMS, INDUSTRIAL

- 4.1 The following definitions apply to this Direct Control Land Use District:

Cumulative Effects means, for the purpose of this Schedule, the combined effects of past, present, and reasonably foreseeable land-use activities, over time, on the environment.

Operator means, for the purposes of this Schedule, the holder of a license, approval or permit issued by the Alberta Energy Regulator or the Alberta Utilities Commission for the purposes related to the carrying on of an activity on or in respect of a specified land.

Parcel Boundary, External means the property boundary for lands which are outside the footprint of the industrial solar energy system and adjacent to the project footprint, where adjacent refers to lands contiguous in nature and not separated by a municipal road allowance.

Parcel Boundary, Internal means the property boundary for lands which are within the footprint of the industrial solar energy project.

Project Footprint means all the lands which are as part of an approved application as well as any residual lands within a titled parcel, whether or not the lands are leased by an operator.

Solar Energy System, Industrial Scale means a system using solar technology to collect energy from the sun and convert it to energy that is directed into the provincial electrical grid transmission or distribution system for off-site consumption or commercial sale, or a solar energy system that does not meet the definition a solar energy system, individual.

- 4.2 Development permit applications for industrial scale solar energy installations shall be accompanied by the following information:

- (a) a site suitability analysis including but not limited to, topography; soils characteristics; storm water collection; accessibility to a road; availability of water supply, sewage disposal system and solid waste disposal if applicable; compatibility with surrounding land uses; potential impacts to agricultural land and operations; potential visual impacts, and consistency with the policies of the Land Use Bylaw and Municipal Development Plan;
- (b) a detailed site plan including all setbacks from property lines and the proximity to structures or uses on the site and adjacent parcels of land; and to structures and uses on the site from residential dwellings within 300 m (985 ft.) of the property line of the proposed development;
- (c) detailed information about the system type, number of structures, height of structures, and the energy process and rated output;
- (d) any information regarding general public safety and security measures;
- (e) preliminary grading/drainage plan;
- (f) detailed information regarding construction traffic management plan including proposed material haul route, estimated employee vehicle trips (types and duration), and parking / staging areas, and any potential impacts to public roads;
- (g) the location of overhead utilities on or abutting the subject parcel and identification of any sensitive, environmental, or topographical features which may be present on the parcel;
- (h) post-construction decommissioning and reclamation plan as required by the Conservation and Reclamation Directive for Renewable Energy Operations (Alberta Environment (2018/09/14));
- (a) a vegetation and weed management plan that addresses both the construction period and the projected lifespan of the development;
- (j) a soils erosion management plan with the plan to address:
 - (it) on any proposal to strip and stockpile topsoil during the construction/erection period and the rationale or need for doing so, and
 - (ii) the details on proposed soil management practices and erosion control due to both wind and water; for the period of both construction and post-construction;
- (k) if required by Council, an Environmental Assessment Review prepared by a qualified professional or other studies and reports to demonstrate site suitability and impact mitigation;
- (l) if required by Council, a Fire and Emergency Response plan prepared by a qualified professional and approved by the MD of Willow Creek Emergency Services; and

- (m) if required by the Council, a Landowner and Neighbour Emergency Response Plan prepared by a qualified professional which addresses safety, education, and response plans of directly affected landowners.

4.3 Upon receipt of a development permit application, Council shall review the application for completeness and, prior to making a decision on the application:

- (a) may notify landowners and residents, by mail, within 3.2 km (2 miles) of the proposed development;
- (b) refer the application to all relevant agencies and government departments; and
- (c) may require the developer to hold a public information meeting and provide a summary of the meeting.

Setbacks

4.4 A Solar Energy System, Industrial Scale shall be setback:

- (a) not less than 30.5 m (100 ft) from all property lines not fronting on or adjacent to a municipal roadway; and
- (b) not less than 45.7 m (150 ft) from all property lines fronting on or adjacent to a municipal roadway; and
- (c) not less than 152.4 m (500 ft) from a dwelling unit within or adjacent to the solar farm project footprint boundary measured from the wall of the dwelling.

4.6 Any setback can be increased from the minimum setback requirements in the district depending upon the number of panels in a group, the prominence of the location, in order to reduce the impact to a residence, building, public roadway or highway, or adjacent land use.

Conditions of Approval

4.8 The Council may impose as a condition any reasonable measures to ensure suitability, compatibility and to mitigate potential impacts.

4.9 The Council may impose as a condition that the operator and/or landowner of an industrial scale solar energy installation use submit a copy of an approved conservation and reclamation plan to the municipality and the municipality shall impose as a condition upon review of the plan:

- (a) that a pre-disturbance site assessment be filed with municipality prior to the commencement of construction of the project;
- (b) that any interim monitoring site assessments as required by the approved conservation and reclamation plan be submitted to the municipality throughout the life span of the development; and
- (c) that the approved conservation and reclamation plan is the sole responsibility of the operator and/or landowner to ensure that the lands used for the industrial activities associated with renewable energy activities are conserved and reclaimed in an environmentally sound and timely manner;

and may require

- (d) that a reclamation security be posted and held for the life span of the development in a form and amount to be determined appropriate by Council to ensure that the lands used for the industrial activities associated with renewable energy activities are conserved and reclaimed in an environmentally sound and timely manner. Consideration may be given to foregoing the reclamation security if the proponent provides information, acceptable to Council, regarding the reclamation obligations of the developer in existing contractual obligations (i.e. lease agreements with landowners).

4.10 The Council may impose as a condition that the operator and/or landowner of an industrial scale solar energy installation submit a copy of a vegetation and weed management plan provided to the satisfaction of the municipality, to be reviewed and approved by the Agricultural Fieldman and the municipality shall impose as a conditions upon review of the plan:

- (a) The operator and/or landowner shall be responsible for controlling invasive plants and vegetation in accordance with the Alberta Weed Control Act and municipal bylaw No. 1870.
- (b) The minimum clearance of solar collectors from grade shall be adequate to facilitate and maintain growth of perennial vegetation to prevent soil erosion.
- (c) The operator and/or landowner shall be responsible for preventing soil loss or deterioration from taking place in accordance with the Alberta Soil Conservation Act. Soil erosion must be managed, and a soils management plan must be provided to the satisfaction of the municipality with details on proposed control of erosion caused by both wind and water.
- (d) Surface drainage and erosion control must also adequately address and account for impacts associated with the impervious nature of the collectors.
- (e) Screening and/or increased setbacks should be considered in the site design to minimize visual impacts of the proposed development.
- (f) Spacing between solar collectors must provide adequate access for firefighting of both vegetation and electrical fires.

- (g) A security deposit shall be posted during the construction period in a form and amount, no less than \$50,000 per quarter section of development to a maximum amount to be determined appropriate by Council based on specific site conditions to ensure that soil erosion management and weed control is adequately provided in accordance with the municipally approved vegetation and weed management plan and soils management plan.
 - (i) Upon notification by the developer, operator, and/or landowner to the municipality that the completion of construction has occurred and a request for return of the financial deposit has been made, the municipality will conduct a site inspection of the lands to verify the establishment of a suitable ground cover that will prevent further erosion of the lands subject to the development
 - (ii) The funds will be released with no interest paid upon confirmation that the soil erosion management and weed conditions have been completed to the satisfaction of the municipality and there are no unresolved soil or erosion issues, mitigation orders, remedial measure orders, notices or violations that are outstanding or unresolved.

SECTION 5 OTHER PERMITTED AND DISCRETIONARY USE STANDARDS

5.1 The following definitions apply to this Direct Control Land Use District:

AGRICULTURAL BUILDING means a structure associated with and generally essential to an agricultural operation. Such structures or facilities may include, but are not limited to the following: machine sheds, storage sheds, granaries, grain bins, silos, animal housing and/or feeding facilities, corrals, pens, and other ancillary farm structures.

AGRICULTURAL OPERATION means an agricultural activity conducted on agricultural land for gain or reward or in the hope or expectation of gain or reward and includes:

- (a) the cultivation of land;
- (b) the raising of livestock, including domestic cervids (i.e. deer and elk) within the meaning of the *Livestock Industry Diversification Act* and poultry;
- (c) the production of agricultural field crops;
- (e) the production of fruit, vegetables, sod, trees, shrubs and other specialty horticultural crops;
- (f) the production of honey;
- (h) the operation of agricultural machinery and equipment, including irrigation pumps;
- (i) the application of fertilizers, insecticides, pesticides, fungicides and herbicides, including application by ground and aerial spraying, for agricultural purposes;
- (j) the collection, transportation, storage, application, use, transfer and disposal of manure, composting materials and compost;

EDUCATIONAL AND INTERPRETIVE USE means offering interpretations, explanations, or guidance, as through lectures or brochures.

LAYDOWN AREA means is an area on a construction site where tools, materials, equipment, and vehicles are stored temporarily when they are not in use. This may include construction administration buildings, garbage containers, shipping containers, fencing and lighting.

OFFICE means an enclosed building or set of buildings to house the administrative activities of an industrial solar energy development. This does not generally include manufacturing or sales.

DUGOUT means an excavation specifically sited and constructed for the purpose of catching and storing water. Depending on the circumstances, the dugout may be intended for either seasonal use or permanent use. **IRRIGATION RESERVOIRS** are a separate use.

Agricultural related uses

- 5.2 Development permit applications for agricultural activities, buildings and structures shall be accompanied by the following information:
- (a) a detailed site plan indicating the proposed agricultural related development including all setbacks from property lines and the proximity to structures or uses on the site and adjacent parcels of land; and to structures and uses on the site from residential dwellings within 300 m (985 ft.) of the property line of the proposed development;
 - (b) if water is necessary for the development, information regarding the location of any existing or proposed on-site water well and a copy of the licence to divert water for the intended purpose;
 - (c) detailed information about the proposed use, number of structures or buildings, height and site coverage of the development;
 - (d) preliminary grading/drainage plan;

- (f) detailed information regarding traffic management plan including proposed haul route, estimated employee vehicle trips (types and duration), and parking / staging areas, and any potential impacts to public roads.
- 5.3 Agricultural fences constructed of rails, stakes, strung wire, or similar material with more than 85 percent of their surface area open for free passage of light and air may be located along the property boundaries of any agricultural parcel.

Accessory uses to Industrial Solar Energy System

- 5.4 Development permit applications for accessories activities, buildings and structures shall be accompanied by the following information:
- (a) a detailed site plan indicating the proposed development including all setbacks from property lines and the proximity to structures or uses on the site and adjacent parcels of land; and to structures and uses on the site from residential dwellings within 300 m (985 ft.) of the property line of the proposed development;
 - (b) if water is necessary for the development, information regarding the location of any existing or proposed on-site water well and a copy of the licence to divert water for the intended purpose
 - (c) detailed information about the proposed use, number of structures or buildings, height and site coverage of the development;
 - (d) preliminary grading/drainage plan;
 - (f) detailed information regarding traffic management plan including proposed haul route, estimated employee vehicle trips (types and duration), and parking / staging areas, and any potential impacts to public roads.
- 5.5 Industrial fences constructed of chain link, page wire, and / or similar material shall be located at the required setback distance of 22.86 m (75 feet) from the property boundary. Consideration of a reduction in setback would be required to be accompanied by information including but limited to fence maintenance and snow drifting potential.

SECTION 6 STANDARDS OF DEVELOPMENT – See Schedule 4.

SECTION 7 SIGN REGULATIONS – See Schedule 9.

NE8 12-25-4

Aerial Photo Date: 2021

LAND USE DISTRICT REDESIGNATION SCHEDULE 'A'



FROM: RURAL GENERAL – RG
TO: DIRECT CONTROL - DC

NE 1/4 SEC 8, TWP 12, RGE 25, W 4 M
MUNICIPALITY: MD OF WILLOW CREEK NO. 26
DATE: NOVEMBER 23, 2023

Bylaw #: 1971

Date: February 28/2024



OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 100 200 300 400 Metres



MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
TEL. 403-329-1344
"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26
IN THE PROVINCE OF ALBERTA

BYLAW NO. 1972

BEING a bylaw of the Municipal District of Willow Creek No. 26 in the Province of Alberta, to amend Bylaw No. 1826 being the Land Use Bylaw;

WHEREAS the Council is in receipt of an application for a Land Use Bylaw Amendment to redesignate lands within the municipality legally described as:

THE NORTHWEST SECTION 8, TOWNSHIP 12, RANGE 25, WEST OF THE 4TH MERIDIAN

WHEREAS the purpose of proposed Bylaw No. 1972 is to redesignate approximately 160 acres (64.7 ha) the above-noted lands from "Rural General" to "Direct Control - DC" to accommodate the development of an industrial solar energy project as approved by the Alberta Utilities Commission (AUC Decision 27345-D01-2022) and as shown on the map in Schedule 'A' attached hereto;


AND WHEREAS THE PURPOSE of proposed Bylaw No. 1972 is to establish the uses and rules for the Direct Control District pertaining to the land and said uses and rules are as described in Schedule 'B' attached hereto;

AND WHEREAS the municipality must prepare an amending bylaw and provide for its consideration at a public hearing.

NOW THEREFORE, under the authority and subject to the provisions of the Municipal Government Act, Statutes of Alberta, Chapter M-26, 2000, as amended, the Council of the Municipal District of Willow Creek No. 26 in the Province of Alberta duly assembled does hereby enact the following:

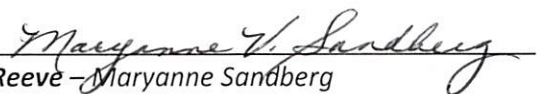
1. The lands illustrated on the map in Schedule 'A' and legally described above shall be redesignated and the Land Use District Map in Schedule 18 shall be amended to reflect this redesignation.
2. The uses and rules for the Direct Control District shall be as described in Schedule 'B' attached hereto and be applied to the lands described above and identified on the map in Schedule 'A';
3. Bylaw No. 1826 is hereby amended and consolidated.
4. This bylaw shall come into effect upon third and final reading hereof.

READ a first time this 31 day of January, 2024.


Reeve - Maryanne Sandberg

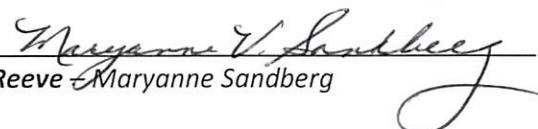

Chief Administrative Officer - Derrick Krizsan

READ a second time this 28 day of February, 2024.


Reeve - Maryanne Sandberg


Chief Administrative Officer - Derrick Krizsan

READ a third time and finally PASSED this 28 day of February, 2024.


Reeve - Maryanne Sandberg


Chief Administrative Officer - Derrick Krizsan

SCHEDULE 'B'

INTENT

The intent of Bylaw 1972 is to establish a site-specific direct control district that provides for the development and operation of an industrial-scale solar energy project from a decision of the Alberta Utilities Commission (AUC Decision 27345-D01-2022) on lands legally described as the NE 8W12-25 W4M. In addition, it is proposed that the land may also be utilized for agricultural purposes, including cropping and grazing, to manage the land in a productive manner.

SECTION 1 LAND USES

1.1 Permitted

- Administration office
- Agricultural fencing and gates
- Industrial fencing and gates
- Operation, and maintenance facilities
- Solar energy system, industrial (including panels, racking, foundations, combiner boxes, cables/cable management systems, inverter/transformer stations, and other ancillary equipment directly associated with the use)
- Sign
- Storage facilities and laydown area
- Substation infrastructure (including e-house, steel structures, foundations, transformers, breakers, switches, switchgear, bus/bus connectors, insulators, insulating gravel, cables/cable management systems, and other electrical equipment directly associated with the use)
- Transmission infrastructure (including foundations, tower structures, conductor, insulator, connectors, and other electrical equipment directly associated with the use)

1.2 Discretionary

- Accessory use
- Accessory building
- Accessory structure
- Agricultural operation including grazing or cultivation
- Agricultural building or structure
- Construction office
- Composting and processing facility
- Digital weather station
- Dugout
- Grain and forage storage
- Laydown and staging area
- Livestock handling systems
- Educational and interpretive use
- Washroom facility
- Water well

SECTION 2 MINIMUM LOT SIZE

- 2.1 The lot size for development is at the discretion of Council and shall be consistent with Approval 27966-D02-2023 issued by the Alberta Utilities Commission.
- 2.2 Subdivision is prohibited.

SECTION 3 APPROVAL PROCEDURE

- 3.1 In respect of this Direct Control district, Council shall be the decision-making authority and may decide on a development permit application for all listed permitted and discretionary uses.
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 - (b) post a copy of the application on the official municipal website, and
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4.0 STANDARDS OF DEVELOPMENT FOR SOLAR ENERGY SYSTEMS, INDUSTRIAL

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Parcel Boundary, Internal means the property boundary for lands which are within the footprint of the industrial solar energy project.

Project Footprint means all the lands which are as part of an approved application as well as any residual lands within a titled parcel, whether or not the lands are leased by an operator.

Solar Energy System, Industrial Scale means a system using solar technology to collect energy from the sun and convert it to energy that is directed into the provincial electrical grid transmission or distribution system for off-site consumption or commercial sale, or a solar energy system that does not meet the definition a solar energy system, individual.

- 4.2 Development permit applications for industrial scale solar energy installations shall be accompanied by the following information:

- (a) a site suitability analysis including but not limited to, topography; soils characteristics; storm water collection; accessibility to a road; availability of water supply, sewage disposal system and solid waste disposal if applicable; compatibility with surrounding land uses; potential impacts to agricultural land and operations; potential visual impacts, and consistency with the policies of the Land Use Bylaw and Municipal Development Plan;
- (b) a detailed site plan including all setbacks from property lines and the proximity to structures or uses on the site and adjacent parcels of land; and to structures and uses on the site from residential dwellings within 300 m (985 ft.) of the property line of the proposed development;
- (c) detailed information about the system type, number of structures, height of structures, and the energy process and rated output;
- (d) any information regarding general public safety and security measures;
- (e) preliminary grading/drainage plan;
- (f) detailed information regarding construction traffic management plan including proposed material haul route, estimated employee vehicle trips (types and duration), and parking / staging areas, and any potential impacts to public roads;
- (g) the location of overhead utilities on or abutting the subject parcel and identification of any sensitive, environmental, or topographical features which may be present on the parcel;
- (h) post-construction decommissioning and reclamation plan as required by the Conservation and Reclamation Directive for Renewable Energy Operations (Alberta Environment (2018/09/14));
- (a) a vegetation and weed management plan that addresses both the construction period and the projected lifespan of the development;
- (j) a soils erosion management plan with the plan to address:
 - (i) on any proposal to strip and stockpile topsoil during the construction/erection period and the rationale or need for doing so, and
 - (ii) the details on proposed soil management practices and erosion control due to both wind and water; for the period of both construction and post-construction;
- (k) if required by Council, an Environmental Assessment Review prepared by a qualified professional or other studies and reports to demonstrate site suitability and impact mitigation;
- (l) if required by Council, a Fire and Emergency Response plan prepared by a qualified professional and approved by the MD of Willow Creek Emergency Services; and

(m) if required by the Council, a Landowner and Neighbour Emergency Response Plan prepared by a qualified professional which addresses safety, education, and response plans of directly affected landowners.

4.3 Upon receipt of a development permit application, Council shall review the application for completeness and, prior to making a decision on the application:

- (a) may notify landowners and residents, by mail, within 3.2 km (2 miles) of the proposed development;
- (b) refer the application to all relevant agencies and government departments; and
- (c) may require the developer to hold a public information meeting and provide a summary of the meeting.

Setbacks

4.4 A Solar Energy System, Industrial Scale shall be setback:

- (a) not less than 30.5 m (100 ft) from all property lines not fronting on or adjacent to a municipal roadway; and
- (b) not less than 45.7 m (150 ft) from all property lines fronting on or adjacent to a municipal roadway; and
- (c) not less than 152.4 m (500 ft) from a dwelling unit within or adjacent to the solar farm project footprint boundary measured from the wall of the dwelling.

4.6 Any setback can be increased from the minimum setback requirements in the district depending upon the number of panels in a group, the prominence of the location, in order to reduce the impact to a residence, building, public roadway or highway, or adjacent land use.

Conditions of Approval

4.8 The Council may impose as a condition any reasonable measures to ensure suitability, compatibility and to mitigate potential impacts.

4.9 The Council may impose as a condition that the operator and/or landowner of an industrial scale solar energy installation use submit a copy of an approved conservation and reclamation plan to the municipality and the municipality shall impose as a condition upon review of the plan:

- (a) that a pre-disturbance site assessment be filed with municipality prior to the commencement of construction of the project;
- (b) that any interim monitoring site assessments as required by the approved conservation and reclamation plan be submitted to the municipality throughout the life span of the development; and
- (c) that the approved conservation and reclamation plan is the sole responsibility of the operator and/or landowner to ensure that the lands used for the industrial activities associated with renewable energy activities are conserved and reclaimed in an environmentally sound and timely manner;

and may require

- (d) that a reclamation security be posted and held for the life span of the development in a form and amount to be determined appropriate by Council to ensure that the lands used for the industrial activities associated with renewable energy activities are conserved and reclaimed in an environmentally sound and timely manner. Consideration may be given to foregoing the reclamation security if the proponent provides information, acceptable to Council, regarding the reclamation obligations of the developer in existing contractual obligations (i.e. lease agreements with landowners).

4.10 The Council may impose as a condition that the operator and/or landowner of an industrial scale solar energy installation submit a copy of a vegetation and weed management plan provided to the satisfaction of the municipality, to be reviewed and approved by the Agricultural Fieldman and the municipality shall impose as a conditions upon review of the plan:

- (a) The operator and/or landowner shall be responsible for controlling invasive plants and vegetation in accordance with the Alberta Weed Control Act and municipal bylaw No. 1870.
- (b) The minimum clearance of solar collectors from grade shall be adequate to facilitate and maintain growth of perennial vegetation to prevent soil erosion.
- (c) The operator and/or landowner shall be responsible for preventing soil loss or deterioration from taking place in accordance with the Alberta Soil Conservation Act. Soil erosion must be managed, and a soils management plan must be provided to the satisfaction of the municipality with details on proposed control of erosion caused by both wind and water.
- (d) Surface drainage and erosion control must also adequately address and account for impacts associated with the impervious nature of the collectors.
- (e) Screening and/or increased setbacks should be considered in the site design to minimize visual impacts of the proposed development.
- (f) Spacing between solar collectors must provide adequate access for firefighting of both vegetation and electrical fires.

- (g) A security deposit shall be posted during the construction period in a form and amount, no less than \$50,000 per quarter section of development to a maximum amount to be determined appropriate by Council based on specific site conditions to ensure that soil erosion management and weed control is adequately provided in accordance with the municipally approved vegetation and weed management plan and soils management plan.
 - (i) Upon notification by the developer, operator, and/or landowner to the municipality that the completion of construction has occurred and a request for return of the financial deposit has been made, the municipality will conduct a site inspection of the lands to verify the establishment of a suitable ground cover that will prevent further erosion of the lands subject to the development
 - (ii) The funds will be released with no interest paid upon confirmation that the soil erosion management and weed conditions have been completed to the satisfaction of the municipality and there are no unresolved soil or erosion issues, mitigation orders, remedial measure orders, notices or violations that are outstanding or unresolved.

SECTION 5 OTHER PERMITTED AND DISCRETIONARY USE STANDARDS

5.1 The following definitions apply to this Direct Control Land Use District:

AGRICULTURAL BUILDING means a structure associated with and generally essential to an agricultural operation. Such structures or facilities may include, but are not limited to the following: machine sheds, storage sheds, granaries, grain bins, silos, animal housing and/or feeding facilities, corrals, pens, and other ancillary farm structures.

AGRICULTURAL OPERATION means an agricultural activity conducted on agricultural land for gain or reward or in the hope or expectation of gain or reward and includes:

- (a) the cultivation of land;
- (b) the raising of livestock, including domestic cervids (i.e. deer and elk) within the meaning of the *Livestock Industry Diversification Act* and poultry;
- (c) the production of agricultural field crops;
- (e) the production of fruit, vegetables, sod, trees, shrubs and other specialty horticultural crops;
- (f) the production of honey;
- (h) the operation of agricultural machinery and equipment, including irrigation pumps;
- (i) the application of fertilizers, insecticides, pesticides, fungicides and herbicides, including application by ground and aerial spraying, for agricultural purposes;
- (j) the collection, transportation, storage, application, use, transfer and disposal of manure, composting materials and compost;

EDUCATIONAL AND INTERPRETIVE USE means offering interpretations, explanations, or guidance, as through lectures or brochures.

LAYDOWN AREA means is an area on a construction site where tools, materials, equipment, and vehicles are stored temporarily when they are not in use. This may include construction administration buildings, garbage containers, shipping containers, fencing and lighting.

OFFICE means an enclosed building or set of buildings to house the administrative activities of an industrial solar energy development. This does not generally include manufacturing or sales.

DUGOUT means an excavation specifically sited and constructed for the purpose of catching and storing water. Depending on the circumstances, the dugout may be intended for either seasonal use or permanent use. **IRRIGATION RESERVOIRS** are a separate use.

Agricultural related uses

- 5.2 Development permit applications for agricultural activities, buildings and structures shall be accompanied by the following information:
- (a) a detailed site plan indicating the proposed agricultural related development including all setbacks from property lines and the proximity to structures or uses on the site and adjacent parcels of land; and to structures and uses on the site from residential dwellings within 300 m (985 ft.) of the property line of the proposed development;
 - (b) if water is necessary for the development, information regarding the location of any existing or proposed on-site water well and a copy of the licence to divert water for the intended purpose;
 - (c) detailed information about the proposed use, number of structures or buildings, height and site coverage of the development;
 - (d) preliminary grading/drainage plan;

- (f) detailed information regarding traffic management plan including proposed haul route, estimated employee vehicle trips (types and duration), and parking / staging areas, and any potential impacts to public roads.
- 5.3 Agricultural fences constructed of rails, stakes, strung wire, or similar material with more than 85 percent of their surface area open for free passage of light and air may be located along the property boundaries of any agricultural parcel.

Accessory uses to Industrial Solar Energy System

- 5.4 Development permit applications for accessories activities, buildings and structures shall be accompanied by the following information:
- (a) a detailed site plan indicating the proposed development including all setbacks from property lines and the proximity to structures or uses on the site and adjacent parcels of land; and to structures and uses on the site from residential dwellings within 300 m (985 ft.) of the property line of the proposed development;
 - (b) if water is necessary for the development, information regarding the location of any existing or proposed on-site water well and a copy of the licence to divert water for the intended purpose
 - (c) detailed information about the proposed use, number of structures or buildings, height and site coverage of the development;
 - (d) preliminary grading/drainage plan;
 - (f) detailed information regarding traffic management plan including proposed haul route, estimated employee vehicle trips (types and duration), and parking / staging areas, and any potential impacts to public roads.
- 5.5 Industrial fences constructed of chain link, page wire, and / or similar material shall be located at the required setback distance of 22.86 m (75 feet) from the property boundary. Consideration of a reduction in setback would be required to be accompanied by information including but limited to fence maintenance and snow drifting potential.

SECTION 6 STANDARDS OF DEVELOPMENT – See Schedule 4.

SECTION 7 SIGN REGULATIONS – See Schedule 9.

NW8 12-25-4

Aerial Photo Date: 2021

LAND USE DISTRICT REDESIGNATION SCHEDULE 'A'



FROM: RURAL GENERAL – RG
TO: DIRECT CONTROL - DC

NW 1/4 SEC 8, TWP 12, RGE 25, W 4 M
MUNICIPALITY: MD OF WILLOW CREEK NO. 26
DATE: NOVEMBER 23, 2023

Bylaw #: 1972

Date: February 28/2024



OLDMAN RIVER REGIONAL SERVICES COMMISSION



MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
TEL. 403-329-1344

"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26
IN THE PROVINCE OF ALBERTA

BYLAW NO. 1973

BEING a bylaw of the Municipal District of Willow Creek No. 26 in the Province of Alberta, to amend Bylaw No. 1826 being the Land Use Bylaw;

WHEREAS the Council is in receipt of an application for a Land Use Bylaw Amendment to redesignate lands within the municipality legally described as:

THE SOUTHEAST SECTION 8, TOWNSHIP 12, RANGE 25, WEST OF THE 4TH MERIDIAN

WHEREAS the purpose of proposed Bylaw No. 1973 is to redesignate approximately 160 acres (64.7 ha) the above-noted lands from "Rural General" to "Direct Control - DC" to accommodate the development of an industrial solar energy project as approved by the Alberta Utilities Commission (AUC Decision 27345-D01-2022) and as shown on the map in Schedule 'A' attached hereto;

AND WHEREAS THE PURPOSE of proposed Bylaw No. 1973 is to establish the uses and rules for the Direct Control District pertaining to the land and said uses and rules are as described in Schedule 'B' attached hereto;

AND WHEREAS the municipality must prepare an amending bylaw and provide for its consideration at a public hearing.

NOW THEREFORE, under the authority and subject to the provisions of the Municipal Government Act, Statutes of Alberta, Chapter M-26, 2000, as amended, the Council of the Municipal District of Willow Creek No. 26 in the Province of Alberta duly assembled does hereby enact the following:

1. The lands illustrated on the map in Schedule 'A' and legally described above shall be redesignated and the Land Use District Map in Schedule 18 shall be amended to reflect this redesignation.
2. The uses and rules for the Direct Control District shall be as described in Schedule 'B' attached hereto and be applied to the lands described above and identified on the map in Schedule 'A';
3. Bylaw No. 1826 is hereby amended and consolidated.
4. This bylaw shall come into effect upon third and final reading hereof.

READ a first time this 31 day of January, 2024.

Maryanne V. Sandberg Derrick Krizsan
Reeve - Maryanne Sandberg Chief Administrative Officer - Derrick Krizsan

READ a second time this 28 day of February, 2024.

Maryanne V. Sandberg Derrick Krizsan
Reeve - Maryanne Sandberg Chief Administrative Officer - Derrick Krizsan

READ a third time and finally PASSED this 28 day of February, 2024.

Maryanne V. Sandberg Derrick Krizsan
Reeve - Maryanne Sandberg Chief Administrative Officer - Derrick Krizsan

SCHEDULE 'B'

INTENT

The intent of Bylaw 1973 is to establish a site-specific direct control district that provides for the development and operation of an industrial-scale solar energy project from a decision of the Alberta Utilities Commission (AUC Decision 27345-D01-2022) on lands legally described as the SE 8-12-25 W4M. In addition, it is proposed that the land may also be utilized for agricultural purposes, including cropping and grazing, to manage the land in a productive manner.

SECTION 1 LAND USES

1.1 Permitted

- Administration office
- Agricultural fencing and gates
- Industrial fencing and gates
- Operation, and maintenance facilities
- Solar energy system, industrial (including panels, racking, foundations, combiner boxes, cables/cable management systems, inverter/transformer stations, and other ancillary equipment directly associated with the use)
- Sign
- Storage facilities and laydown area
- Substation infrastructure (including e-house, steel structures, foundations, transformers, breakers, switches, switchgear, bus/bus connectors, insulators, insulating gravel, cables/cable management systems, and other electrical equipment directly associated with the use)
- Transmission infrastructure (including foundations, tower structures, conductor, insulator, connectors, and other electrical equipment directly associated with the use)

1.2 Discretionary

- Accessory use
- Accessory building
- Accessory structure
- Agricultural operation including grazing or cultivation
- Agricultural building or structure
- Construction office
- Composting and processing facility
- Digital weather station
- Dugout
- Grain and forage storage
- Laydown and staging area
- Livestock handling systems
- Educational and interpretive use
- Washroom facility
- Water well

SECTION 2 MINIMUM LOT SIZE

- 2.1 The lot size for development is at the discretion of Council and shall be consistent with Approval 27966-D02-2023 issued by the Alberta Utilities Commission.
- 2.2 Subdivision is prohibited.

SECTION 3 APPROVAL PROCEDURE

- 3.1 In respect of this Direct Control district, Council shall be the decision-making authority and may decide on a development permit application for all listed permitted and discretionary uses.
- 3.2 Before Council considers an application for a use or development in the Industrial Renewable Direct Control District, it may:
 - (a) cause a written notice to be issued by the Development Officer to landowners of adjacent titles in accordance with Administrative Section 9: Notification; or
 - (b) post a copy of the application on the official municipal website, and
 - (b) hear any persons that claim to be affected by the decision on the application.
- 3.3 Council may then approve the application with or without conditions or refuse the application.

- 3.4 When applicable, Council should seek comments from other agencies such as the planning advisor, regional health authority or any applicable provincial government department.

4.0 STANDARDS OF DEVELOPMENT FOR SOLAR ENERGY SYSTEMS, INDUSTRIAL

- 4.1 The following definitions apply to this Direct Control Land Use District:

Cumulative Effects means, for the purpose of this Schedule, the combined effects of past, present, and reasonably foreseeable land-use activities, over time, on the environment.

Operator means, for the purposes of this Schedule, the holder of a license, approval or permit issued by the Alberta Energy Regulator or the Alberta Utilities Commission for the purposes related to the carrying on of an activity on or in respect of a specified land.

Parcel Boundary, External means the property boundary for lands which are outside the footprint of the industrial solar energy system and adjacent to the project footprint, where adjacent refers to lands contiguous in nature and not separated by a municipal road allowance.

Parcel Boundary, Internal means the property boundary for lands which are within the footprint of the industrial solar energy project.

Project Footprint means all the lands which are as part of an approved application as well as any residual lands within a titled parcel, whether or not the lands are leased by an operator.

Solar Energy System, Industrial Scale means a system using solar technology to collect energy from the sun and convert it to energy that is directed into the provincial electrical grid transmission or distribution system for off-site consumption or commercial sale, or a solar energy system that does not meet the definition a solar energy system, individual.

- 4.2 Development permit applications for industrial scale solar energy installations shall be accompanied by the following information:

- (a) a site suitability analysis including but not limited to, topography; soils characteristics; storm water collection; accessibility to a road; availability of water supply, sewage disposal system and solid waste disposal if applicable; compatibility with surrounding land uses; potential impacts to agricultural land and operations; potential visual impacts, and consistency with the policies of the Land Use Bylaw and Municipal Development Plan;
- (b) a detailed site plan including all setbacks from property lines and the proximity to structures or uses on the site and adjacent parcels of land; and to structures and uses on the site from residential dwellings within 300 m (985 ft.) of the property line of the proposed development;
- (c) detailed information about the system type, number of structures, height of structures, and the energy process and rated output;
- (d) any information regarding general public safety and security measures;
- (e) preliminary grading/drainage plan;
- (f) detailed information regarding construction traffic management plan including proposed material haul route, estimated employee vehicle trips (types and duration), and parking / staging areas, and any potential impacts to public roads;
- (g) the location of overhead utilities on or abutting the subject parcel and identification of any sensitive, environmental, or topographical features which may be present on the parcel;
- (h) post-construction decommissioning and reclamation plan as required by the Conservation and Reclamation Directive for Renewable Energy Operations (Alberta Environment (2018/09/14));
- (a) a vegetation and weed management plan that addresses both the construction period and the projected lifespan of the development;
- (j) a soils erosion management plan with the plan to address:
 - (i) on any proposal to strip and stockpile topsoil during the construction/erection period and the rationale or need for doing so, and
 - (ii) the details on proposed soil management practices and erosion control due to both wind and water; for the period of both construction and post-construction;
- (k) if required by Council, an Environmental Assessment Review prepared by a qualified professional or other studies and reports to demonstrate site suitability and impact mitigation;
- (l) if required by Council, a Fire and Emergency Response plan prepared by a qualified professional and approved by the MD of Willow Creek Emergency Services; and

(m) if required by the Council, a Landowner and Neighbour Emergency Response Plan prepared by a qualified professional which addresses safety, education, and response plans of directly affected landowners.

4.3 Upon receipt of a development permit application, Council shall review the application for completeness and, prior to making a decision on the application:

- (a) may notify landowners and residents, by mail, within 3.2 km (2 miles) of the proposed development;
- (b) refer the application to all relevant agencies and government departments; and
- (c) may require the developer to hold a public information meeting and provide a summary of the meeting.

Setbacks

4.4 A Solar Energy System, Industrial Scale shall be setback:

- (a) not less than 30.5 m (100 ft) from all property lines not fronting on or adjacent to a municipal roadway; and
- (b) not less than 45.7 m (150 ft) from all property lines fronting on or adjacent to a municipal roadway; and
- (c) not less than 152.4 m (500 ft) from a dwelling unit within or adjacent to the solar farm project footprint boundary measured from the wall of the dwelling.

4.6 Any setback can be increased from the minimum setback requirements in the district depending upon the number of panels in a group, the prominence of the location, in order to reduce the impact to a residence, building, public roadway or highway, or adjacent land use.

Conditions of Approval

4.8 The Council may impose as a condition any reasonable measures to ensure suitability, compatibility and to mitigate potential impacts.

4.9 The Council may impose as a condition that the operator and/or landowner of an industrial scale solar energy installation use submit a copy of an approved conservation and reclamation plan to the municipality and the municipality shall impose as a condition upon review of the plan:

- (a) that a pre-disturbance site assessment be filed with municipality prior to the commencement of construction of the project;
- (b) that any interim monitoring site assessments as required by the approved conservation and reclamation plan be submitted to the municipality throughout the life span of the development; and
- (c) that the approved conservation and reclamation plan is the sole responsibility of the operator and/or landowner to ensure that the lands used for the industrial activities associated with renewable energy activities are conserved and reclaimed in an environmentally sound and timely manner;

and may require

- (d) that a reclamation security be posted and held for the life span of the development in a form and amount to be determined appropriate by Council to ensure that the lands used for the industrial activities associated with renewable energy activities are conserved and reclaimed in an environmentally sound and timely manner. Consideration may be given to foregoing the reclamation security if the proponent provides information, acceptable to Council, regarding the reclamation obligations of the developer in existing contractual obligations (i.e. lease agreements with landowners).

4.10 The Council may impose as a condition that the operator and/or landowner of an industrial scale solar energy installation submit a copy of a vegetation and weed management plan provided to the satisfaction of the municipality, to be reviewed and approved by the Agricultural Fieldman and the municipality shall impose as a conditions upon review of the plan:

- (a) The operator and/or landowner shall be responsible for controlling invasive plants and vegetation in accordance with the Alberta Weed Control Act and municipal bylaw No. 1870.
- (b) The minimum clearance of solar collectors from grade shall be adequate to facilitate and maintain growth of perennial vegetation to prevent soil erosion.
- (c) The operator and/or landowner shall be responsible for preventing soil loss or deterioration from taking place in accordance with the Alberta Soil Conservation Act. Soil erosion must be managed, and a soils management plan must be provided to the satisfaction of the municipality with details on proposed control of erosion caused by both wind and water.
- (d) Surface drainage and erosion control must also adequately address and account for impacts associated with the impervious nature of the collectors.
- (e) Screening and/or increased setbacks should be considered in the site design to minimize visual impacts of the proposed development.
- (f) Spacing between solar collectors must provide adequate access for firefighting of both vegetation and electrical fires.

- (g) A security deposit shall be posted during the construction period in a form and amount, no less than \$50,000 per quarter section of development to a maximum amount to be determined appropriate by Council based on specific site conditions to ensure that soil erosion management and weed control is adequately provided in accordance with the municipally approved vegetation and weed management plan and soils management plan.
 - (i) Upon notification by the developer, operator, and/or landowner to the municipality that the completion of construction has occurred and a request for return of the financial deposit has been made, the municipality will conduct a site inspection of the lands to verify the establishment of a suitable ground cover that will prevent further erosion of the lands subject to the development
 - (ii) The funds will be released with no interest paid upon confirmation that the soil erosion management and weed conditions have been completed to the satisfaction of the municipality and there are no unresolved soil or erosion issues, mitigation orders, remedial measure orders, notices or violations that are outstanding or unresolved.

SECTION 5 OTHER PERMITTED AND DISCRETIONARY USE STANDARDS

5.1 The following definitions apply to this Direct Control Land Use District:

AGRICULTURAL BUILDING means a structure associated with and generally essential to an agricultural operation. Such structures or facilities may include, but are not limited to the following: machine sheds, storage sheds, granaries, grain bins, silos, animal housing and/or feeding facilities, corrals, pens, and other ancillary farm structures.

AGRICULTURAL OPERATION means an agricultural activity conducted on agricultural land for gain or reward or in the hope or expectation of gain or reward and includes:

- (a) the cultivation of land;
- (b) the raising of livestock, including domestic cervids (i.e. deer and elk) within the meaning of the *Livestock Industry Diversification Act* and poultry;
- (c) the production of agricultural field crops;
- (e) the production of fruit, vegetables, sod, trees, shrubs and other specialty horticultural crops;
- (f) the production of honey;
- (h) the operation of agricultural machinery and equipment, including irrigation pumps;
- (i) the application of fertilizers, insecticides, pesticides, fungicides and herbicides, including application by ground and aerial spraying, for agricultural purposes;
- (j) the collection, transportation, storage, application, use, transfer and disposal of manure, composting materials and compost;

EDUCATIONAL AND INTERPRETIVE USE means offering interpretations, explanations, or guidance, as through lectures or brochures.

LAYDOWN AREA means is an area on a construction site where tools, materials, equipment, and vehicles are stored temporarily when they are not in use. This may include construction administration buildings, garbage containers, shipping containers, fencing and lighting.

OFFICE means an enclosed building or set of buildings to house the administrative activities of an industrial solar energy development. This does not generally include manufacturing or sales.

DUGOUT means an excavation specifically sited and constructed for the purpose of catching and storing water. Depending on the circumstances, the dugout may be intended for either seasonal use or permanent use. **IRRIGATION RESERVOIRS** are a separate use.

Agricultural related uses

- 5.2 Development permit applications for agricultural activities, buildings and structures shall be accompanied by the following information:
- (a) a detailed site plan indicating the proposed agricultural related development including all setbacks from property lines and the proximity to structures or uses on the site and adjacent parcels of land; and to structures and uses on the site from residential dwellings within 300 m (985 ft.) of the property line of the proposed development;
 - (b) if water is necessary for the development, information regarding the location of any existing or proposed on-site water well and a copy of the licence to divert water for the intended purpose;
 - (c) detailed information about the proposed use, number of structures or buildings, height and site coverage of the development;
 - (d) preliminary grading/drainage plan;

- (f) detailed information regarding traffic management plan including proposed haul route, estimated employee vehicle trips (types and duration), and parking / staging areas, and any potential impacts to public roads.

5.3 Agricultural fences constructed of rails, stakes, strung wire, or similar material with more than 85 percent of their surface area open for free passage of light and air may be located along the property boundaries of any agricultural parcel.

Accessory uses to Industrial Solar Energy System

5.4 Development permit applications for accessories activities, buildings and structures shall be accompanied by the following information:

- (a) a detailed site plan indicating the proposed development including all setbacks from property lines and the proximity to structures or uses on the site and adjacent parcels of land; and to structures and uses on the site from residential dwellings within 300 m (985 ft.) of the property line of the proposed development;
- (b) if water is necessary for the development, information regarding the location of any existing or proposed on-site water well and a copy of the licence to divert water for the intended purpose
- (c) detailed information about the proposed use, number of structures or buildings, height and site coverage of the development;
- (d) preliminary grading/drainage plan;
- (f) detailed information regarding traffic management plan including proposed haul route, estimated employee vehicle trips (types and duration), and parking / staging areas, and any potential impacts to public roads.

5.5 Industrial fences constructed of chain link, page wire, and / or similar material shall be located at the required setback distance of 22.86 m (75 feet) from the property boundary. Consideration of a reduction in setback would be required to be accompanied by information including but limited to fence maintenance and snow drifting potential.

SECTION 6 STANDARDS OF DEVELOPMENT – See Schedule 4.

SECTION 7 SIGN REGULATIONS – See Schedule 9.

SE8 12-25-4

Aerial Photo Date: 2021

LAND USE DISTRICT REDESIGNATION SCHEDULE 'A'



FROM: RURAL GENERAL – RG
TO: DIRECT CONTROL - DC

SE 1/4 SEC 8, TWP 12, RGE 25, W 4 M
MUNICIPALITY: MD OF WILLOW CREEK NO. 26
DATE: NOVEMBER 23, 2023

Bylaw #: 1973
Date: February 28/2024



OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 100 200 300 400
Metres



MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
TEL. 403-329-1344

"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26
IN THE PROVINCE OF ALBERTA

BYLAW NO. 1974

BEING a bylaw of the Municipal District of Willow Creek No. 26 in the Province of Alberta, to amend Bylaw No. 1826 being the Land Use Bylaw;

WHEREAS the Council is in receipt of an application for a Land Use Bylaw Amendment to redesignate lands within the municipality legally described as:

THE SOUTHWEST SECTION 8, TOWNSHIP 12, RANGE 25, WEST OF THE 4TH MERIDIAN

WHEREAS the purpose of proposed Bylaw No. 1974 is to redesignate approximately 160 acres (64.7 ha) the above-noted lands from "Rural General" to "Direct Control - DC" to accommodate the development of an industrial solar energy project as approved by the Alberta Utilities Commission (AUC Decision 27345-D01-2022) and as shown on the map in Schedule 'A' attached hereto;

AND WHEREAS THE PURPOSE of proposed Bylaw No. 1974 is to establish the uses and rules for the Direct Control District pertaining to the land and said uses and rules are as described in Schedule 'B' attached hereto;

AND WHEREAS the municipality must prepare an amending bylaw and provide for its consideration at a public hearing.

NOW THEREFORE, under the authority and subject to the provisions of the Municipal Government Act, Statutes of Alberta, Chapter M-26, 2000, as amended, the Council of the Municipal District of Willow Creek No. 26 in the Province of Alberta duly assembled does hereby enact the following:


1. The lands illustrated on the map in Schedule 'A' and legally described above shall be redesignated and the Land Use District Map in Schedule 18 shall be amended to reflect this redesignation.
2. The uses and rules for the Direct Control District shall be as described in Schedule 'B' attached hereto and be applied to the lands described above and identified on the map in Schedule 'A';
3. Bylaw No. 1826 is hereby amended and consolidated.
4. This bylaw shall come into effect upon third and final reading hereof.

READ a first time this 31 day of January, 2024.


Reeve - Maryanne Sandberg

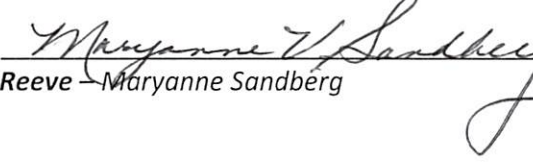

Chief Administrative Officer - Derrick Krizan

READ a second time this 28 day of February, 2024.


Reeve - Maryanne Sandberg


Chief Administrative Officer - Derrick Krizan

READ a third time and finally PASSED this 28 day of February, 2024.


Reeve - Maryanne Sandberg


Chief Administrative Officer - Derrick Krizan

SCHEDULE 'B'

INTENT

The intent of Bylaw 1974 is to establish a site-specific direct control district that provides for the development and operation of an industrial-scale solar energy project from a decision of the Alberta Utilities Commission (AUC Decision 27345-D01-2022) on lands legally described as the SW 8-W12-25 W4M. In addition, it is proposed that the land may also be utilized for agricultural purposes, including cropping and grazing, to manage the land in a productive manner.

SECTION 1 LAND USES

1.1 Permitted

Administration office
Agricultural fencing and gates
Industrial fencing and gates
Operation, and maintenance facilities
Solar energy system, industrial (including panels, racking, foundations, combiner boxes, cables/cable management systems, inverter/transformer stations, and other ancillary equipment directly associated with the use)
Sign
Storage facilities and laydown area
Substation infrastructure (including e-house, steel structures, foundations, transformers, breakers, switches, switchgear, bus/bus connectors, insulators, insulating gravel, cables/cable management systems, and other electrical equipment directly associated with the use)
Transmission infrastructure (including foundations, tower structures, conductor, insulator, connectors, and other electrical equipment directly associated with the use)

1.2 Discretionary

Accessory use
Accessory building
Accessory structure
Agricultural operation including grazing or cultivation
Agricultural building or structure
Construction office
Composting and processing facility
Digital weather station
Dugout
Grain and forage storage
Laydown and staging area
Livestock handling systems
Educational and interpretive use
Washroom facility
Water well

SECTION 2 MINIMUM LOT SIZE

- 2.1 The lot size for development is at the discretion of Council and shall be consistent with Approval 27966-D02-2023 issued by the Alberta Utilities Commission.
- 2.2 Subdivision is prohibited.

SECTION 3 APPROVAL PROCEDURE

- 3.1 In respect of this Direct Control district, Council shall be the decision-making authority and may decide on a development permit application for all listed permitted and discretionary uses.
- 3.2 Before Council considers an application for a use or development in the Industrial Renewable Direct Control District, it may:
 - (a) cause a written notice to be issued by the Development Officer to landowners of adjacent titles in accordance with Administrative Section 9: Notification; or
 - (b) post a copy of the application on the official municipal website, and
 - (b) hear any persons that claim to be affected by the decision on the application.
- 3.3 Council may then approve the application with or without conditions or refuse the application.

- 3.4 When applicable, Council should seek comments from other agencies such as the planning advisor, regional health authority or any applicable provincial government department.

4.0 STANDARDS OF DEVELOPMENT FOR SOLAR ENERGY SYSTEMS, INDUSTRIAL

- 4.1 The following definitions apply to this Direct Control Land Use District:

Cumulative Effects means, for the purpose of this Schedule, the combined effects of past, present, and reasonably foreseeable land-use activities, over time, on the environment.

Operator means, for the purposes of this Schedule, the holder of a license, approval or permit issued by the Alberta Energy Regulator or the Alberta Utilities Commission for the purposes related to the carrying on of an activity on or in respect of a specified land.

Parcel Boundary, External means the property boundary for lands which are outside the footprint of the industrial solar energy system and adjacent to the project footprint, where adjacent refers to lands contiguous in nature and not separated by a municipal road allowance.

Parcel Boundary, Internal means the property boundary for lands which are within the footprint of the industrial solar energy project.

Project Footprint means all the lands which are as part of an approved application as well as any residual lands within a titled parcel, whether or not the lands are leased by an operator.

Solar Energy System, Industrial Scale means a system using solar technology to collect energy from the sun and convert it to energy that is directed into the provincial electrical grid transmission or distribution system for off-site consumption or commercial sale, or a solar energy system that does not meet the definition a solar energy system, individual.

- 4.2 Development permit applications for industrial scale solar energy installations shall be accompanied by the following information:

- (a) a site suitability analysis including but not limited to, topography; soils characteristics; storm water collection; accessibility to a road; availability of water supply, sewage disposal system and solid waste disposal if applicable; compatibility with surrounding land uses; potential impacts to agricultural land and operations; potential visual impacts, and consistency with the policies of the Land Use Bylaw and Municipal Development Plan;
- (b) a detailed site plan including all setbacks from property lines and the proximity to structures or uses on the site and adjacent parcels of land; and to structures and uses on the site from residential dwellings within 300 m (985 ft.) of the property line of the proposed development;
- (c) detailed information about the system type, number of structures, height of structures, and the energy process and rated output;
- (d) any information regarding general public safety and security measures;
- (e) preliminary grading/drainage plan;
- (f) detailed information regarding construction traffic management plan including proposed material haul route, estimated employee vehicle trips (types and duration), and parking / staging areas, and any potential impacts to public roads;
- (g) the location of overhead utilities on or abutting the subject parcel and identification of any sensitive, environmental, or topographical features which may be present on the parcel;
- (h) post-construction decommissioning and reclamation plan as required by the Conservation and Reclamation Directive for Renewable Energy Operations (Alberta Environment (2018/09/14));
- (a) a vegetation and weed management plan that addresses both the construction period and the projected lifespan of the development;
- (j) a soils erosion management plan with the plan to address:
 - (i) on any proposal to strip and stockpile topsoil during the construction/erection period and the rationale or need for doing so, and
 - (ii) the details on proposed soil management practices and erosion control due to both wind and water; for the period of both construction and post-construction;
- (k) if required by Council, an Environmental Assessment Review prepared by a qualified professional or other studies and reports to demonstrate site suitability and impact mitigation;
- (l) if required by Council, a Fire and Emergency Response plan prepared by a qualified professional and approved by the MD of Willow Creek Emergency Services; and

(m) if required by the Council, a Landowner and Neighbour Emergency Response Plan prepared by a qualified professional which addresses safety, education, and response plans of directly affected landowners.

4.3 Upon receipt of a development permit application, Council shall review the application for completeness and, prior to making a decision on the application:

- (a) may notify landowners and residents, by mail, within 3.2 km (2 miles) of the proposed development;
- (b) refer the application to all relevant agencies and government departments; and
- (c) may require the developer to hold a public information meeting and provide a summary of the meeting.

Setbacks

4.4 A Solar Energy System, Industrial Scale shall be setback:

- (a) not less than 30.5 m (100 ft) from all property lines not fronting on or adjacent to a municipal roadway; and
- (b) not less than 45.7 m (150 ft) from all property lines fronting on or adjacent to a municipal roadway; and
- (c) not less than 152.4 m (500 ft) from a dwelling unit within or adjacent to the solar farm project footprint boundary measured from the wall of the dwelling.

4.6 Any setback can be increased from the minimum setback requirements in the district depending upon the number of panels in a group, the prominence of the location, in order to reduce the impact to a residence, building, public roadway or highway, or adjacent land use.

Conditions of Approval

4.8 The Council may impose as a condition any reasonable measures to ensure suitability, compatibility and to mitigate potential impacts.

4.9 The Council may impose as a condition that the operator and/or landowner of an industrial scale solar energy installation use submit a copy of an approved conservation and reclamation plan to the municipality and the municipality shall impose as a condition upon review of the plan:

- (a) that a pre-disturbance site assessment be filed with municipality prior to the commencement of construction of the project;
- (b) that any interim monitoring site assessments as required by the approved conservation and reclamation plan be submitted to the municipality throughout the life span of the development; and
- (c) that the approved conservation and reclamation plan is the sole responsibility of the operator and/or landowner to ensure that the lands used for the industrial activities associated with renewable energy activities are conserved and reclaimed in an environmentally sound and timely manner;

and may require

- (d) that a reclamation security be posted and held for the life span of the development in a form and amount to be determined appropriate by Council to ensure that the lands used for the industrial activities associated with renewable energy activities are conserved and reclaimed in an environmentally sound and timely manner. Consideration may be given to foregoing the reclamation security if the proponent provides information, acceptable to Council, regarding the reclamation obligations of the developer in existing contractual obligations (i.e. lease agreements with landowners).

4.10 The Council may impose as a condition that the operator and/or landowner of an industrial scale solar energy installation submit a copy of a vegetation and weed management plan provided to the satisfaction of the municipality, to be reviewed and approved by the Agricultural Fieldman and the municipality shall impose as a conditions upon review of the plan:

- (a) The operator and/or landowner shall be responsible for controlling invasive plants and vegetation in accordance with the Alberta Weed Control Act and municipal bylaw No. 1870.
- (b) The minimum clearance of solar collectors from grade shall be adequate to facilitate and maintain growth of perennial vegetation to prevent soil erosion.
- (c) The operator and/or landowner shall be responsible for preventing soil loss or deterioration from taking place in accordance with the Alberta Soil Conservation Act. Soil erosion must be managed, and a soils management plan must be provided to the satisfaction of the municipality with details on proposed control of erosion caused by both wind and water.
- (d) Surface drainage and erosion control must also adequately address and account for impacts associated with the impervious nature of the collectors.
- (e) Screening and/or increased setbacks should be considered in the site design to minimize visual impacts of the proposed development.
- (f) Spacing between solar collectors must provide adequate access for firefighting of both vegetation and electrical fires.

- (g) A security deposit shall be posted during the construction period in a form and amount, no less than \$50,000 per quarter section of development to a maximum amount to be determined appropriate by Council based on specific site conditions to ensure that soil erosion management and weed control is adequately provided in accordance with the municipally approved vegetation and weed management plan and soils management plan.
 - (i) Upon notification by the developer, operator, and/or landowner to the municipality that the completion of construction has occurred and a request for return of the financial deposit has been made, the municipality will conduct a site inspection of the lands to verify the establishment of a suitable ground cover that will prevent further erosion of the lands subject to the development
 - (ii) The funds will be released with no interest paid upon confirmation that the soil erosion management and weed conditions have been completed to the satisfaction of the municipality and there are no unresolved soil or erosion issues, mitigation orders, remedial measure orders, notices or violations that are outstanding or unresolved.

SECTION 5 OTHER PERMITTED AND DISCRETIONARY USE STANDARDS

5.1 The following definitions apply to this Direct Control Land Use District:

AGRICULTURAL BUILDING means a structure associated with and generally essential to an agricultural operation. Such structures or facilities may include, but are not limited to the following: machine sheds, storage sheds, granaries, grain bins, silos, animal housing and/or feeding facilities, corrals, pens, and other ancillary farm structures.

AGRICULTURAL OPERATION means an agricultural activity conducted on agricultural land for gain or reward or in the hope or expectation of gain or reward and includes:

- (a) the cultivation of land;
- (b) the raising of livestock, including domestic cervids (i.e. deer and elk) within the meaning of the *Livestock Industry Diversification Act* and poultry;
- (c) the production of agricultural field crops;
- (e) the production of fruit, vegetables, sod, trees, shrubs and other specialty horticultural crops;
- (f) the production of honey;
- (h) the operation of agricultural machinery and equipment, including irrigation pumps;
- (i) the application of fertilizers, insecticides, pesticides, fungicides and herbicides, including application by ground and aerial spraying, for agricultural purposes;
- (j) the collection, transportation, storage, application, use, transfer and disposal of manure, composting materials and compost;

EDUCATIONAL AND INTERPRETIVE USE means offering interpretations, explanations, or guidance, as through lectures or brochures.

LAYDOWN AREA means is an area on a construction site where tools, materials, equipment, and vehicles are stored temporarily when they are not in use. This may include construction administration buildings, garbage containers, shipping containers, fencing and lighting.

OFFICE means an enclosed building or set of buildings to house the administrative activities of an industrial solar energy development. This does not generally include manufacturing or sales.

DUGOUT means an excavation specifically sited and constructed for the purpose of catching and storing water. Depending on the circumstances, the dugout may be intended for either seasonal use or permanent use. **IRRIGATION RESERVOIRS** are a separate use.

Agricultural related uses

- 5.2 Development permit applications for agricultural activities, buildings and structures shall be accompanied by the following information:
- (a) a detailed site plan indicating the proposed agricultural related development including all setbacks from property lines and the proximity to structures or uses on the site and adjacent parcels of land; and to structures and uses on the site from residential dwellings within 300 m (985 ft.) of the property line of the proposed development;
 - (b) if water is necessary for the development, information regarding the location of any existing or proposed on-site water well and a copy of the licence to divert water for the intended purpose;
 - (c) detailed information about the proposed use, number of structures or buildings, height and site coverage of the development;
 - (d) preliminary grading/drainage plan;

- (f) detailed information regarding traffic management plan including proposed haul route, estimated employee vehicle trips (types and duration), and parking / staging areas, and any potential impacts to public roads.

5.3 Agricultural fences constructed of rails, stakes, strung wire, or similar material with more than 85 percent of their surface area open for free passage of light and air may be located along the property boundaries of any agricultural parcel.

Accessory uses to Industrial Solar Energy System

5.4 Development permit applications for accessories activities, buildings and structures shall be accompanied by the following information:

- (a) a detailed site plan indicating the proposed development including all setbacks from property lines and the proximity to structures or uses on the site and adjacent parcels of land; and to structures and uses on the site from residential dwellings within 300 m (985 ft.) of the property line of the proposed development;
- (b) if water is necessary for the development, information regarding the location of any existing or proposed on-site water well and a copy of the licence to divert water for the intended purpose
- (c) detailed information about the proposed use, number of structures or buildings, height and site coverage of the development;
- (d) preliminary grading/drainage plan;
- (f) detailed information regarding traffic management plan including proposed haul route, estimated employee vehicle trips (types and duration), and parking / staging areas, and any potential impacts to public roads.

5.5 Industrial fences constructed of chain link, page wire, and / or similar material shall be located at the required setback distance of 22.86 m (75 feet) from the property boundary. Consideration of a reduction in setback would be required to be accompanied by information including but limited to fence maintenance and snow drifting potential.

SECTION 6 STANDARDS OF DEVELOPMENT – See Schedule 4.

SECTION 7 SIGN REGULATIONS – See Schedule 9.



Aerial Photo Date: 2021

LAND USE DISTRICT REDESIGNATION SCHEDULE 'A'



FROM: RURAL GENERAL – RG
TO: DIRECT CONTROL - DC

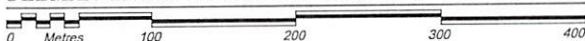
SW 1/4 SEC 8, TWP 12, RGE 25, W 4 M
MUNICIPALITY: MD OF WILLOW CREEK NO. 26
DATE: NOVEMBER 23, 2023

Bylaw #: 1974

Date: February 28/2024



OLDMAN RIVER REGIONAL SERVICES COMMISSION



MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
TEL. 403-329-1344
"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

**MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26
IN THE PROVINCE OF ALBERTA
BYLAW NO. 1979**

BEING a bylaw of the Municipal District of Willow Creek No. 26 in the Province of Alberta, to amend Bylaw No. 1826, being the Land Use Bylaw;

WHEREAS the Municipal District of Willow Creek No. 26 Council is in receipt of an application for a Land Use Bylaw Amendment to redesignate lands within the municipality as shown on the map in Schedule 'A' attached hereto and legally described as:

A PORTION OF THE NORTHWEST ¼ SECTION 16, TOWNSHIP 9, RANGE 26, WEST OF THE 4TH MERIDIAN

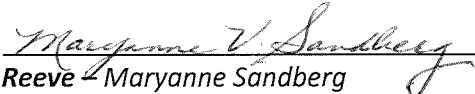
AND WHEREAS the purpose of proposed Bylaw No. 1979 is redesignate portions of the above-noted lands from "Rural General - RG" to "Grouped Country Residential - GCR" to accommodate the future subdivision of an existing dwelling and vacant parcel.

AND WHEREAS the municipality must prepare an amending bylaw and provide for its consideration at a public hearing.

NOW THEREFORE, under the authority and subject to the provisions of the Municipal Government Act, Statutes of Alberta, Chapter M-26, 2000, as amended, the Council of the Municipal District of Willow Creek No. 26 in the Province of Alberta duly assembled does hereby enact the following:

1. Lands, illustrated on the map in Schedule 'A' and legally described above shall be redesignated.
2. The Land Use District Map shall be amended to reflect this redesignation.
3. Bylaw No. 1826 is hereby amended and consolidated.
4. This bylaw shall come into effect upon third and final reading hereof.


READ a first time this 28 day of February, 2024.


Reeve ~~✓~~ Maryanne Sandberg


Chief Administrative Officer – Derrick Krizsan


Moved by Councillor Hemmaway that Bylaw 1979 be amended to add Schedule B, as attached, which contains the Area Structure Plan in support of Grouped Country Residential Redesignation (NW 16-9-26 W4M). Motion Carried.

READ a second time as amended this 27 day of March, 2024.

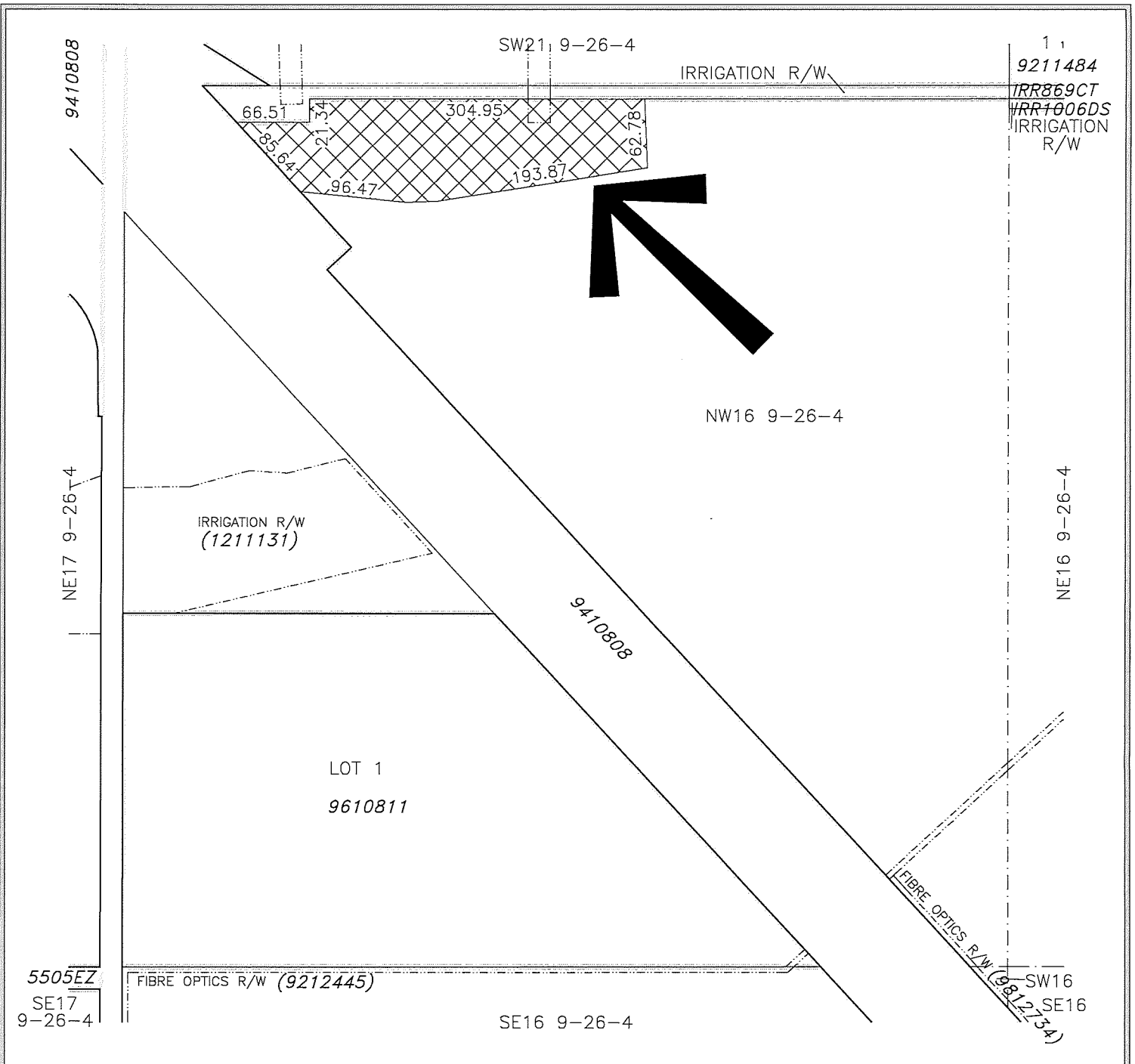

Reeve ~~✓~~ Maryanne Sandberg


Chief Administrative Officer – Derrick Krizsan

READ a third time as amended and finally PASSED this 27 day of March, 2024.

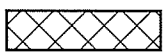

Reeve ~~✓~~ Maryanne Sandberg


Chief Administrative Officer – Derrick Krizsan



**LAND USE DISTRICT REDESIGNATION
SCHEDULE 'A'**

Bylaw #: 1979
Date: March 27, 2024



FROM: Rural General (RG)
TO: Grouped Country Residential (GCR)

NW 1/4 SEC 16, TWP 9, RGE 26, W 4 M
MUNICIPALITY: MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26
DATE: FEBRUARY 12, 2024



0 Metres 100 200 300 400



MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
TEL. 403-329-1344
"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"



**LAND USE DISTRICT REDESIGNATION
SCHEDULE 'A'**

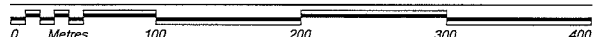
Bylaw #: 1979
Date: March 27, 2024



FROM: Rural General (RG)
TO: Grouped Country Residential (GCR)

NW 1/4 SEC 16, TWP 9, RGE 26, W 4 M
MUNICIPALITY: MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26
DATE: FEBRUARY 12, 2024

Aerial Photo Date: 2021



MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
TEL. 403-329-1344

"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

**MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26
IN THE PROVINCE OF ALBERTA
BYLAW NO. 1983**

BEING a bylaw of the Municipal District of Willow Creek No. 26 in the Province of Alberta, to amend Bylaw No. 1826, being the Land Use Bylaw;

WHEREAS the Municipal District of Willow Creek No. 26 Council is in receipt of an application for a Land Use Bylaw Amendment to redesignate lands within the municipality as shown on the map in Schedule 'A' attached hereto and legally described as:

**A PORTION OF PLAN RY8 THE STATION GROUNDS AND THE RAILWAY RIGHT OF WAY LOCATED IN THE
NORTHEAST SECTION 31, TOWNSHIP 10, RANGE 26, WEST OF THE 4TH MERIDIAN WITHIN THE
HAMLET OF GRANUM**

AND WHEREAS the purpose of proposed Bylaw No. 1983 is redesignate portions of the above-noted lands from "Commercial – C1" and "Residential – Commercial – C2" of the former Town of Granum Bylaw 2018-05 to "Direct Control- DC" to accommodate the future development of a municipal stormwater project with a recreation component and the future subdivision of the remaining lands for industrial use and to establish the uses and rules for the Direct Control District pertaining to the above described land and said uses and rules are as described in Schedule 'B' attached hereto;

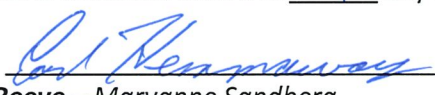

NOW THEREFORE, under the authority and subject to the provisions of the Municipal Government Act, Statutes of Alberta, Chapter M-26, 2000, as amended, the Council of the Municipal District of Willow Creek No. 26 in the Province of Alberta duly assembled does hereby enact the following:

1. Lands, illustrated on the map in Schedule 'A' and legally described above shall be redesignated and the Land Use District Map shall be amended to reflect this redesignation.
2. That Schedule 'B', which contains specific development details for lands
3. Bylaw No. 1826 is hereby amended and consolidated.
4. This bylaw shall come into effect upon third and final reading hereof.

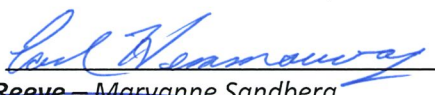
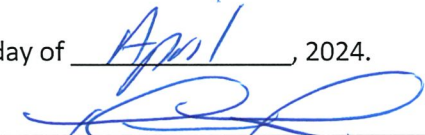
READ a **first** time this 27 day of March, 2024.

 Reeve – Maryanne Sandberg	 Chief Administrative Officer – Derrick Krizsan
---	--

READ a **second** time this 24 day of April, 2024.

 Reeve – Maryanne Sandberg Acting Reeve Earl Hemmaway	 Chief Administrative Officer – Derrick Krizsan
---	--

READ a **third** time and finally PASSED this 24 day of April, 2024.

 Reeve – Maryanne Sandberg Acting Reeve Earl Hemmaway	 Chief Administrative Officer – Derrick Krizsan
---	--

SCHEDULE 'B'

A PORTION OF PLAN RY8 THE STATION GROUNDS AND THE RAILWAY RIGHT OF WAY LOCATED IN THE NORTHEAST SECTION 31, TOWNSHIP 10, RANGE 26, WEST OF THE 4TH MERIDIAN WITHIN THE HAMLET OF GRANUM

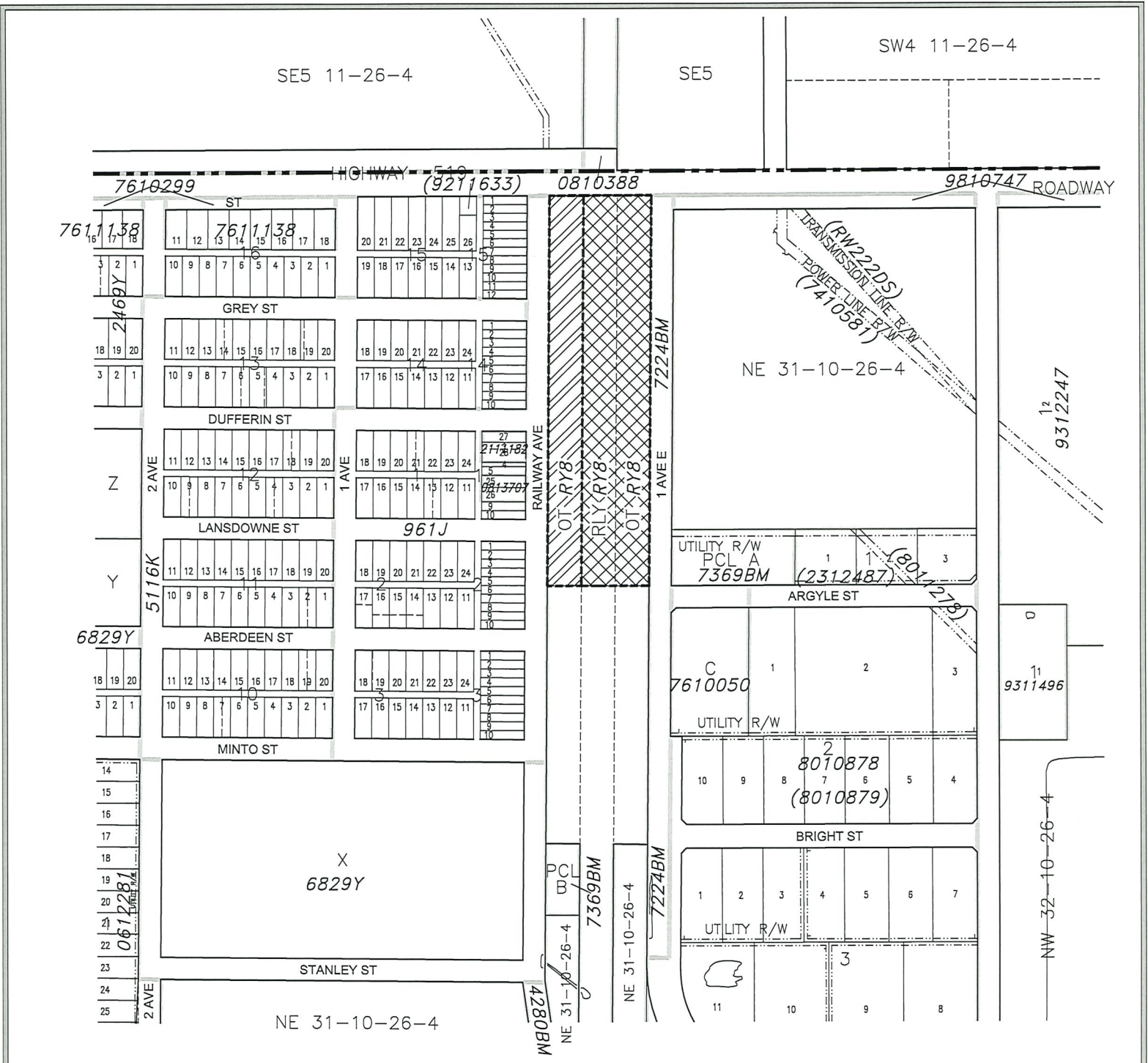
1.1 Uses are as follows:

- (a) Permitted
 - (i) stormwater management facilities and associated recreational amenities including but not limited to walk paths;
 - (ii) those uses listed as permitted in Section 1 (1) of the Rural Commercial – RC land use district;
- (b) Discretionary
 - (i) those uses listed as discretionary in Section 1 (2) of the Rural Commercial – RC land use district;
- (c) Development not requiring a permit
 - (i) stormwater management facilities and associated recreational amenities including but not limited to walk paths;

1.2 The decision-making authority for permitted uses has been delegated to the Development Officer and discretionary, similar use, and waiver decisions shall be delegated to the Municipal Planning Commission.

1.3 Lot sizes and setbacks shall be at the discretion of Development Officer for permitted uses and the Municipal Planning Commission for discretionary uses.

1.4 All standard of development for commercial uses shall be at the discretion of the Municipal Planning Commission.



**LAND USE DISTRICT REDESIGNATION
SCHEDULE 'A'**

Bylaw #: 1983

Date: APRIL 24/24

Portion of Railway & Station Grounds, Plan RY8 CONTAINING 2.14±ha(5.29±ac)



FROM: Commercial C1 (Town of Granum Bylaw 2018-05)
TO: Direct Control (DC)

Portion of Station Grounds, Plan RY8 CONTAINING 1.08±ha(2.66±ac)



FROM: Commercial C2 (Town of Granum Bylaw 2018-05)
TO: Direct Control (DC)

Portion of Station Grounds, Plan RY8

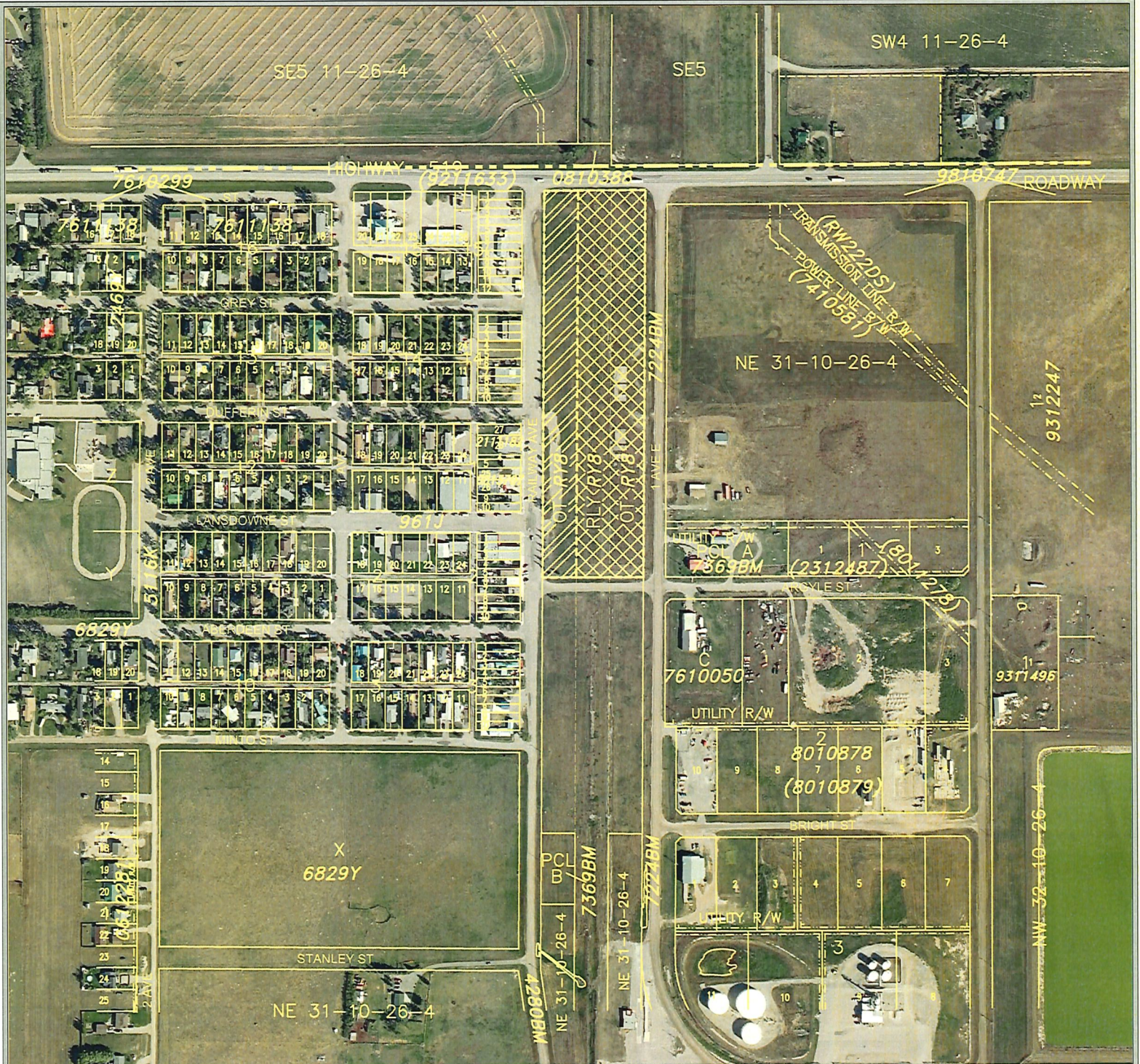
WITHIN NE 1/4 SEC 31, TWP 10, RGE 26, W4M
MUNICIPALITY: MUNICIPAL DISTRICT OF WILLOW
CREEK NO. 26 (HAMLET OF GRANUM)

DATE: MARCH 15, 2024

MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
TEL. 403-329-1344
"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"



March 15, 2024 N:\Willow-Creek-MD\Willow-Creek-MD-LUD & Land Use Redesignations\Willow Creek - Granum Portion of Railway RY8.dwg



**LAND USE DISTRICT REDESIGNATION
SCHEDULE 'A'**

Bylaw #: 1983

Date: APRIL 24/24

Portion of Railway & Station Grounds, Plan RY8 CONTAINING 2.14±ha(5.29±ac)



FROM: Commercial C1 (Town of Granum Bylaw 2018-05)
TO: Direct Control (DC)

Portion of Station Grounds, Plan RY8 CONTAINING 1.08±ha(2.66±ac)



FROM: Commercial C2 (Town of Granum Bylaw 2018-05)
TO: Direct Control (DC)

Portion of Station Grounds, Plan RY8
WITHIN NE 1/4 SEC 31, TWP 10, RGE 26, W4M
MUNICIPALITY: MUNICIPAL DISTRICT OF WILLOW
CREEK NO. 26 (HAMLET OF GRANUM)

DATE: MARCH 15, 2024

Aerial Photo Date: 2021

MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
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OLDMAN RIVER REGIONAL SERVICES COMMISSION



March 15, 2024 N:\Willow-Creek-MD\Willow-Creek-MD-LUD & Land Use Redesignations\Willow Creek - Granum Portion of Railway RY8.dwg



**MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26
IN THE PROVINCE OF ALBERTA
BYLAW NO. 1984**

BEING a bylaw of the Municipal District of Willow Creek No. 26 in the Province of Alberta, to amend Bylaw No. 1826, being the Land Use Bylaw;

WHEREAS the Municipal District of Willow Creek No. 26 Council is in receipt of an application for a Land Use Bylaw Amendment to redesignate lands within the municipality as shown on the map in Schedule 'A' attached hereto and legally described as:

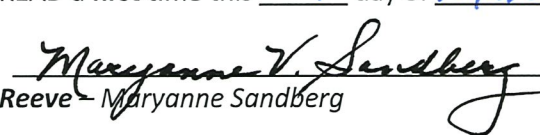

**PORTIONS OF LOTS 24-26, BLOCK 15, PLAN 2469Y
LOCATED IN THE NORTHEAST SECTION 31, TOWNSHIP 10, RANGE 26, WEST OF THE 4TH MERIDIAN
WITHIN THE HAMLET OF GRANUM**

AND WHEREAS the purpose of proposed Bylaw No. 1984 is redesignate portions of the above-noted lands from "Public and Institutional – P" of the former Town of Granum Bylaw 2018-05 to "Direct Control- DC" to accommodate the future redevelopment the former municipal building and to establish the uses and rules for the Direct Control District pertaining to the above described land and said uses and rules are as described in Schedule 'B' attached hereto;

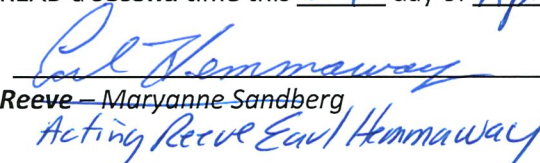

NOW THEREFORE, under the authority and subject to the provisions of the Municipal Government Act, Statutes of Alberta, Chapter M-26, 2000, as amended, the Council of the Municipal District of Willow Creek No. 26 in the Province of Alberta duly assembled does hereby enact the following:

1. Lands, illustrated on the map in Schedule 'A' and legally described above shall be redesignated and the Land Use District Map shall be amended to reflect this redesignation.
2. That Schedule 'B', which contains specific development details for lands
3. Bylaw No. 1826 is hereby amended and consolidated.
4. This bylaw shall come into effect upon third and final reading hereof.

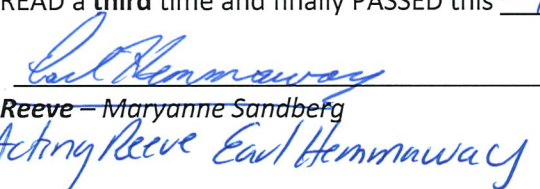

READ a **first** time this 27 day of March, 2024.

 Reeve – Maryanne Sandberg	 Chief Administrative Officer – Derrick Krizsan
---	--

READ a **second** time this 24 day of April, 2024.

 Reeve – Maryanne Sandberg Acting Reeve Eawl Hemmaway	 Chief Administrative Officer – Derrick Krizsan
---	--

READ a **third** time and finally PASSED this 24 day of April, 2024.

 Reeve – Maryanne Sandberg Acting Reeve Eawl Hemmaway	 Chief Administrative Officer – Derrick Krizsan
---	--

SCHEDULE 'B'

**LOTS 24-26, BLOCK 15, PLAN 2469Y
LOCATED IN THE NORTHEAST SECTION 31, TOWNSHIP 10, RANGE 26, WEST OF THE 4TH MERIDIAN
WITHIN THE HAMLET OF GRANUM**

1.1 Uses are as follows:

(a) Permitted

(i) those uses listed as permitted in Section 1 (1) of the Rural Commercial – RC land use district;

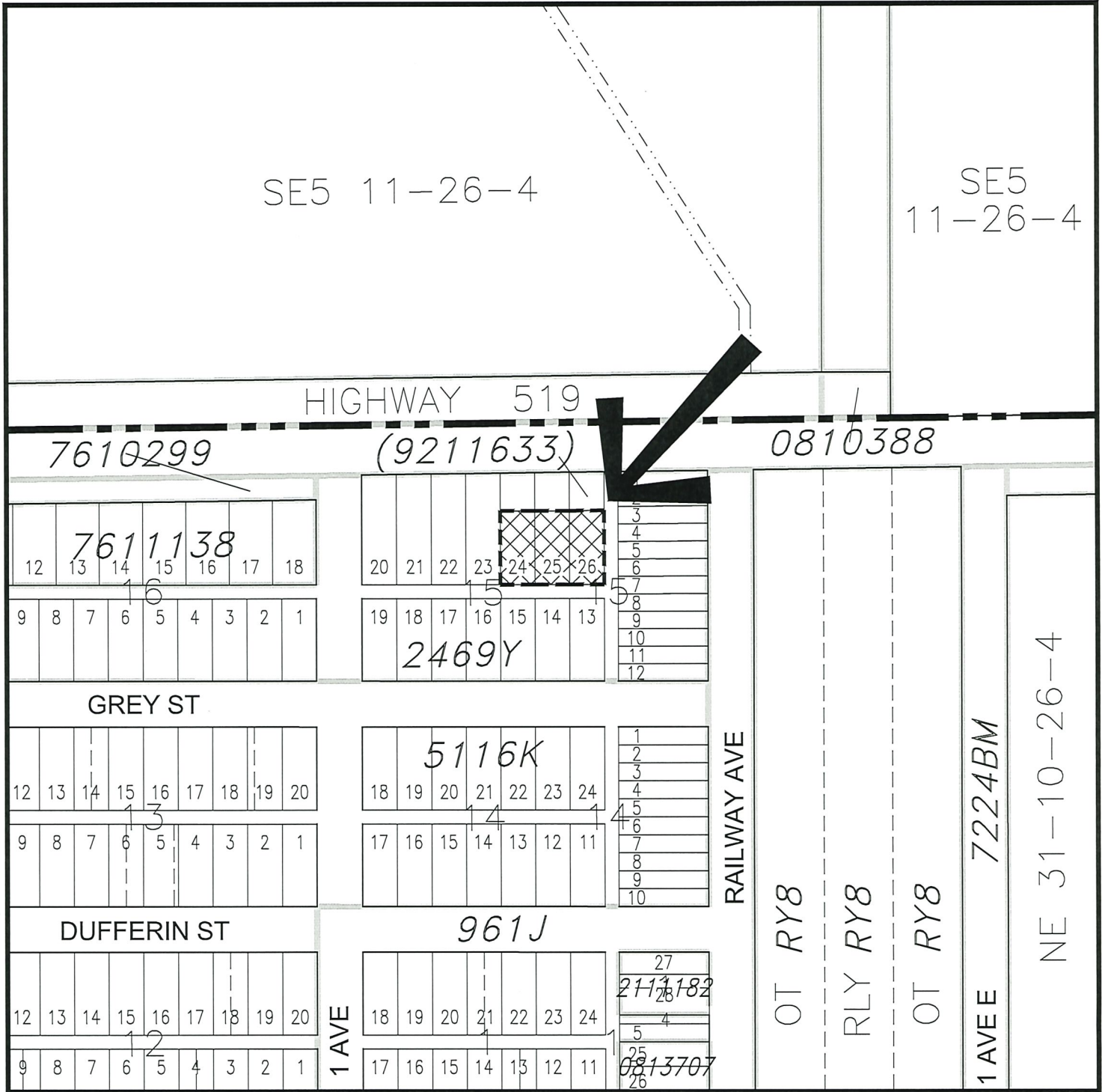
(b) Discretionary

(i) those uses listed as discretionary in Section 1 (2) of the Rural Commercial – RC land use district;

1.2 The decision-making authority for permitted uses has been delegated to the Development Officer and discretionary, similar use, and waiver decisions shall be delegated to the Municipal Planning Commission.

1.3 Lot sizes and setbacks shall be at the discretion of Development Officer for permitted uses and the Municipal Planning Commission for discretionary uses.

1.4 All standard of development for commercial uses shall be at the discretion of the Municipal Planning Commission.



**LAND USE DISTRICT REDESIGNATION
SCHEDULE 'A'**

Bylaw #: 1984

Date: APRIL 24/24



FROM: Public and Institutional (Town of Granum Bylaw No. 2018-05)
TO: Direct Control (DC)

PORTION OF LOTS 24-26, BLOCK 15, PLAN 2469Y
WITHIN NE 1/4 SEC 31, TWP 10, RGE 26, W 4 M
MUNICIPALITY: MUNICIPAL DISTRICT OF WILLOW
CREEK NO. 26 (HAMLET OF GRANUM)
DATE: MARCH 15, 2024

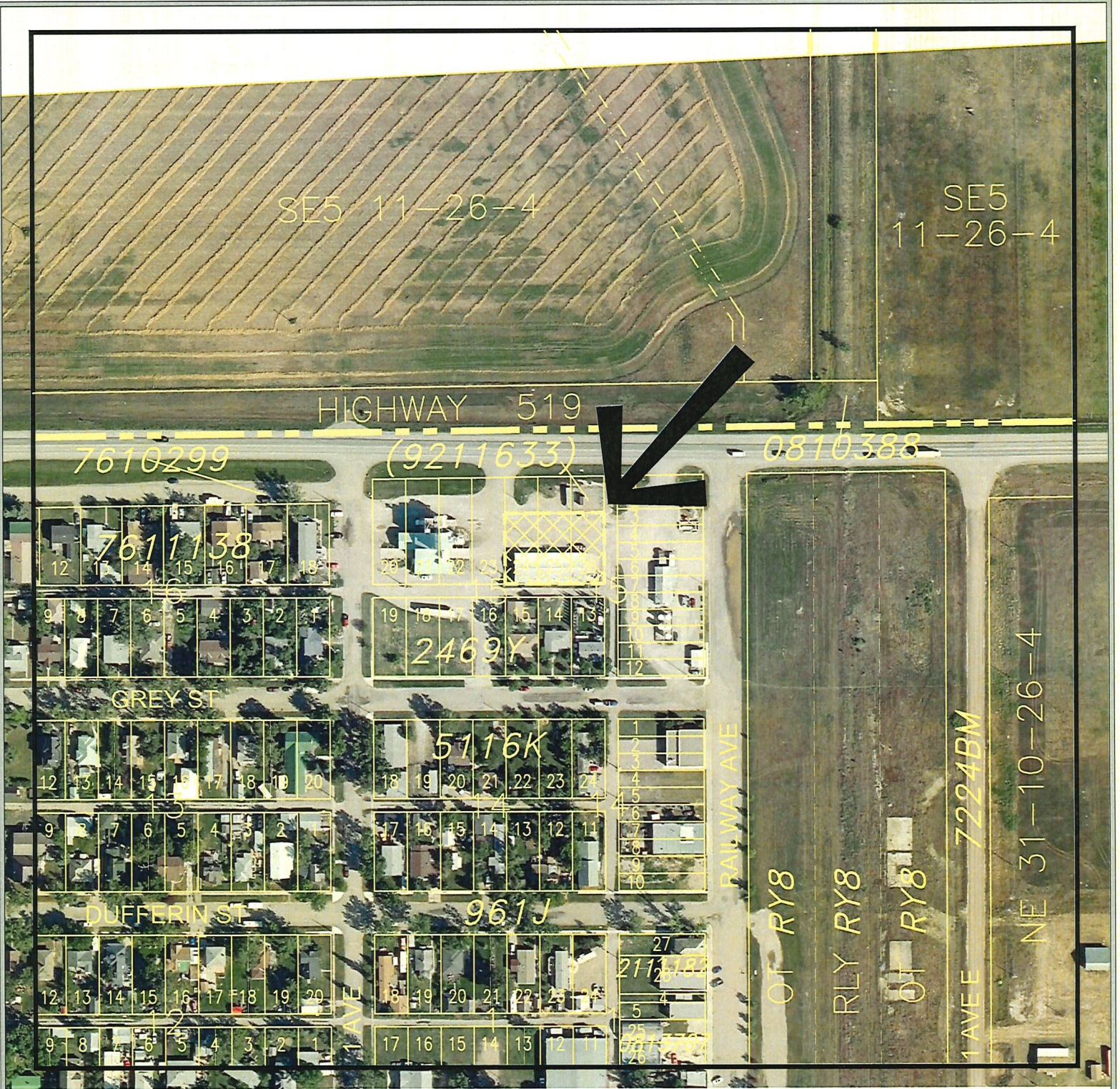
MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
TEL. 403-329-1344
"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 50 100 150 200


March 15, 2024 N:\Willow-Creek-MD\Willow-Creek-MD-LUD & Land Use Redesignations\Willow Creek - Granum Portion of Lots 24-26, Block 15, Plan 2469Y.dwg





**LAND USE DISTRICT REDESIGNATION
SCHEDULE 'A'**

Bylaw #: 1984
Date: APRIL 24/24

 FROM: Public and Institutional (Town of Granum Bylaw No. 2018-05)
TO: Direct Control (DC)

PORTION OF LOTS 24-26, BLOCK 15, PLAN 2469Y
WITHIN NE 1/4 SEC 31, TWP 10, RGE 26, W 4 M
MUNICIPALITY: MUNICIPAL DISTRICT OF WILLOW
CREEK NO. 26 (HAMLET OF GRANUM)
DATE: MARCH 15, 2024

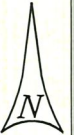
Aerial Photo Date: 2021

MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
TEL. 403-329-1344
"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

OLDMAN RIVER REGIONAL SERVICES COMMISSION



March 15, 2024 N:\Willow-Creek-MD\Willow-Creek-MD-LUD & Land Use Redesignations\Willow Creek - Granum Portion of Lots 24-26, Block 15, Plan 2469Y.dwg



**MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26
IN THE PROVINCE OF ALBERTA
BYLAW NO. 1988**

BEING a bylaw of the Municipal District of Willow Creek No. 26 in the Province of Alberta, to amend Bylaw No. 1826, being the Land Use Bylaw;

WHEREAS the Municipal District of Willow Creek No. 26 Council is in receipt of an application for a Land Use Bylaw Amendment to redesignate lands within the municipality as shown on the map in Schedule 'A' attached hereto and legally described as:

**PORTIONS OF THE SOUTHWEST AND SOUTHEAST SECTION 14, TOWNSHIP 14, RANGE 25
WEST OF THE 4TH MERIDIAN**

AND WHEREAS the purpose of proposed Bylaw No. 1988 is redesignate portions of the above-noted lands from "Rural General - RG" to "Rural Industrial - RI" to accommodate the future development of a resource extraction use (gravel pit) on a portion of the the subject lands.

AND WHEREAS the municipality must prepare an amending bylaw and provide for its consideration at a public hearing.

NOW THEREFORE, under the authority and subject to the provisions of the Municipal Government Act, Statutes of Alberta, Chapter M-26, 2000, as amended, the Council of the Municipal District of Willow Creek No. 26 in the Province of Alberta duly assembled does hereby enact the following:

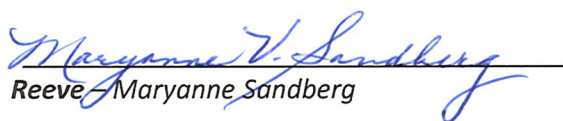
1. Lands, illustrated on the map in Schedule 'A' and legally described above shall be redesignated.
2. The Land Use District Map shall be amended to reflect this redesignation.
3. Bylaw No. 1826 is hereby amended and consolidated.
4. This bylaw shall come into effect upon third and final reading hereof.

READ a **first** time this 10 day of April, 2024.


Reeve Maryanne Sandberg


Chief Administrative Officer – Derrick Krizan

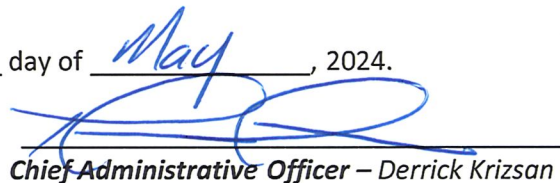
READ a **second** time this 8 day of May, 2024.

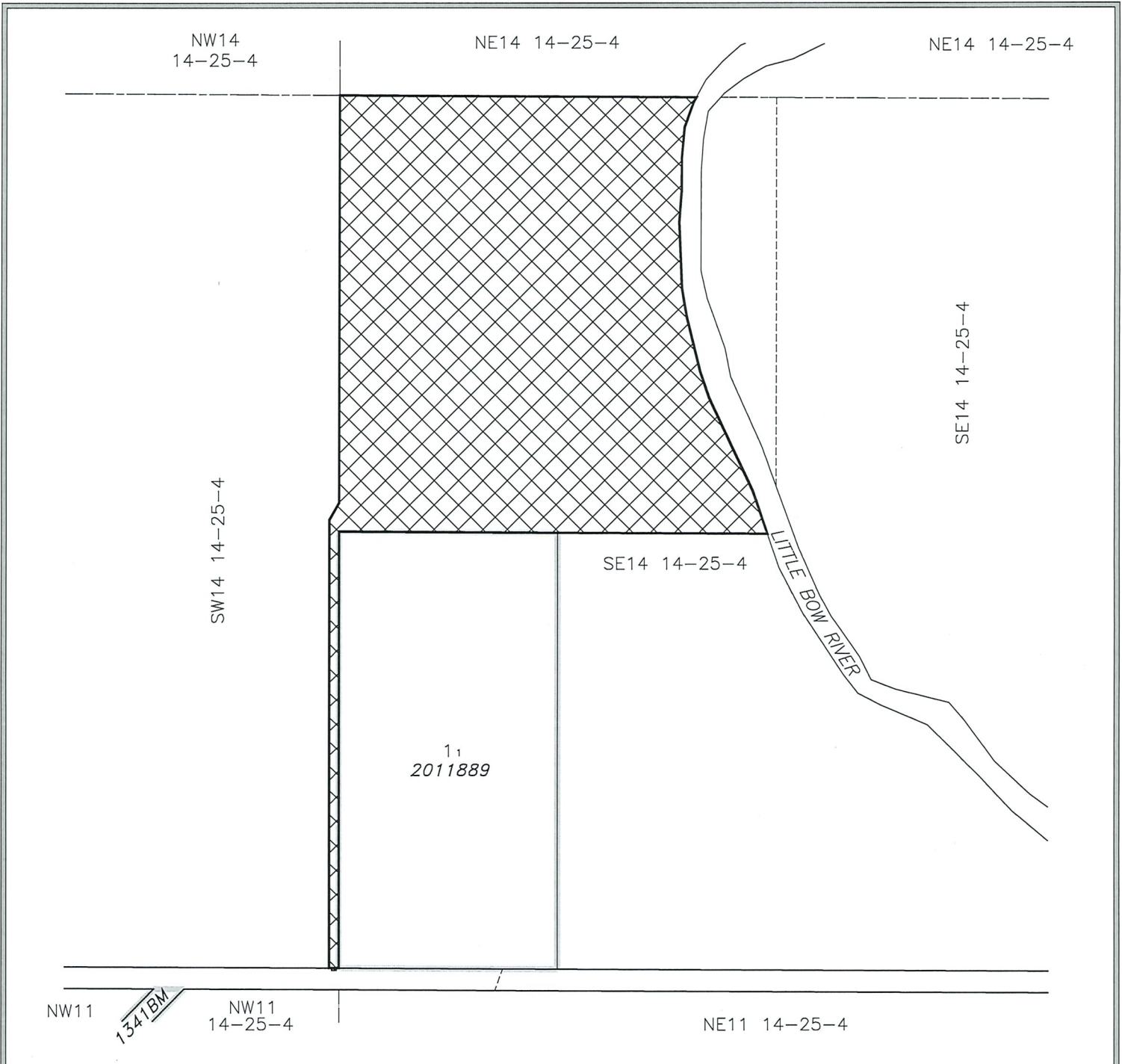

Reeve Maryanne Sandberg


Chief Administrative Officer – Derrick Krizan

READ a **third** time and finally PASSED this 8 day of May, 2024.


Reeve Maryanne Sandberg


Chief Administrative Officer – Derrick Krizan



**LAND USE DISTRICT REDESIGNATION
SCHEDULE 'A'**

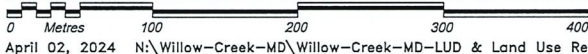


FROM: RURAL GENERAL (RG)
TO: RURAL INDUSTRIAL (RI)

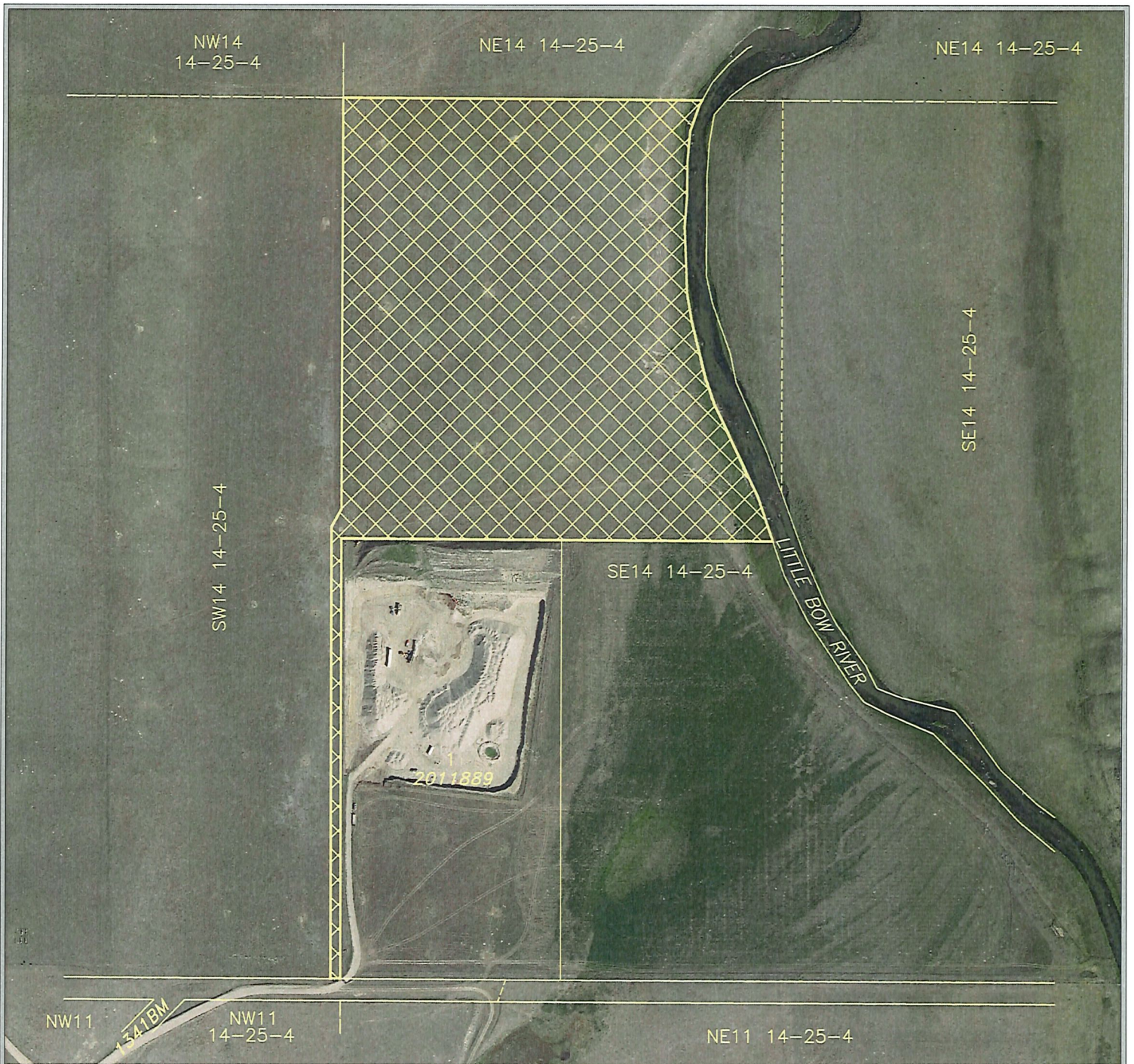
Bylaw #: 1988

Date: May 8, 2024

PORTION OF S 1/2 SEC 14, TWP 14, RGE 25, W 4 M
MUNICIPALITY: MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26
DATE: APRIL 2, 2024



MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
TEL. 403-329-1344
"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"



Aerial Photo Date: 2021

LAND USE DISTRICT REDESIGNATION SCHEDULE 'A'



FROM: RURAL GENERAL (RG)
TO: RURAL INDUSTRIAL (RI)

Bylaw #: 1988

Date: May 8, 2024

PORTION OF S 1/2 SEC 14, TWP 14, RGE 25, W 4 M

MUNICIPALITY: MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26

DATE: APRIL 2, 2024



0 Metres 100 200 300 400

MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
TEL. 403-329-1344
"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

April 02, 2024 N:\Willow-Creek-MD\Willow-Creek-MD-LUD & Land Use Redesignations\Willow Creek Bylaw 1988 - Portion of S14-14-25-4.dwg

**MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26
IN THE PROVINCE OF ALBERTA**

BYLAW NO. 1989

BEING a bylaw of the Municipal District of Willow Creek No. 26 in the Province of Alberta, to amend Bylaw No. 1826, being the Land Use Bylaw;

WHEREAS the Municipal District of Willow Creek No. 26 Council is in receipt of an application for a Land Use Bylaw Amendment to redesignate lands within the municipality as shown on the map in Schedule 'A' attached hereto and legally described as:

**LOT 1, BLOCK 1, PLAN 2010116 WITHIN THE NORTHEAST ¼ SECTION 27, TOWNSHIP 9, RANGE 26,
WEST OF THE 4TH MERIDIAN**

AND WHEREAS the purpose of proposed Bylaw No. 1989 is redesignate portions of the above-noted lands from "Rural General - RG" to "Grouped Country Residential - GCR" to accommodate the future subdivision of two existing dwellings located on the parcel.

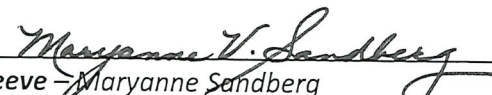
AND WHEREAS the an area structure plan has been prepared in support of the application and is attached hereto as Schedule 'B'.

AND WHEREAS the municipality must prepare an amending bylaw and provide for its consideration at a public hearing.

NOW THEREFORE, under the authority and subject to the provisions of the Municipal Government Act, Statutes of Alberta, Chapter M-26, 2000, as amended, the Council of the Municipal District of Willow Creek No. 26 in the Province of Alberta duly assembled does hereby enact the following:

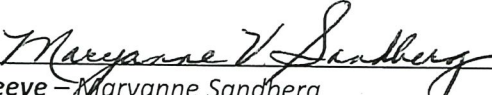
1. Lands, illustrated on the map in Schedule 'A' and legally described above shall be redesignated.
2. The area structure plan, as attached Schedule 'B', shall govern future development of the lands in accordance with the Bylaw 1826.
3. The Land Use District Map shall be amended to reflect this redesignation.
4. Bylaw No. 1826 is hereby amended and consolidated.
5. This bylaw shall come into effect upon third and final reading hereof.

READ a **first** time this 22 day of May, 2024.


Reeve - Maryanne Sandberg



Chief Administrative Officer - Derrick Krizsan

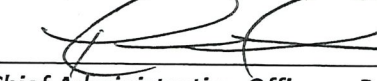
READ a **second** time as amended this 26 day of June, 2024.

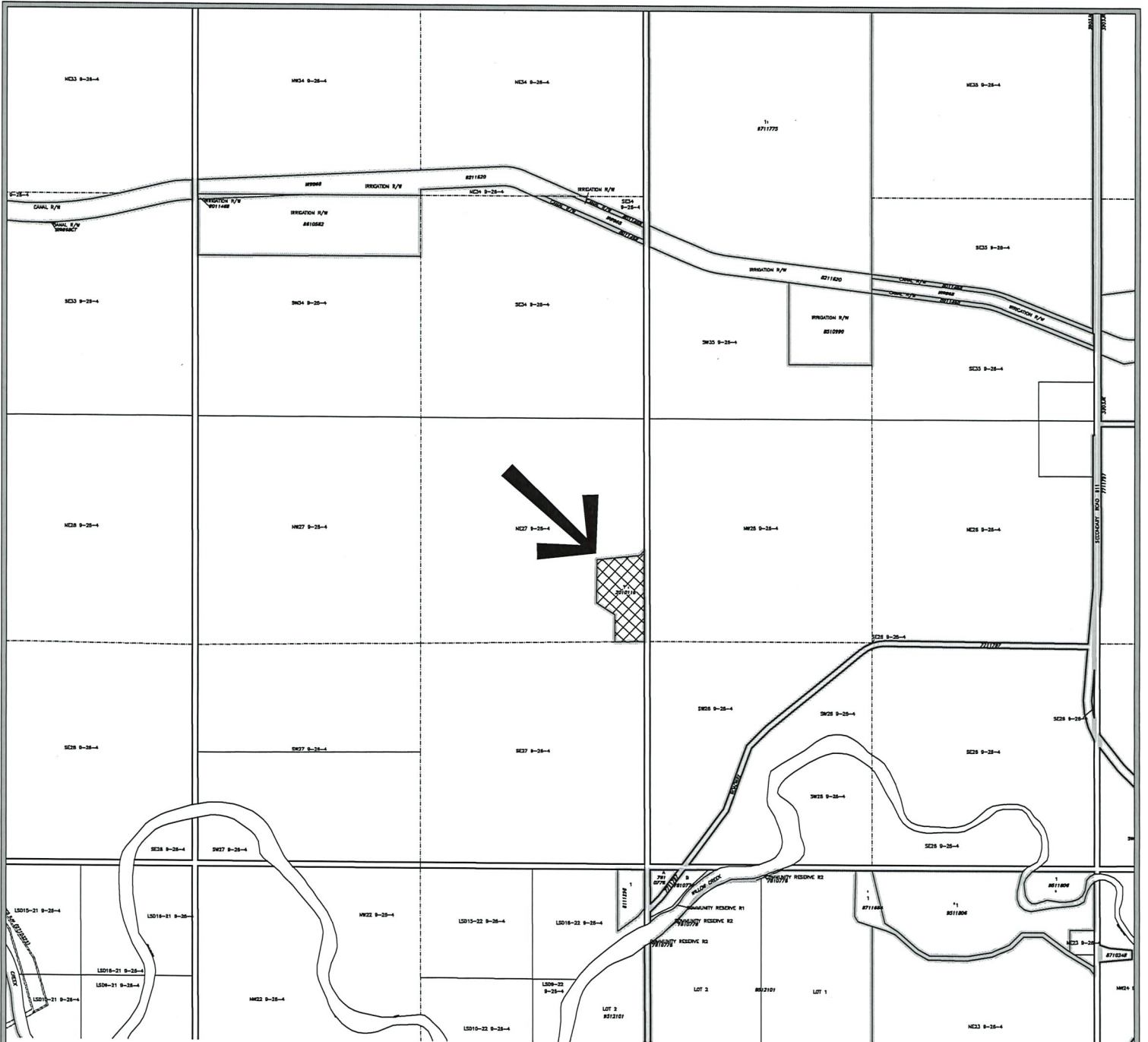

Reeve - Maryanne Sandberg


Chief Administrative Officer - Derrick Krizsan

READ a **third** time as amended and finally PASSED this 26 day of June, 2024.


Reeve - Maryanne Sandberg


Chief Administrative Officer - Derrick Krizsan



**LAND USE DISTRICT REDESIGNATION
SCHEDULE 'A'**



**FROM: RURAL GENERAL – RG
TO: GROUPED COUNTRY RESIDENTIAL – GCR**

**LOT 1, BLOCK 1, PLAN 2010116
WITHIN NE 1/4 SEC 27, TWP 9, RGE 26, W 4 M
MUNICIPALITY: MD OF WILLOW CREEK No 26
DATE: MAY 14, 2024**

Bylaw #: 1989
Date: June 26/2024



OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 100 200 300 400



May 14, 2024 N:\Willow-Creek-MD\Willow-Creek-MD-LUD & Land Use Redesignations\Willow Creek - Bylaw 1989 - Lot 1, Block 1, Plan 2010116.dwg

MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8
TEL. 403-329-1344
"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

Schedule 'B'

Area Structure Plan

In support of Grouped Country Residential Re-designation

Legal Description of Lands Included:

Lot 1, Block 1, Plan 201 0116
In a portion of the N.E. $\frac{1}{4}$ 27-9-26-4

M.D. of Willow Creek No. 26

Registered Owner:

Ronald L. Ashley and Laurel Ashley

Prepared By: Brown, Okamura & Associates Ltd.
File: 24-16322

Fire Protection

This development concept does not include any new fire protection dugouts. Existing dugouts in the area may be used as a source of water for fire-fighting. This property is covered by the MD of Willow Creek Emergency services. The Granum and Fort Macleod fire and emergency service departments are the two closest responders.

Sanitary Wastewater

The proposed lots in this subdivision will be serviced by individual on-site septic systems. Both existing homes have septic systems installed. The septic system on the proposed lot 2 was installed approximately 13 years ago and the system on the proposed lot 3 was installed approximately 15 years ago. The location of the existing septic fields are shown on the tentative plan of subdivision.

Storm-water and wetlands

The natural drainage patterns of this site generally run from west to east. There is a small pond at the northwest end of the parcel that appears to collect overland drainage from the agriculture land. A copy of a site survey showing contours prepared by BOA is found in Appendix D.

No additional development is expected to significantly increase the runoff on the site. There appears to be no significant impacts to downstream drainage courses or natural wetlands.

Utilities

The existing residences are already serviced. Any easements required will be registered along with the subdivision to protect existing utilities.

Historical and Archaeological Significance

There are not any known sites of historical or archaeological significance on this parcel of land. It has an HRV rating of 5A, which is low and, as such, this application is not expected to affect any historical or archaeological sites. However, a Historical Resources Act approval may be required at the time of subdivision.

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

CAVEATOR - LETHBRIDGE NORTHERN IRRIGATION DISTRICT.

741 091 031 27/09/1974 IRRIGATION ORDER/NOTICE
THIS PROPERTY IS INCLUDED IN THE LETHBRIDGE
NORTHERN IRRIGATION DISTRICT

101 100 791 09/04/2010 UTILITY RIGHT OF WAY
GRANTEE - SOUTH ALTA RURAL ELECTRIFICATION
ASSOCIATION LIMITED.

191 232 104 14/11/2019 UTILITY RIGHT OF WAY
GRANTEE - ATCO GAS AND PIPELINES LTD.

201 010 858 15/01/2020 EASEMENT
OVER AND FOR BENEFIT OF: SEE INSTRUMENT

TOTAL INSTRUMENTS: 006

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 23 DAY OF APRIL,
2024 AT 11:53 A.M.

ORDER NUMBER: 50314472

CUSTOMER FILE NUMBER:

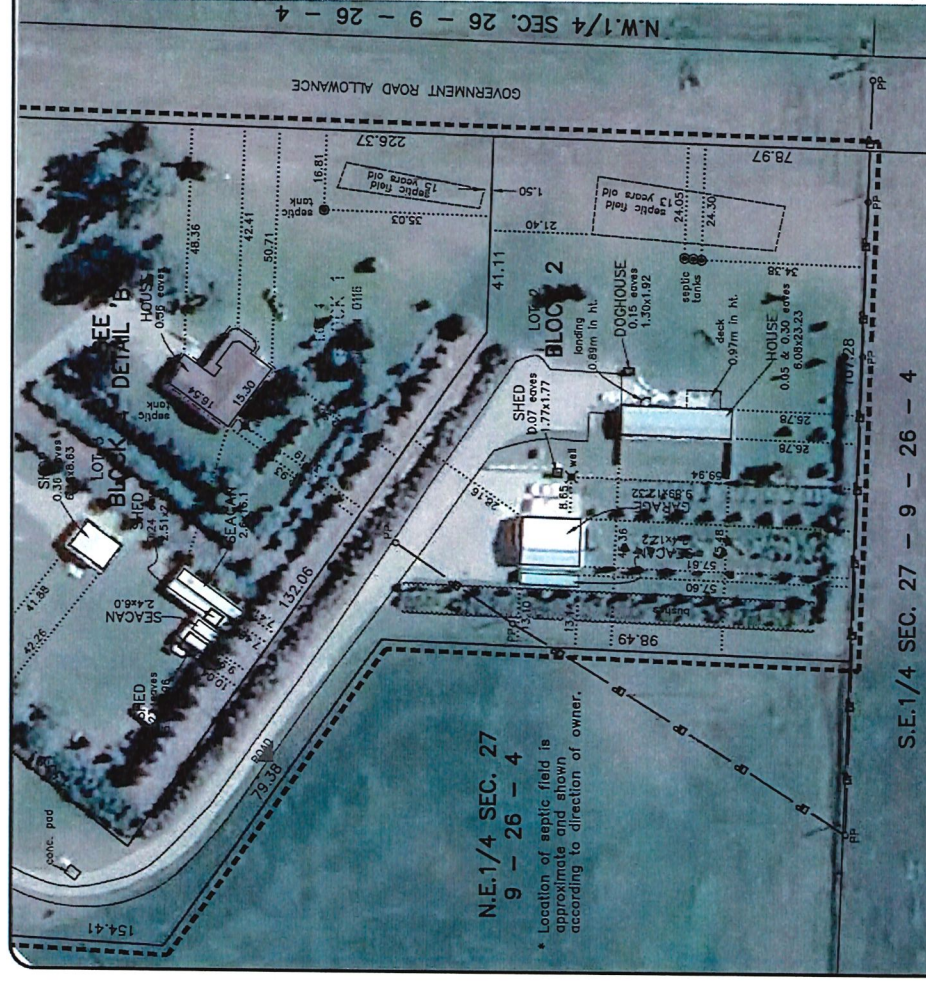


END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

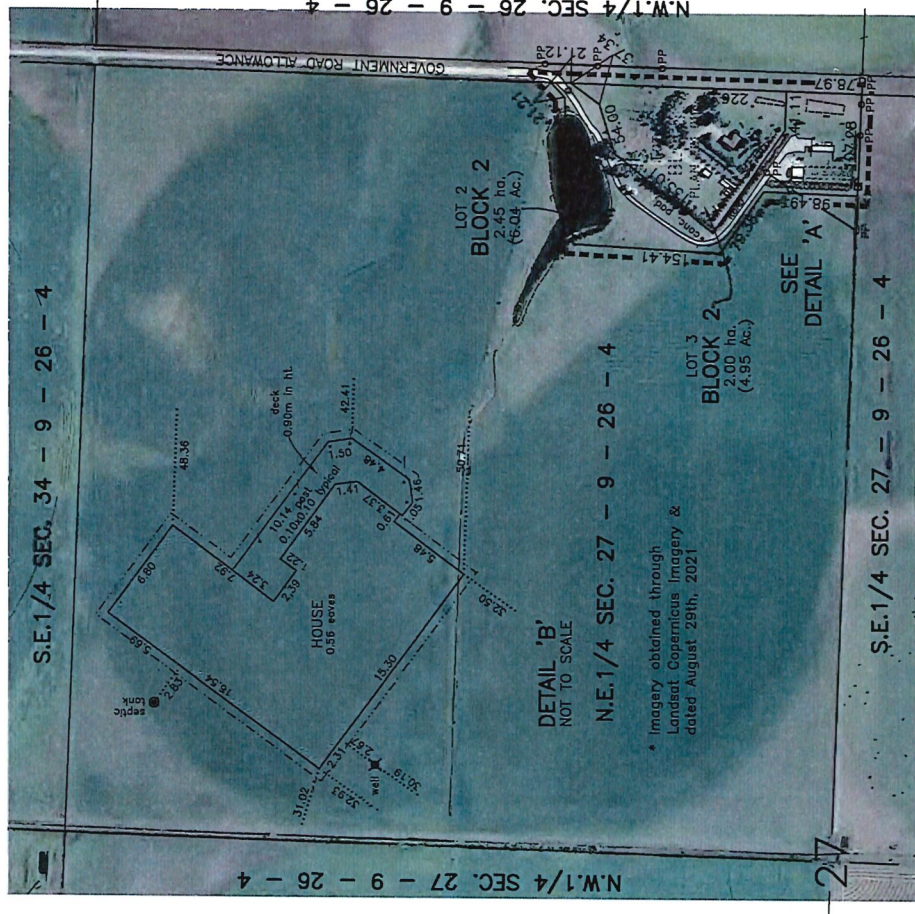
Appendix C - Tentative Plan with Air Photo



N.E.1/4 SEC. 27
9 - 26 - 4

* Location of septic field is approximate and shown according to direction of owner.

DETAIL 'A'
SCALE: 1:1000



DETAIL 'B'
NOT TO SCALE

N.E.1/4 SEC. 27 - 9 - 26 - 4

Imagery obtained through Landsat Copernicus Imagery & dated August 29th, 2021

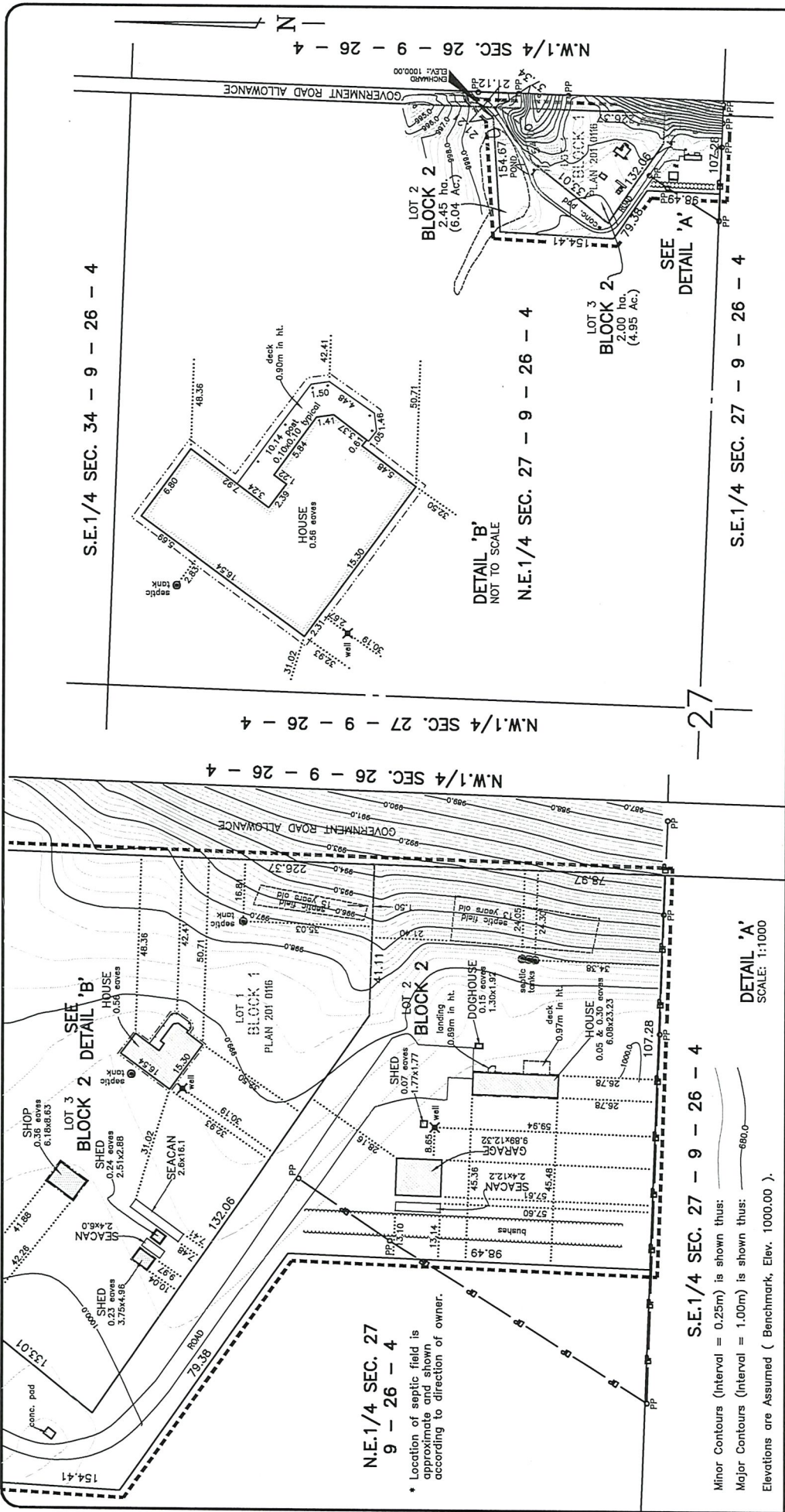
DETAIL 'A'
SCALE: 1:5000

RONALD ASHLEY

TENTATIVE PLAN SHOWING SUBDIVISION
of all of
LOT 1; BLOCK 1; PLAN 201 0116
all within
N.E.1/4 SEC. 27; TWP. 9; RGE. 26; W.4 M.
MUNICIPAL DISTRICT OF WILLOW CREEK No. 26

		Professional Surveyors 2830 - 12th Avenue North, Lethbridge, Alberta
APPROVED	DRAWN	DATE
	CUB	MARCH 19/24
	CHECKED	DIA
	SCALE	JOB
		24-16322
		DRAWING
		24-16322T
D. J. Amanteo, A.L.S.		1:5000

NO.	REVISION	DATE	BY
	Improvements shown were surveyed on July 17th, 2019		
	NOTE : Portion to be approved is outlined thus -----		
	and contains approximately 4.45 ha.		
	Distances are in metres and decimal parts thereof.		
	Overhead line, is shown thus -----PP-----PP		
	PP stands for utility pole.		
	Distances and areas are approximate and are subject to change upon final survey.		



RONALD ASHLEY

TENTATIVE PLAN SHOWING SUBDIVISION
of all of
LOT 1; BLOCK 1; PLAN 201 0116
all within
N.E.1/4 SEC. 27; TWP. 9; RGE. 26; W.4 M.
MUNICIPAL DISTRICT OF WILLOW CREEK No. 26

bod brown okamura & associates ltd.
Professional Surveyors
2830 - 12th Avenue North, Lethbridge, Alberta

APPROVED

DRAWN CJB DATE MARCH 19/24
CHECKED DJA JOB 24-16322
SCALE DRAWING
1:5000 24-16322T
D. J. Amantea, A.L.S.

NO.	Added contours	REVISION	DATE	BY
1			Apr. 22/24	cjb

Improvements shown were surveyed on July 17th, 2019
NOTE : Portion to be approved is outlined thus **----**
and contains approximately 4.45 ha.
Distances are in metres and decimal parts thereof.
Overhead line is shown thus **—DP—**
PP stands for utility pole.
Distances and areas are approximate and are
subject to change upon final survey.

N.E.1/4 SEC. 27
9 - 26 - 4

* Location of septic field is
approximate and shown
according to direction of owner.

S.E.1/4 SEC. 27 - 9 - 26 - 4

Minor Contours (Interval = 0.25m) is shown thus: **----**
Major Contours (Interval = 1.00m) is shown thus: **-----**
Elevations are Assumed (Benchmark, Elev. 1000.00).

DETAIL 'A'
SCALE: 1:1000

S.E.1/4 SEC. 34 - 9 - 26 - 4

DETAIL 'B'
NOT TO SCALE

N.E.1/4 SEC. 27 - 9 - 26 - 4

S.E.1/4 SEC. 27 - 9 - 26 - 4

-27-