

**THE MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26**

#26-Hwy 520, Claresholm Industrial Area, Box 550, Claresholm, Alberta T0L 0T0

Phone: (403) 625-3351 Fax: (403) 625-3886

Email: [development@mdwillowcreek.com](mailto:development@mdwillowcreek.com)

**NOTICE OF MUNICIPAL PLANNING COMMISSION MEETING**

**Form B**

**Application No. 037-20**

**Application No. 005-20**

**Application No. 006-20**

**TO: 2 Mile Radius**

**Notice is hereby given that an application is being made for a development permit with regard to the following:**

**NAME OF APPLICANT:** Acestes Power ULC c/o SABR Energy Consulting Inc.

**TYPE OF DEVELOPMENT:** Installation of 8.5MW ground mounted solar photovoltaic facility for electricity generation. Also, two temporary laydown yards

**LEGAL DESCRIPTION OF SITE:** Lot 1; Block 1; Plan 2010192

Ptn.SE 15-14-27-W4 and Ptn. NE 15-14-27-W4M

**PLACE OF MEETING:** Municipal Administration Building, Claresholm

**TYPE OF MEETING:** Regular Municipal Planning Commission

**DATE OF MEETING:** Wednesday, July 8, 2020 at 9:40 am

This development application and all associated information are available for viewing at the Municipal Office at the address shown above during normal hours of operation, or website at [www.mdwillowcreek.com](http://www.mdwillowcreek.com). Please go to the website for any future amendments to this notification and/or application.


Any person affected by the said proposal has the right to present a written brief prior to the hearing and/or to be present and be heard at the meeting. Any information submitted will become available to the public and may also be shared with the applicant and appropriate government/other agencies and is subject to the provisions of the *Freedom of Information and Protection of Privacy Act* (FOIP). If you have any questions, please contact The Municipal District of Willow Creek No. 26.

Persons requesting to be heard at the meeting shall submit a written request to be heard to the development officer not later than:

July 3, 2020 (10 consecutive days from the date of this notice)

**DATE:** June 18, 2020

**SIGNED:**

  
Cindy Chisholm  
Development Officer  
MD of Willow Creek No. 26



May 26, 2020

MD of Willow Creek No. 26  
#273129 Secondary Highway 520  
P.O. Box 550  
Claresholm, AB, Canada T0L 0T0

Attention: Cindy Chisholm, Manager of Planning & Development

**Re: Acestes Power ULC's Stavelly Solar Project  
Development Permit Applications #005-20 & #006-20  
Request to Table Applications**

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Please accept this request to table Development Permit applications #005-20 and #006-20 until the July 8, 2020 Municipal Planning Commission meeting. We intend to file an additional Development Permit application to be heard together with the two above-noted applications.

Should you have any questions or concerns, or require any additional information, please do not hesitate to contact me at (403) 969-5500 or [carrc@acespower.ca](mailto:carrc@acespower.ca).

Thank you,

A handwritten signature in dark ink, appearing to read 'Clyde Carr', written over a horizontal line.

Clyde Carr  
Acestes Power ULC

A handwritten signature in dark ink, appearing to read 'John Ellis', written over a horizontal line.

John Ellis  
Mayland Farms Ltd.

# MUNICIPAL PLANNING COMMISSION

## DEVELOPMENT APPLICATION 006-20

Applicant/Owner	Acestes Power ULC c/o SABR Energy Consulting Inc.
Division	Councilor Sundquist (Division 7)
Legal Description	Ptn. SE 15-14-27-W4M
Parcel size	65.18 acres
Zoning/Existing Use	Rural Industrial - RI
Proposed Development	Temporary laydown area during construction of solar facility
Notification	Landowners within 2-mile radius, Town of Stavelly, ORRSC, AB Transportation, AB Environment & Parks, NAV Canada, Transport Canada, Industry Canada, AB Culture & Tourism, AUC, AB Agriculture & Rural Development, ATCO Gas & Pipelines, AESO

### **May 13, 2020**

- On Feb 12, 2020, MPC 'tabled' for clarification on watercourse crossings and a decision will be made in conjunction with development application 003-20.
- Applicants submitted comments from Robert McCallum with McCallum Environmental, dated April 30, 2020, regarding the Water Act Code of Practice for watercourse crossings. (see attached).

### **Information**

- Proposed location for the 'temporary laydown area' is in the south east portion of the parcel, and is required for the construction of proposed solar array project facility (development application 003-20).
- Access to the temporary laydown yard will be from the existing access off Twp RD 142.
- The temporary laydown yard will be fenced while solar facility is under construction. All temporary fencing will be removed upon completion construction of facility.

### **Recommended Conditions if upon an Approval**

1. The developer/landowner shall submit a Re-vegetation, Weed and Pest Management Plan, approved by the Municipal District Agricultural Fieldman, in accordance with the Alberta Weed Control Act and Regulations, and a copy of the plan shall be submitted to the municipal office prior to construction. In preparation of the plan, the developer/landowner shall consult with the Municipal District Agricultural Fieldman;
2. Prior to reclamation of the lands, the developer/landowner shall contact the Municipal District Agricultural Fieldman for guidance in complying with the 'Re-Vegetation, Weed and Pest Management Plan and in accordance with the Alberta Weed Control Act and Regulations;
3. All refuse on construction site shall be properly screened from view and contained in an approved enclosure until disposal occurs, in a responsible manner;
4. The lands shall be maintained in a neat and orderly manner and kept clear of all refuse at all times; and
5. There shall be no development within 20 feet of the adjacent property lines and 75 feet of the municipal road allowance boundary, including trees and board/plank/chain link fences, unless a development permit is obtained that specifically varies the required setback to allow the development.

### **References:**

Land Use Bylaw No. 1826:

- Schedule 4 Standards of Development

**From:** [Samantha Brown](#)  
**To:** [Cindy Chisholm](#)  
**Cc:** [Clyde Carr](#)  
**Subject:** FW: Stavelly Solar - Re-vegetation & Weed Management  
**Date:** April 30, 2020 1:51:21 PM  
**Attachments:** [image002.png](#)  
[image003.png](#)

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Good afternoon Cindy,

Please see the response from the Environmental Consultant below. This is not something AEP will give us a permit for or anything in writing for as the process is an established process. Can you please advise if this level of detail provides enough information? Thanks!

**Samantha Brown, MBA, PMP**

Tel: (587) 434-7547

Email: [sbrown@sabreenergyconsulting.com](mailto:sbrown@sabreenergyconsulting.com)

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**From:** Robert McCallum <[robert@mccallumenvironmental.com](mailto:robert@mccallumenvironmental.com)>  
**Sent:** Thursday, April 30, 2020 1:49 PM  
**To:** Samantha Brown <[sbrown@sabreenergyconsulting.com](mailto:sbrown@sabreenergyconsulting.com)>  
**Cc:** Clyde Carr <[carrc@acestespower.ca](mailto:carrc@acestespower.ca)>  
**Subject:** Re: Stavelly Solar - Re-vegetation & Weed Management

In Alberta, the Water Act Code of Practice for watercourse crossings is the guiding document for the installation of culverts on watercourses in Alberta. <https://www.alberta.ca/water-codes-of-practice.aspx>

Within the Code, watercourses are classified based upon the habitat provided for fish species. The intermittent drainage being crossed provides no habitat for fish species and is not connected to any fish bearing watercourses. Therefore, the watercourse is Class D watercourse under the Code of Practice. As such a culvert may be installed at any time without isolation of the site or the recommendations of a qualified aquatic specialist. Finally, the code of practice is a notification process. What that means is that at least 2 weeks prior to the installation of the culvert, a notification form is submitted through an online process in a new Environmental Approvals System called OneStop (EAS OneStop). No approval is required or given, and the code of practice submission is a notification to the government that a culvert will be installed at a location, on a certain date, and in compliance with the code of practice. This is done for audit purposes only and compliance is a requirement of the proponent.

AEP will not issue a permit or approval for this activity. Contact with AEP on this issue is unnecessary as the process is clearly defined.

Sincerely,  
Robert McCallum  
902-292-0514

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**From:** Samantha Brown <[sbrown@sabreenergyconsulting.com](mailto:sbrown@sabreenergyconsulting.com)>  
**Date:** Wednesday, April 29, 2020 at 4:05 PM



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#26-Hwy 520, Claresholm Industrial Area, Box 550, Claresholm, Alberta T0L 0T0

Phone: (403) 625-3351 Fax: (403) 625-3886

Email: [development@mdwillowcreek.com](mailto:development@mdwillowcreek.com)

**NOTICE OF MUNICIPAL PLANNING COMMISSION MEETING**

Form B

Application No. 003-20

Application No. 005-20

Application No. 006-20

**TO: 2 Mile Radius**

Notice is hereby given that an application is being made for a development permit with regard to the following:

**NAME OF APPLICANT:** Acestes Power ULC c/o SABR Energy Consulting Inc.

**TYPE OF DEVELOPMENT:** Installation of 8.5MW ground mounted solar photovoltaic facility for electricity generation with integration of livestock grazing. Also; two temporary laydown yards.

**LEGAL DESCRIPTION OF SITE:** Ptn. NE and Ptn. SE 15-14-27-W4M

**PLACE OF MEETING:** Municipal Administration Building, Claresholm

**TYPE OF MEETING:** Regular Municipal Planning Commission – LIVESTREAM

**DATE OF MEETING:** Wednesday, May 13, 2020 at 9:40 a.m.

**LIVESTREAM LINK:** <https://www.youtube.com/channel/UCVZxms3RipHOS5smjlwRwNA>

This development application and all associated information are available for viewing at the Municipal Office at the address shown above during normal hours of operation, or website at [www.mdwillowcreek.com](http://www.mdwillowcreek.com).

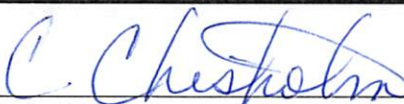
\*\*\* Pursuant to Order in Council 099/2020, this Notice is hereby given that the May 13<sup>th</sup>, 2020, Municipal Planning Commission (MPC) meeting will be conducted electronically with MPC members, Administration and the Public participating by electronic means due to the State of Public Health Emergency declared by the Province of Alberta on March 19, 2020. The MPC meeting agenda for May 13<sup>th</sup>, 2020 is available for viewing by the Public on the Municipal District of Willow Creek website: [www.mdwillowcreek.com](http://www.mdwillowcreek.com). Any information submitted will become available to the public and also shared with the applicant and appropriate government/other agencies, and is subject to the provisions of the *Freedom of Information and Protection of Privacy Act* (FOIP). If you have any questions, please contact The Municipal District of Willow Creek No. 26. \*\*\*

Submit comments by email, fax, or mail. All written comments MUST be submitted to the Development Officer and received by:

May 8, 2020 (10 consecutive days from the date of this notice)

**DATE:** April 22, 2020

**SIGNED:**



Cindy Chisholm  
Development Officer  
MD of Willow Creek No. 26





*No.003-20/005-20/006-20*

*Location: Ptn.NE & Ptns.SE 15-14-27-W4*



***c/o SABR Energy Consulting Inc.***



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Email: [development@mdwillowcreek.com](mailto:development@mdwillowcreek.com)

**NOTICE OF MUNICIPAL PLANNING COMMISSION MEETING**

**Form B**

**AMENDED** Application No. 003-20

Application No. 005-20

Application No. 006-20

**TO: 2 Mile Radius**

Notice is hereby given that an application is being made for a development permit with regard to the following:

**NAME OF APPLICANT:** Acestes Power ULC c/o SABR Energy Consulting Inc.

**TYPE OF DEVELOPMENT:** Installation of 8.5MW ground mounted solar photovoltaic facility for electricity generation with integration of livestock grazing. Also; two temporary laydown yards.

**LEGAL DESCRIPTION OF SITE:** Ptn. NE and Ptns. SE 15-14-27-W4M

**PLACE OF MEETING:** Municipal Administration Building, Claresholm

**TYPE OF MEETING:** Regular Municipal Planning Commission

**DATE OF MEETING:** Wednesday February 12, 2020 at 9:15 am

This development application and all associated information are available for viewing at the Municipal Office at the address shown above during normal hours of operation, or website at [www.mdwillowcreek.com](http://www.mdwillowcreek.com).

Any person affected by the said proposal has the right to present a written brief prior to the hearing and/or to be present and be heard at the meeting. Any information submitted will become available to the public and may also be shared with the applicant and appropriate government/other agencies and is subject to the provisions of the *Freedom of Information and Protection of Privacy Act* (FOIP). If you have any questions, please contact The Municipal District of Willow Creek No. 26.

Persons requesting to be heard at the meeting shall submit a written request to be heard to the development officer not later than:

February 7, 2020 (10 consecutive days from the date of this notice)

**DATE:** January 24, 2020

**SIGNED:**



Brenda Stockton

Development Officer

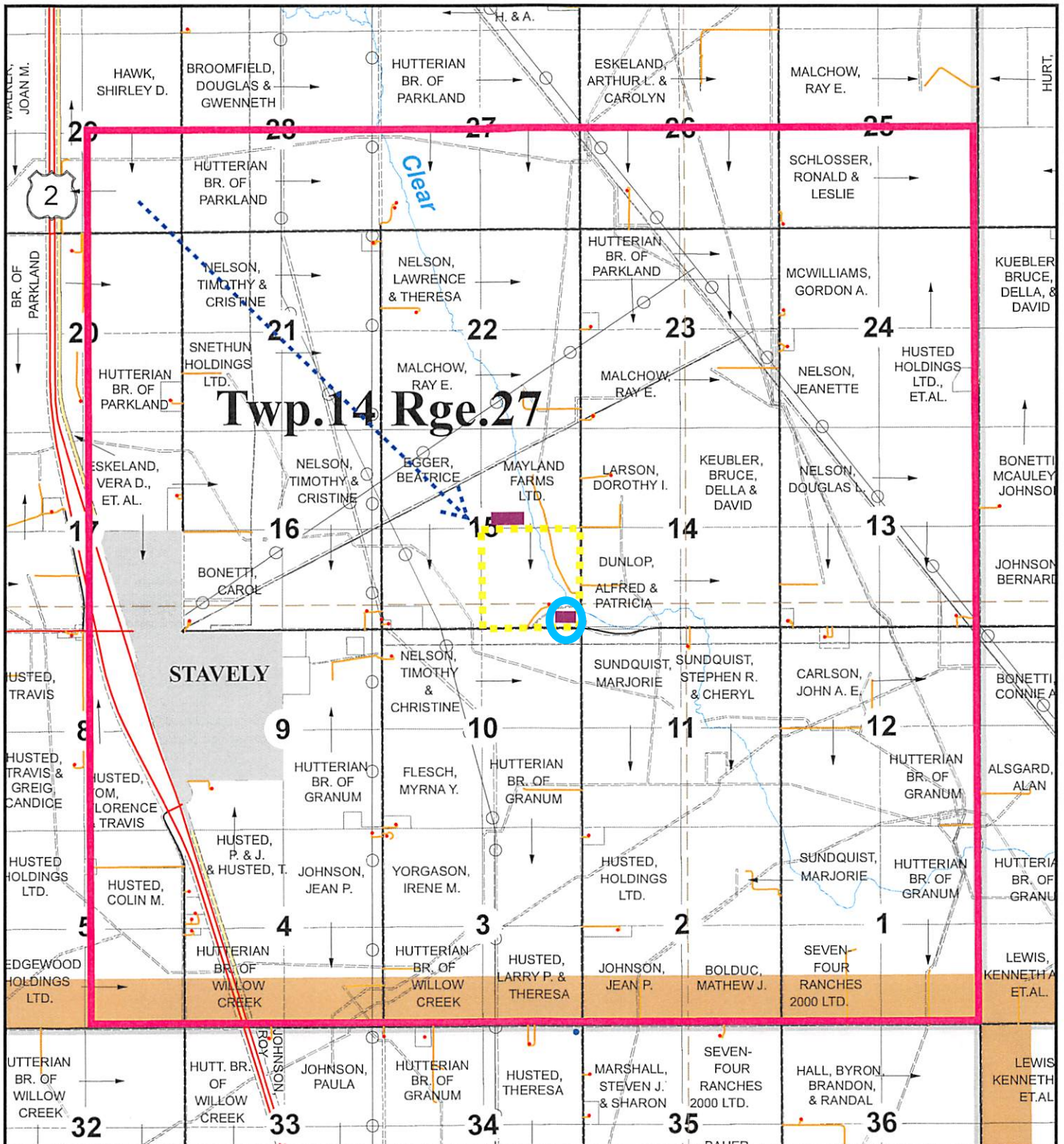
MD of Willow Creek No. 26





**Development Permit  
No.003-20/005-20/006-20**

**MD of Willow Creek Location: Ptn.NE & Ptns.SE 15-14-27-W4**



**Applicant: Acestes Power ULC  
c/o SABR Energy Consulting Inc.**

**From:** [AEP OIB Lands Coordinator](#)  
**To:** [Brenda Stockton](#)  
**Subject:** Application No. 003-20  
**Date:** Wednesday, January 29, 2020 10:57:03 AM

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Good Morning, Brenda.

Thank you for sending the referral for Application 003-20. Water Operations and Infrastructure does not have any concerns.

Susanne Lampier  
Land Management Coordinator  
Water Operations and Infrastructure  
Alberta Environment and Parks  
Room 2:00, 200-5 Avenue South  
Lethbridge, Alberta T1J 4L1

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**THE MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26**

Box 550, Claresholm, AB T0L 0T0

Phone (403) 625-3351

Fax (403) 625-3886

www.mdwillowcreek.com

FOR OFFICE USE ONLY

MPC - Feb 12 / 2020  
@ 9:15 am**APPLICATION FOR A DEVELOPMENT PERMIT**

**IMPORTANT:** This information may also be shared with appropriate government/other agencies (e.g. Alberta Agriculture, Food and Rural Development; Alberta Environment; the regional health authority), and may also be kept on file by those agencies. This information may also be used by and for any or all municipal programs and services. The application and related file contents will become available to the public and are subject to the provisions of the Freedom of Information and Protection of Privacy Act (FOIP). If you have any questions about the collection of this information, please contact The Municipal District of Willow Creek No. 26.

Application No. 006-20Fees Submitted: \$ 300.00

Site Inspection: \_\_\_\_\_

**Form A**APPLICANT: Acestes Power ULC c/o SABR Energy Consulting Inc.

Telephone \_\_\_\_\_

ADDRESS: \_\_\_\_\_

Fax: \_\_\_\_\_

MUNICIPAL ADDRESS: N/A

Bus/Cell: \_\_\_\_\_

REGISTERED OWNER: Mayland Farms Ltd.

Telephone: \_\_\_\_\_

LEGAL DESCRIPTION: Lot(s) \_\_\_\_\_ Block \_\_\_\_\_ Plan \_\_\_\_\_

OR: Quarter SE Section 15 Township 14 Range 27 W 4 MEXISTING USE: grazing and cultivationPROPOSED USE: Laydown area during construction of solar facility.**PARTICULARS OF PROPOSED DEVELOPMENT:** \_\_\_\_\_

Please refer to the attached package for details regarding the proposal.

Additional information or clarification can be helpful in processing the application without delay. You may wish to use the back of this form, or attach a separate sheet with such information. **Please fill out the Right of Entry authorization on reverse.**

**REGISTERED OWNER OR PERSON ACTING ON BEHALF OF:**

I/we agree to the collection and sharing of this information contained in this application, and any other information may be required to verify and evaluate this application as explained above. I have submitted particulars concerning the completion of the proposed development and agree to comply in all respects with any conditions that may be attached to any development permit that is issued and with any other bylaws that are applicable. I am aware I may be required to pay for all local improvement costs, which include drainage, sidewalks, road construction, street lighting, water and sewer main extensions, utility connection fees and installation costs at the present established rate.

I have read and understand the terms noted on the reverse side of this form and hereby apply for permission to carry out the development described above and/or on the attached plans and specifications. I further certify the registered owner(s) of the land described above is aware of this application.

DATE: January 20, 2020SIGNED: Samantha BrownDigitally signed by Samantha Brown  
Date: 2020.01.20 18:49:35 -07'00'

Applicant

**IMPORTANT: See Over**



**ADDITIONAL INFORMATION:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**IMPORTANT:**

1. Subject to the provisions of the Land Use Bylaw of The Municipal District of Willow Creek No. 26, the term “development” includes any change in the use of buildings or land.
2. Although the Development Officer is in a position to advise on the principle or details of any proposals, such advice must not be taken in any way as an official consent, and is without prejudice to the decision in connection with the formal application. It must be clearly understood any development by the applicant within 21 days after receipt of a Development Permit is at his own risk.
3. Please submit a plan or drawing showing locations of existing and proposed buildings, roads, services, boundaries, etc. in sufficient detail to ensure proper consideration of the application. Measurements may be metric or imperial units. It is desirable the plans and drawings should be on scale appropriate to the development, as follows:  

Site plans – ratio of 1:1000 or 1:1500  
Other drawings – ratio of 1:100 or 1:200

  
or as required by the Development Officer. However, unless otherwise stipulated, it is not necessary for plans and drawings to be professionally prepared.
4. If a decision is not made within 40 days from the date of the receipt of the application in its complete and final form, the applicant may exercise his right of appeal as though he had been mailed a refusal at the end of the 40-day period unless an agreement for a time extension has been entered into with the municipality.

**RIGHT OF ENTRY:**

I hereby authorize representatives of The Municipal District of Willow Creek No. 26 to enter my land for the purpose of conducting a site inspection in connection with this application.

This right is granted pursuant to Section 542(1) of the *Municipal Government Act*.

**DATE:** January 20, 2020

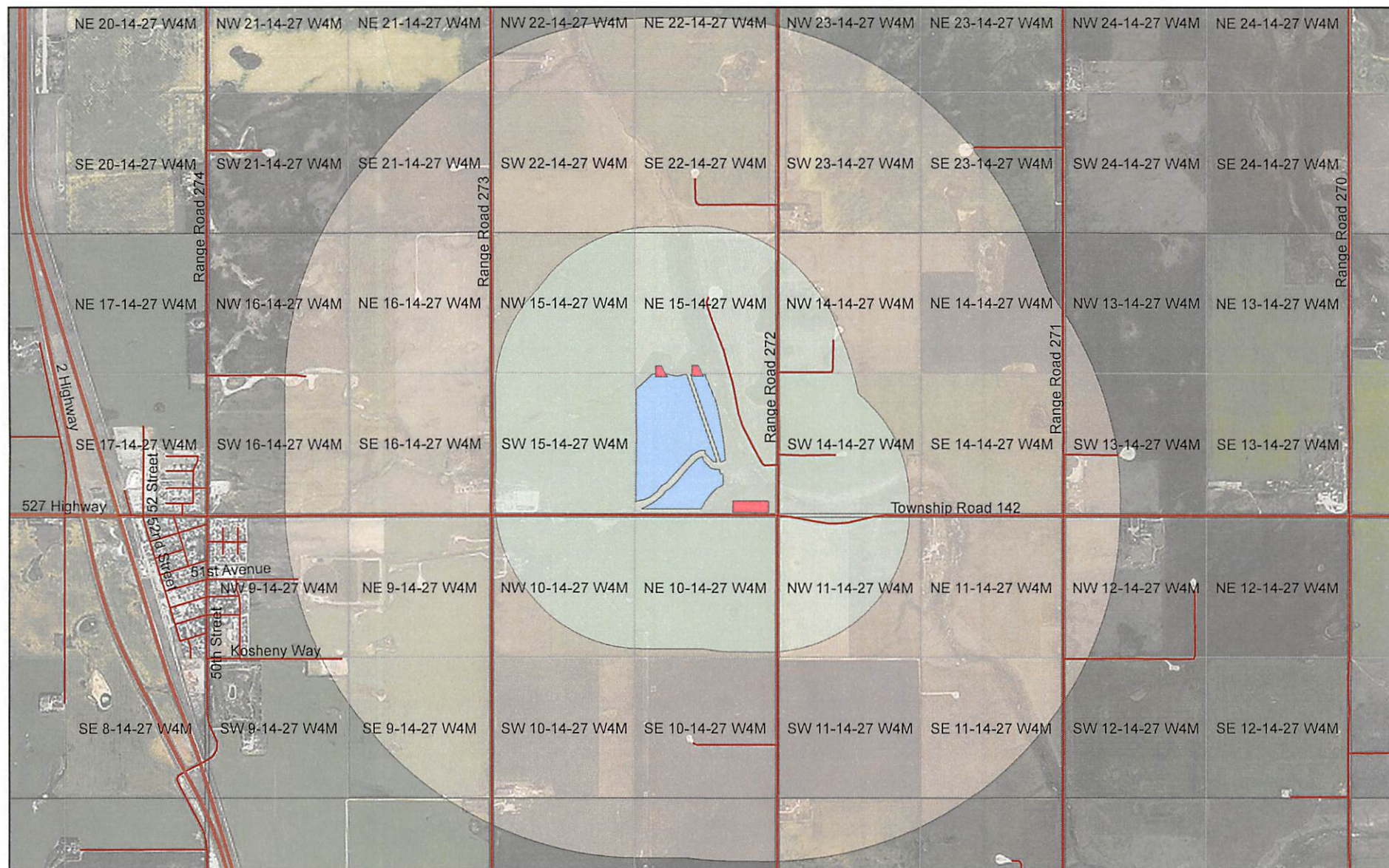
**SIGNED:** Samantha Brown Digitally signed by Samantha Brown  
Date: 2020.01.20 18:49:50 -0700

\_\_\_\_\_  
Registered Landowner(s)





# Stavelly Solar Project



0 500 1,000 2,000 Metres



-  Project Area
-  Staging Area
-  800m Consultation Radius
-  2000m Notification Radius

Prepared for: Acestes Ventures Ltd.  
Date: August 30, 2018  
Version: 1.1







LAND TITLE CERTIFICATE

S  
LINC                      SHORT LEGAL                      TITLE NUMBER  
0015 875 017            4;27;14;15;SE            191 051 473

LEGAL DESCRIPTION  
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 OR LESS

ESTATE: FEE SIMPLE

MUNICIPALITY: MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26

REFERENCE NUMBER: 161 142 347

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
191 051 473	13/03/2019	TRANSFER OF LAND		SEE INSTRUMENT

OWNERS

MAYLAND FARMS LTD.

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION		
NUMBER	DATE (D/M/Y)	PARTICULARS
3351IV .	27/12/1963	UTILITY RIGHT OF WAY GRANTEE - ALTALINK MANAGEMENT LTD. 2611 - 3 AVE SE CALGARY ALBERTA T2A7W7 "PORTION DESCRIBED" (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY 021217448)

( CONTINUED )

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ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

# 191 051 473

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

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(DATA UPDATED BY: CHANGE OF ADDRESS 091107620)

761 024 822 02/03/1976 UTILITY RIGHT OF WAY  
GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY  
LIMITED.

861 165 638 07/10/1986 UTILITY RIGHT OF WAY  
GRANTEE - THE TOWN OF STAVELY.  
AS TO PORTION OR PLAN:8610095

861 175 687 24/10/1986 CAVEAT  
RE : UTILITY RIGHT OF WAY AMENDING AGREEMENT  
CAVEATOR - ALTALINK MANAGEMENT LTD.  
2611 - 3 AVE SE  
CALGARY  
ALBERTA T2A7W7  
(DATA UPDATED BY: TRANSFER OF CAVEAT  
021224832)  
(DATA UPDATED BY: CHANGE OF ADDRESS 081460415)

991 098 830 14/04/1999 CAVEAT  
RE : AMENDING AGREEMENT  
CAVEATOR - CANADIAN NATURAL RESOURCES LIMITED.  
ATTN: LAND DEPARTMENT  
BOX 6926,STN D  
CALGARY  
ALBERTA T2P2G1  
(DATA UPDATED BY: CHANGE OF ADDRESS 031259601)  
(DATA UPDATED BY: TRANSFER OF CAVEAT  
091083881)  
(DATA UPDATED BY: TRANSFER OF CAVEAT  
091214767)  
(DATA UPDATED BY: TRANSFER OF CAVEAT  
161004888)

191 051 474 13/03/2019 CAVEAT  
RE : PURCHASERS INTEREST  
CAVEATOR - 1967455 ALBERTA LTD.  
C/O MILES DAVISON  
SUITE 900, 517-10 AVE SW  
CALGARY  
ALBERTA T2R0A8  
AGENT - WILLIAM M GRAY

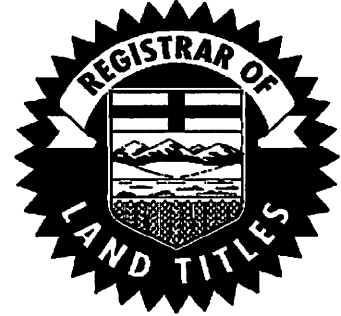
TOTAL INSTRUMENTS: 006

( CONTINUED )

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 15 DAY OF APRIL,  
2019 AT 12:16 P.M.

ORDER NUMBER: 37050886

CUSTOMER FILE NUMBER: AVT-0005



\*END OF CERTIFICATE\*

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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).



## **AUTHORIZATION LETTER**

April 15, 2019

FROM: Mayland Farms Ltd.

### **TO WHOM IT MAY CONCERN**

**Re: SE 15-14-27 W4M & NE 15-14-27 W4M  
Site: Stavely Solar Project**

We/I, Mayland Farms Ltd., the owner of the above mentioned properties, hereby give Acestes Power ULC and its agents permission to act as our agent to acquire the necessary permits and information from the municipality or other authorities concerned, needed to approve the construction of the Stavely Solar Project. Permission is granted to Acestes Power ULC and its agents to apply for any Land Use Amendments, Development Permits, Building Permits and any other municipal or provincial permits required to gain approval to construct the Stavely Solar Project on the lands indicated above.

Sincerely,  
Mayland Farms Ltd.,

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Per: John Ellis