

**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. 070-19 to 097-19**

**TO: Landowners within a 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:** Windrise Wind Energy Inc. (TransAlta Corp.)

**TYPE OF DEVELOPMENT:** Construct a Windrise Wind Project – consisting of forty-three (43) 4.8 MW for a total project capacity of 206.4 MW. Each Turbine Tower will be 90m in height and each blade will be 72.5m in length with a total blade diameter of 145m. Other infrastructure will include access roads, an underground collection system, temporary workspace and laydown areas during construction and substation (substation on a separate development application).

**LEGAL DESCRIPTION OF SITES:**

- NW 28-06-26-W4M (Development application 070-19)
- SW 33-06-26-W4M (Development application 071-19)
- NW 29-06-26-W4M (Development application 072-19)
- SW 32-06-26-W4M (Development application 073-19)
- SW 26-06-26-W4M (Development application 074-19)
- NW 26-06-26-W4M (Development application 075-19)
- NE 34-06-26-W4M (Development application 076-19)
- SE 26-06-26-W4M (Development application 077-19)
- NE 26-06-26-W4M (Development application 078-19)
- SE 35-06-26-W4M (Development application 079-19)
- NE 35-06-26-W4M (Development application 080-19)
- NW 13-06-27-W4M (Development application 081-19)
- SW 13-06-27-W4M (Development application 082-19)
- SW 24-06-27-W4M (Development application 083-19)

(OVER)

- NE 07-06-26-W4M (Development application 084-19)
- SW 18-06-26-W4M (Development application 085-19)
- NE 12-06-27-W4M (Development application 086-19)
- SE 20-06-26-W4M (Development application 087-19)
- SW 20-06-26-W4M (Development application 088-19)
- NW 17-06-26-W4M (Development application 089-19)
- SE 17-06-26-W4M (Development application 090-19)
- NW 09-06-26-W4M (Development application 091-19)
- SW 09-06-26-W4M (Development application 092-19)
- SE 15-06-26-W4M (Development application 093-19)
- NE 10-06-26-W4M (Development application 094-19)
- SE 21-06-26-W4M (Development application 095-19)
- NE 16-06-26-W4M (Development application 096-19)
- SW 21-06-26-W4M (Development application 097-19 – SUBSTATION)

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

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

**DATE OF MEETING:** beginning at 9:30 a.m. on Wednesday, September 18, 2019

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:

September 13, 2019 (10 consecutive days from the date of this notice)

**DATE:** September 3, 2019

**SIGNED:**

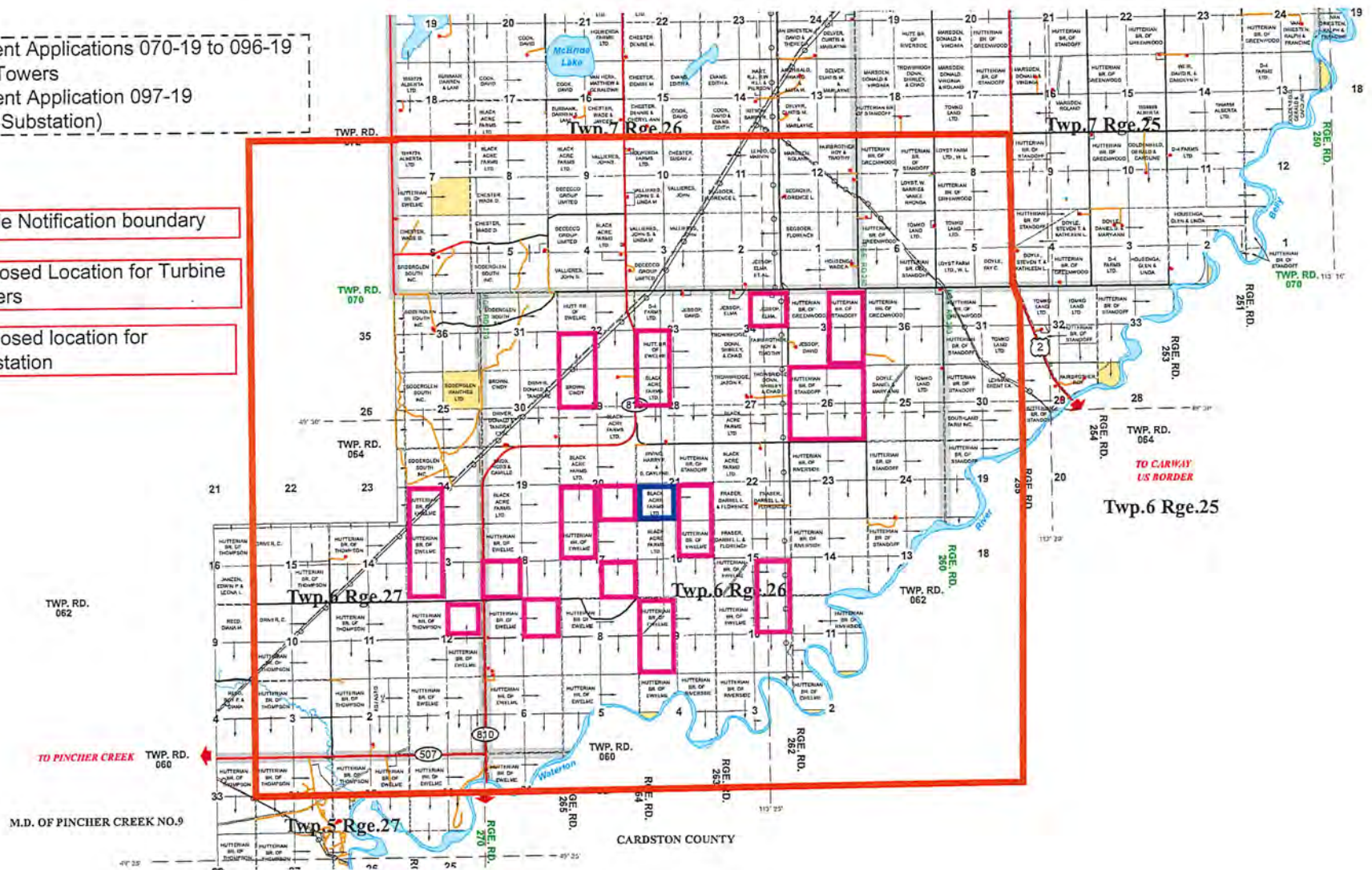


Cindy Chisholm  
Development Officer  
MD of Willow Creek No. 26



Development Applications 070-19 to 096-19  
(Turbines Towers  
Development Application 097-19  
(Proposed Substation)

- 2 mile Notification boundary
- Proposed Location for Turbine Towers
- Proposed location for Substation





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FOR OFFICE USE ONLY

**APPLICATION FOR A DEVELOPMENT PERMIT**

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Application No. 070-19

Fees Submitted: \$ \_\_\_\_\_

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

**Form A**APPLICANT: Windrise Wind Energy Inc. - a subsidiary of TransAlta Corp Telephone: \_\_\_\_\_

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

MUNICIPAL ADDRESS: \_\_\_\_\_ Bus/Cell: \_\_\_\_\_

REGISTERED OWNER: Blackacre Farms Ltd. Barry Welsh Telephone: \_\_\_\_\_

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

OR: Quarter NW Section 28 Township 6 Range 26 W 4 MEXISTING USE: AgriculturalPROPOSED USE: Wind Farm + Agricultural.

PARTICULARS OF PROPOSED DEVELOPMENT: \_\_\_\_\_

Part of Windrise Wind Project development as described in the attached.① Turbine A-1 + A-2

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 applicat

DATE: Aug 10, 2019

SIGNED: \_\_\_\_\_

**IMPORTANT: See Over**



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

*As attached*

**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:**

*as attached*

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:** \_\_\_\_\_

**SIGNED:** \_\_\_\_\_

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



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Application No. 071-19

Fees Submitted: \$ \_\_\_\_\_

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

**Form A**APPLICANT: Windrise Wind Energy Inc. - a subsidiary of TransAlta Corp Telephone: \_\_\_\_\_

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

MUNICIPAL ADDRESS: \_\_\_\_\_ Bus/Cell: \_\_\_\_\_

REGISTERED OWNER: Hutterian Brethren Church of Ewelme Telephone: \_\_\_\_\_LEGAL DESCRIPTION: Lot(s) Peter & Geo. Hofer Block \_\_\_\_\_ Plan \_\_\_\_\_OR: Quarter SW Section 33 Township 6 Range 26 W 4 MEXISTING USE: AgriculturalPROPOSED USE: Wind Farm + Agricultural.**PARTICULARS OF PROPOSED DEVELOPMENT:**Part of Windrise Wind Project development as described in the attached.(2) Turbine A3

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

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SIGNED: \_\_\_\_\_

**IMPORTANT: See Over**



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

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**RIGHT OF ENTRY:**

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DATE: \_\_\_\_\_

SIGNED: \_\_\_\_\_

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



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Application No. 072-19

Fees Submitted: \$ \_\_\_\_\_

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

**Form A**APPLICANT: Windrise Wind Energy Inc. - a subsidiary of TransAlta Corp Telephone: \_\_\_\_\_

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

MUNICIPAL ADDRESS: \_\_\_\_\_ Bus/Cell: \_\_\_\_\_

REGISTERED OWNER: Cindy Brown Telephone: \_\_\_\_\_

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

OR: Quarter NW Section 29 Township 6 Range 26 W 4 MEXISTING USE: AgriculturalPROPOSED USE: Wind Farm + Agricultural.**PARTICULARS OF PROPOSED DEVELOPMENT:**Part of Windrise Wind Project development as described in the attached.(3) Turbine A4

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DATE: Aug 10, 2019

SIGNED: \_\_\_\_\_

**IMPORTANT: See Over**



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

*As attached*

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**RIGHT OF ENTRY:**

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DATE: \_\_\_\_\_

SIGNED: \_\_\_\_\_

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



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Application No. 073-19

Fees Submitted: \$ \_\_\_\_\_

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

**Form A**APPLICANT: Windrise Wind Energy Inc. - a subsidiary of TransAlta Corp Telephone \_\_\_\_\_

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

MUNICIPAL ADDRESS: \_\_\_\_\_ Bus/Cell: \_\_\_\_\_

REGISTERED OWNER: Cindy Brown Telephone: \_\_\_\_\_

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

OR: Quarter SW Section 32 Township 6 Range 26 W 4 MEXISTING USE: AgriculturalPROPOSED USE: Wind Farm + Agricultural.

PARTICULARS OF PROPOSED DEVELOPMENT: \_\_\_\_\_

Part of Windrise Wind Project development as described in the attached.(4) Turbine A5 & A6

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DATE: Aug 10, 2019

SIGNED \_\_\_\_\_

**IMPORTANT: See Over**



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

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**RIGHT OF ENTRY:**

*as attached*

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**DATE:** \_\_\_\_\_

**SIGNED:** \_\_\_\_\_

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



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## APPLICATION FOR A DEVELOPMENT PERMIT

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Application No. 074-19  
Fees Submitted: \$ \_\_\_\_\_  
Site Inspection: \_\_\_\_\_

### Form A

APPLICANT: Windrise Wind Energy Inc. - a subsidiary of TransAlta Corp Telephone: \_\_\_\_\_

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

MUNICIPAL ADDRESS: \_\_\_\_\_ Bus/Cell \_\_\_\_\_

REGISTERED OWNER: Hutterian Brethren Church of Stondoff Telephone: \_\_\_\_\_

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

OR: Quarter SW Section 26 Township 6 Range 26 W 4 M

EXISTING USE: Agricultural

PROPOSED USE: Wind Farm + Agricultural.

PARTICULARS OF PROPOSED DEVELOPMENT: \_\_\_\_\_

Part of Windrise Wind Project development as described in the attached.

5) Turbine B-1

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DATE: Aug 10, 2019

SIGNED: \_\_\_\_\_

IMPORTANT: See Over



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

As attached.

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**RIGHT OF ENTRY:**

as attached

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DATE: \_\_\_\_\_

SIGNED: \_\_\_\_\_

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Application No. 075-19  
Fees Submitted: \$ \_\_\_\_\_  
Site Inspection: \_\_\_\_\_

### Form A

APPLICANT: Windrise Wind Energy Inc. - a subsidiary of TransAlta Corp Telephone: \_\_\_\_\_

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

MUNICIPAL ADDRESS: \_\_\_\_\_ Bus/Cell: \_\_\_\_\_

REGISTERED OWNER: Hutteron Brethren Church of Standoff Telephone: \_\_\_\_\_

LEGAL DESCRIPTION: Lot(s) 70 Ben Wurf Block \_\_\_\_\_ Plan \_\_\_\_\_

OR: Quarter NW Section 26 Township 6 Range 26 W 4 M

EXISTING USE: Agricultural

PROPOSED USE: Wind Farm + Agricultural.

PARTICULARS OF PROPOSED DEVELOPMENT: \_\_\_\_\_

Part of Windrise Wind Project development as described in the attached.

(6) Turbine B-2 & B-3

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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.

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**RIGHT OF ENTRY:**

*as attached*

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:** \_\_\_\_\_

**SIGNED:** \_\_\_\_\_

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



**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

**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. 076-19

Fees Submitted: \$ \_\_\_\_\_

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

**Form A**APPLICANT: Windrise Wind Energy Inc. - a subsidiary of TransAlta Corp Telephone \_\_\_\_\_

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

MUNICIPAL ADDRESS: \_\_\_\_\_ Bus/Cell: \_\_\_\_\_

REGISTERED OWNER: Elma Jessop Telephone \_\_\_\_\_

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

OR: Quarter NE Section 34 Township 6 Range 26 W 4 MEXISTING USE: AgriculturalPROPOSED USE: Wind Farm + Agricultural.

PARTICULARS OF PROPOSED DEVELOPMENT: \_\_\_\_\_

Part of Windrise Wind Project development as described  
in the attached.  
⑦ Turbine B4 + B5

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: Aug 10, 2019

SIGNED: \_\_\_\_\_

IMPORTANT: See Over



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

*As attached*

**IMPORTANT:**

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**RIGHT OF ENTRY:**

*as attached*

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**DATE:** \_\_\_\_\_

**SIGNED:** \_\_\_\_\_

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



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Application No. 077-19

Fees Submitted: \$ \_\_\_\_\_

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

**Form A**APPLICANT: Windrise Wind Energy Inc. a subsidiary of TransAlta Corp Telephone \_\_\_\_\_ADDRESS \_\_\_\_\_ Fax: 51

MUNICIPAL ADDRESS: \_\_\_\_\_ Bus/Cell: \_\_\_\_\_

REGISTERED OWNER: Hutteran Brethren Church of Standoff Telephone: \_\_\_\_\_LEGAL DESCRIPTION: Lot(s) Ben Wipf Block \_\_\_\_\_ Plan \_\_\_\_\_OR: Quarter SE Section 26 Township 6 Range 26 W 4 MEXISTING USE: AgriculturalPROPOSED USE: Wind Farm + Agricultural.

PARTICULARS OF PROPOSED DEVELOPMENT: \_\_\_\_\_

Part of Windrise Wind Project development as described in the attached.(8) Turbine C-1

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

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owner(s) of the land described above is aware of this applica\_\_\_\_\_

DATE: Aug 10, 2019

SIGNED: \_\_\_\_\_

**IMPORTANT: See Over**



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

*As attached*

**IMPORTANT:**

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**RIGHT OF ENTRY:**

*as attached*

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**DATE:** \_\_\_\_\_

**SIGNED:** \_\_\_\_\_

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



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Application No. 078-19

Fees Submitted: \$ \_\_\_\_\_

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

**Form A**APPLICANT: Windrise Wind Energy Inc. - a subsidiary of TransAlta Corp Telephone: \_\_\_\_\_

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

MUNICIPAL ADDRESS: \_\_\_\_\_ Bus/Cell: \_\_\_\_\_

REGISTERED OWNER: Hutterian Brethren Church of Standoff Telephone: \_\_\_\_\_LEGAL DESCRIPTION: Lot(s) Ben Wpt Block \_\_\_\_\_ Plan \_\_\_\_\_OR: Quarter NE Section 26 Township 6 Range 26 W 4 MEXISTING USE: AgriculturalPROPOSED USE: Wind Farm + Agricultural.**PARTICULARS OF PROPOSED DEVELOPMENT:**Part of Windrise Wind Project development as described in the attached.① Turbine C-2

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:**

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DATE: Aug 10, 2019

SIGNED: \_\_\_\_\_

**IMPORTANT: See Over**



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

*As attached.*

**IMPORTANT:**

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**RIGHT OF ENTRY:**

*as attached*

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**DATE:** \_\_\_\_\_

**SIGNED:** \_\_\_\_\_

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



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Application No. 079-19

Fees Submitted: \$ \_\_\_\_\_

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

**Form A**APPLICANT: Windrise Wind Energy Inc. - a subsidiary of TransAlta Corp Telephone: \_\_\_\_\_

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

MUNICIPAL ADDRESS: \_\_\_\_\_ Bus/Cell \_\_\_\_\_

REGISTERED OWNER: Hutterian Brethren Church of Standoff Telephone: \_\_\_\_\_LEGAL DESCRIPTION: Lot(s) Ben Wier Block \_\_\_\_\_ Plan \_\_\_\_\_OR: Quarter SE Section 35 Township 6 Range 26 W 4 MEXISTING USE: AgriculturalPROPOSED USE: Wind Farm + Agricultural.

PARTICULARS OF PROPOSED DEVELOPMENT: \_\_\_\_\_

Part of Windrise Wind Project development as described in the attached.(10) Turbine C3 + C4

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.

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DATE: Aug 10, 2019

SIGNER: \_\_\_\_\_

Over \_\_\_\_\_



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

*As attached*

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**IMPORTANT:**

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**RIGHT OF ENTRY:**

*as attached*

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DATE: \_\_\_\_\_

SIGNED: \_\_\_\_\_

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



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## APPLICATION FOR A DEVELOPMENT PERMIT

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Application No. 080-19  
Fees Submitted: \$ \_\_\_\_\_  
Site Inspection: \_\_\_\_\_

### Form A

APPLICANT: Windrise Wind Energy Inc. a subsidiary of TransAlta Corp Telephone \_\_\_\_\_

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

MUNICIPAL ADDRESS: \_\_\_\_\_ Bus/Cell: \_\_\_\_\_

REGISTERED OWNER: Hutterian Brethren Church of Stordoff Telephone \_\_\_\_\_

LEGAL DESCRIPTION: Lot(s) 40 Ben Wipf Block \_\_\_\_\_ Plan \_\_\_\_\_

OR: Quarter NE Section 35 Township 6 Range 26 W 4 M

EXISTING USE: Agricultural

PROPOSED USE: Wind Farm + Agricultural.

PARTICULARS OF PROPOSED DEVELOPMENT: \_\_\_\_\_

Part of Windrise Wind Project development as described in the attached.

(11) Turbine C5

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

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DATE: Aug 10, 2019

SIGNED: \_\_\_\_\_

IMPORTANT: See Over



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

As attached

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RIGHT OF ENTRY:

as attached

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DATE: \_\_\_\_\_ SIGNED: \_\_\_\_\_

Registered Landowner(s)



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Application No. 081-19  
Fees Submitted: \$ \_\_\_\_\_  
Site Inspection: \_\_\_\_\_

### Form A

APPLICANT: Windrise Wind Energy Inc. a subsidiary of TransAlta Corp Telephone: \_\_\_\_\_

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

MUNICIPAL ADDRESS: \_\_\_\_\_ Bus/Cell: \_\_\_\_\_

REGISTERED OWNER: Hutterian Brethren Church of Fwelne Telephone: \_\_\_\_\_

LEGAL DESCRIPTION: Lot(s) Peter/Geo Hofer Block \_\_\_\_\_ Plan \_\_\_\_\_

OR: Quarter NW Section 13 Township 6 Range 27 W 4 M

EXISTING USE: Agricultural

PROPOSED USE: Wind Farm + Agricultural.

PARTICULARS OF PROPOSED DEVELOPMENT: \_\_\_\_\_

Part of Windrise Wind Project development as described in the attached.

(2) Turbine D-1

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

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DATE: Aug 10, 2019

SIGNED: \_\_\_\_\_



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

As attached

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**RIGHT OF ENTRY:**

as attached

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DATE: \_\_\_\_\_

SIGNED: \_\_\_\_\_

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



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Application No. 082-19

Fees Submitted: \$ \_\_\_\_\_

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

**Form A**APPLICANT: Windrise Wind Energy Inc. a subsidiary of TransAlta Corp Telephone: \_\_\_\_\_

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

MUNICIPAL ADDRESS: \_\_\_\_\_ Bus/Cell: \_\_\_\_\_

REGISTERED OWNER: Hutterian Brethren Church of Eweline Telephone: \_\_\_\_\_LEGAL DESCRIPTION: Lot(s) Peter & Geo. Hofer Block \_\_\_\_\_ Plan \_\_\_\_\_OR: Quarter SW Section 13 Township 6 Range 27 W 4 MEXISTING USE: AgriculturalPROPOSED USE: Wind Farm + Agricultural.

PARTICULARS OF PROPOSED DEVELOPMENT: \_\_\_\_\_

Part of Windrise Wind Project development as described in the attached.(13) Turbine D2 + D3

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:**

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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: Aug 10, 2019

SIGNED: \_\_\_\_\_

**IMPORTANT: See Over**



**ADDITIONAL INFORMATION:**

*As attached*

**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:**

*as attached*

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:** \_\_\_\_\_

**SIGNED:** \_\_\_\_\_

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



**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

**APPLICATION FOR A DEVELOPMENT PERMIT**

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Application No. 083-19

Fees Submitted: \$ \_\_\_\_\_

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

**Form A**

APPLICANT: Windrise Wind Energy Inc. - a subsidiary of TransAlta Corp Telephone \_\_\_\_\_

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

MUNICIPAL ADDRESS: \_\_\_\_\_ Bus/Cell: \_\_\_\_\_

REGISTERED OWNER: Hutterian Brethren Church of Ewelme Telephone: \_\_\_\_\_

LEGAL DESCRIPTION: Geo & Peter Hofer Lot(s) \_\_\_\_\_ Block \_\_\_\_\_ Plan \_\_\_\_\_

OR: Quarter SW Section 24 Township 6 Range 27 W 4 M

EXISTING USE: Agricultural

PROPOSED USE: Wind Farm + Agricultural.

PARTICULARS OF PROPOSED DEVELOPMENT: \_\_\_\_\_

Part of Windrise Wind Project development as described in the attached.

(14) Turbine D4 + D5

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:**

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DATE: Aug 10, 2019

SIGNED: \_\_\_\_\_

**IMPORTANT: See Over**



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

As attached

**IMPORTANT:**

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**RIGHT OF ENTRY:**

as attached

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DATE: \_\_\_\_\_

SIGNED: \_\_\_\_\_

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



THE MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26  
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## APPLICATION FOR A DEVELOPMENT PERMIT

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Application No. 084-19  
Fees Submitted: \$ \_\_\_\_\_  
Site Inspection: \_\_\_\_\_

### Form A

APPLICANT: Windrise Wind Energy Inc. a subsidiary of TransAlta Corp Telephone \_\_\_\_\_

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

MUNICIPAL ADDRESS: \_\_\_\_\_ Bus/Ce \_\_\_\_\_

REGISTERED OWNER: Lutheran Brethren Church of Evelyn Telephone \_\_\_\_\_

LEGAL DESCRIPTION: Lot(s) 90 Peterd Geo Hofer Block \_\_\_\_\_ Plan \_\_\_\_\_

OR: Quarter NE Section 7 Township 6 Range 26 W 4 M

EXISTING USE: Agricultural

PROPOSED USE: Wind Farm + Agricultural.

### PARTICULARS OF PROPOSED DEVELOPMENT:

Part of Windrise Wind Project development as described in the attached.

(15) Turbine E-1

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:

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DATE: Aug 10, 2019

SIGNED \_\_\_\_\_



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

*As attached*

**IMPORTANT:**

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**RIGHT OF ENTRY:**

*as attached*

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.

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**DATE:** \_\_\_\_\_

**SIGNED:** \_\_\_\_\_

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



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Application No. 085-19

Fees Submitted: \$ \_\_\_\_\_

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

### Form A

APPLICANT: Windrise Wind Energy Inc. a subsidiary of TransAlta Corp Telephone \_\_\_\_\_

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

MUNICIPAL ADDRESS: \_\_\_\_\_ Bus/Cell \_\_\_\_\_

REGISTERED OWNER: Hutterian Brethren Church of Twelve Telephone \_\_\_\_\_  
Geo & Peter Hofer

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

OR: Quarter SW Section 18 Township 6 Range 26 W 4 M

EXISTING USE: Agricultural

PROPOSED USE: Wind Farm + Agricultural.

### PARTICULARS OF PROPOSED DEVELOPMENT:

Part of Windrise Wind Project development as described  
in the attached.

(16) Turbine E-2 + E-3

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:

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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 owner(s) of the land described above is aware of it

DATE: Aug 10, 2019 S

IMPORTANT: See Over



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

*As attached.*

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**RIGHT OF ENTRY:**

*as attached*

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**DATE:** \_\_\_\_\_

**SIGNED:** \_\_\_\_\_

Registered Landowner(s)



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## APPLICATION FOR A DEVELOPMENT PERMIT

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Application No. 086-19  
Fees Submitted: \$ \_\_\_\_\_  
Site Inspection: \_\_\_\_\_

### Form A

APPLICANT: Windrise Wind Energy Inc. - a subsidiary of TransAlta Corp Telephone: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ Fax: \_\_\_\_\_  
MUNICIPAL ADDRESS: \_\_\_\_\_ Bus/Cell: \_\_\_\_\_  
REGISTERED OWNER: Hutterian Brethren Church of Evansburg Telephone: \_\_\_\_\_  
LEGAL DESCRIPTION: Lot(s) 10 Geo 9 Peter Hofer Block \_\_\_\_\_ Plan \_\_\_\_\_

OR: Quarter NE Section 12 Township 6 Range 27 W 4 M

EXISTING USE: Agricultural

PROPOSED USE: Wind Farm + Agricultural

PARTICULARS OF PROPOSED DEVELOPMENT: \_\_\_\_\_

Part of Windrise Wind Project development as described in the attached.

(17) Turbine E4 + E5

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

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DATE: Aug 10, 2019

SIGNED: C

IMPORTANT: See Over



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

*As attached.*

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**RIGHT OF ENTRY:**

*as attached*

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DATE: \_\_\_\_\_

SIGNED: \_\_\_\_\_

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



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Application No. 087-19

Fees Submitted: \$ \_\_\_\_\_

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

### Form A

APPLICANT: Windrise Wind Energy Inc. a subsidiary of TransAlta Corp Telephone \_\_\_\_\_

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

MUNICIPAL ADDRESS: \_\_\_\_\_ Bus/Cell: \_\_\_\_\_

REGISTERED OWNER: Blackacre Farms Ltd Barry Welsh Telephone \_\_\_\_\_

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

OR: Quarter SE Section 20 Township 6 Range 26 W 4 M

EXISTING USE: Agricultural

PROPOSED USE: Wind Farm + Agricultural.

PARTICULARS OF PROPOSED DEVELOPMENT: \_\_\_\_\_

Part of Windrise Wind Project development as described in the attached.

(18) Turbine F-1

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DATE: Aug 10, 2019

SIGNED \_\_\_\_\_



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

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**RIGHT OF ENTRY:**

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DATE: \_\_\_\_\_

SIGNED: \_\_\_\_\_

Registered Landowner(s)



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Application No. 088-19  
Fees Submitted: \$ \_\_\_\_\_  
Site Inspection: \_\_\_\_\_

### Form A

APPLICANT: Windrise Wind Energy Inc. a subsidiary of TransAlta Corp Telephone \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ Fax: \_\_\_\_\_  
MUNICIPAL ADDRESS: \_\_\_\_\_ Bus/Cell: \_\_\_\_\_  
REGISTERED OWNER: Blackacre Farms Ltd. Barry & Cindy Welsh Telephone: \_\_\_\_\_  
LEGAL DESCRIPTION: Lot(s) \_\_\_\_\_ Block \_\_\_\_\_ Plan \_\_\_\_\_  
OR: Quarter SW Section 20 Township 6 Range 26 W 4 M  
EXISTING USE: Agricultural  
PROPOSED USE: Wind Farm + Agricultural  
PARTICULARS OF PROPOSED DEVELOPMENT: \_\_\_\_\_  
Part of Windrise Wind Project development as described  
in the attached.  
(19) Turbine F-2 + F-3

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DATE: Aug 10, 2019

SIGNED: \_\_\_\_\_

IMPORTANT: See Over



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

*As attached*

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**RIGHT OF ENTRY:**

*as attached*

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DATE: \_\_\_\_\_

SIGNED: \_\_\_\_\_

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



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## APPLICATION FOR A DEVELOPMENT PERMIT

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Application No. 089-19

Fees Submitted: \$ \_\_\_\_\_

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

### Form A

APPLICANT: Windrise Wind Energy Inc. - a subsidiary of TransAlta Corp Telephone \_\_\_\_\_

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

MUNICIPAL ADDRESS: \_\_\_\_\_ Bus/Cell \_\_\_\_\_

REGISTERED OWNER: Hutterian Brethren Church of Eweline Telephone \_\_\_\_\_

LEGAL DESCRIPTION: Lot(s) c/o Peter & Geo Hofer Block \_\_\_\_\_ Plan \_\_\_\_\_

OR: Quarter NW Section 17 Township 6 Range 26 W 4 M

EXISTING USE: Agricultural

PROPOSED USE: Wind Farm + Agricultural.

PARTICULARS OF PROPOSED DEVELOPMENT: \_\_\_\_\_

Part of Windrise Wind Project development as described in the attached.

(20) Turbine F4 + F5

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.

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DATE: Aug 10, 2019

SIGNED: \_\_\_\_\_

/ Applicant

IMPORTANT: See Over



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

*As attached.*

**IMPORTANT:**

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Other drawings – ratio of 1:100 or 1:200  
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**RIGHT OF ENTRY:**

*as attached*

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: \_\_\_\_\_

SIGNED: \_\_\_\_\_

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



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

## 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. 090-19  
Fees Submitted: \$ \_\_\_\_\_  
Site Inspection: \_\_\_\_\_

### Form A

APPLICANT: Windrise Wind Energy Inc. a subsidiary of TransAlta Corp Telephone \_\_\_\_\_

ADDRESS \_\_\_\_\_

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

MUNICIPAL ADDRESS: \_\_\_\_\_ Bus/Cell: \_\_\_\_\_

REGISTERED OWNER: Hutterian Brethren Church of Eweline Telephone: \_\_\_\_\_  
c/o Geo & Peter Hader

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

OR: Quarter SE Section 17 Township 6 Range 26 W 4 M

EXISTING USE: Agricultural

PROPOSED USE: Wind Farm + Agricultural.

PARTICULARS OF PROPOSED DEVELOPMENT: \_\_\_\_\_

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(2) Turbine G1 & G2

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\_\_\_\_\_  
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Application No. 091-19  
Fees Submitted: \$ \_\_\_\_\_  
Site Inspection: \_\_\_\_\_

### Form A

APPLICANT: Windrise Wind Energy Inc. a subsidiary of TransAlta Corp Telephone: \_\_\_\_\_

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

MUNICIPAL ADDRESS: \_\_\_\_\_ Bus/Cell: \_\_\_\_\_

REGISTERED OWNER: Methodist Brethren Church of Euclid Telephone: \_\_\_\_\_

LEGAL DESCRIPTION: Lot(s) 716 Geo. & Peter Hofer Block \_\_\_\_\_ Plan \_\_\_\_\_

OR: Quarter NW Section 9 Township 6 Range 26 W 4 M

EXISTING USE: Agricultural

PROPOSED USE: Wind Farm + Agricultural.

PARTICULARS OF PROPOSED DEVELOPMENT: \_\_\_\_\_

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(22) Turbine G-3

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SIGNED: \_\_\_\_\_

IMPORTANT: See Over



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

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Application No. 092-19  
Fees Submitted: \$ \_\_\_\_\_  
Site Inspection: \_\_\_\_\_

### Form A

APPLICANT: Windrise Wind Energy Inc. a subsidiary of TransAlta Corp Telephone: \_\_\_\_\_

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

MUNICIPAL ADDRESS: \_\_\_\_\_ Bus/Cell \_\_\_\_\_

REGISTERED OWNER: Hutterian Brethren Church of Ewale Telephone \_\_\_\_\_  
40 Geo. & Peter Hofer

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

OR: Quarter SW Section 9 Township 6 Range 26 W 4 M

EXISTING USE: Agricultural

PROPOSED USE: Wind Farm + Agricultural.

PARTICULARS OF PROPOSED DEVELOPMENT: \_\_\_\_\_

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(23) Turbine G-4

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DATE: Aug 10, 2019 SIGNED: \_\_\_\_\_

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DATE: \_\_\_\_\_

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Registered Landowner(s)



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Fees Submitted: \$ \_\_\_\_\_  
Site Inspection: \_\_\_\_\_

### Form A

APPLICANT: Windrise Wind Energy Inc. a subsidiary of Trans Alta Corp Telephone \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ Fax: \_\_\_\_\_  
MUNICIPAL ADDRESS: \_\_\_\_\_ Bus/Cell: \_\_\_\_\_  
REGISTERED OWNER: Hutterian Brethren Church of Eweline Telephone: \_\_\_\_\_  
LEGAL DESCRIPTION: Lot(s) 40 Geo. 9 Peter Hofer Block \_\_\_\_\_ Plan \_\_\_\_\_  
OR: Quarter SE Section 15 Township 6 Range 26 W 4 M  
EXISTING USE: Agricultural  
PROPOSED USE: Wind Farm + Agricultural.  
PARTICULARS OF PROPOSED DEVELOPMENT: \_\_\_\_\_  
Part of Windrise Wind Project development as described  
in the attached.  
(24) Turbine H1 & H2

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Registered Landowner(s)



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Application No. 094-19

Fees Submitted: \$ \_\_\_\_\_

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

### Form A

APPLICANT: Windrise Wind Energy Inc. a subsidiary of TransAlta Corp Telephone \_\_\_\_\_

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

MUNICIPAL ADDRESS: \_\_\_\_\_ Bus/Cell: \_\_\_\_\_

REGISTERED OWNER: Hutterian Brethren Church of Ewe lme Telephone \_\_\_\_\_

LEGAL DESCRIPTION: Lot(s) 90 Georges Block Peter Hofer Plan \_\_\_\_\_

OR: Quarter NE Section 10 Township 6 Range 26 W 4 M

EXISTING USE: Agricultural

PROPOSED USE: Wind Farm + Agricultural.

PARTICULARS OF PROPOSED DEVELOPMENT: \_\_\_\_\_

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(25) Turbine #3 & H4

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Fees Submitted: \$ \_\_\_\_\_  
Site Inspection: \_\_\_\_\_

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

MUNICIPAL ADDRESS: \_\_\_\_\_ Bus/Cell: \_\_\_\_\_

REGISTERED OWNER: Blackacre Farms Ltd. Barry & Cindy Welsh Telephone: \_\_\_\_\_

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

OR: Quarter SE Section 21 Township 6 Range 26 W 4 M

EXISTING USE: Agricultural

PROPOSED USE: Wind Farm + Agricultural.

PARTICULARS OF PROPOSED DEVELOPMENT: \_\_\_\_\_

Part of Windrise Wind Project development as described in the attached.

(26) Turbine I-1 & I-2

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**SIGNED:** \_\_\_\_\_

Registered Landowner(s)



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FOR OFFICE USE ONLY

## 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. 096-19  
Fees Submitted: \$ \_\_\_\_\_  
Site Inspection: \_\_\_\_\_

### Form A

APPLICANT: Windrise Wind Energy Inc. a subsidiary of TransAlta Corp Telephone: \_\_\_\_\_

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

MUNICIPAL ADDRESS: \_\_\_\_\_ Bus/Cell \_\_\_\_\_

REGISTERED OWNER: Hutterian Brethren Church of Ewehre Telephone: \_\_\_\_\_

LEGAL DESCRIPTION: Lot(s) 410 George + Peter Hofer. Block \_\_\_\_\_ Plan \_\_\_\_\_

OR: Quarter NE Section 16 Township 6 Range 26 W 4 M

EXISTING USE: Agricultural

PROPOSED USE: Wind Farm + Agricultural.

PARTICULARS OF PROPOSED DEVELOPMENT: \_\_\_\_\_

Part of Windrise Wind Project development as described in the attached.

(27) Turbine I-3 & I-4

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: Aug 10, 2019

SIGNED: \_\_\_\_\_



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

As attached

**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:**

as attached

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: \_\_\_\_\_

SIGNED: \_\_\_\_\_

Registered Landowner(s)



**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

**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.

**Form A**

- a subsidiary of

**APPLICANT:** Windrise Wind Energy Inc. TransAlta Corp**Telephone:** \_\_\_\_\_**ADDRESS:** \_\_\_\_\_**Fax:** \_\_\_\_\_**MUNICIPAL ADDRESS:** \_\_\_\_\_**Bus/Cell:** \_\_\_\_\_**REGISTERED OWNER:** Blackacre Farms Ltd Barry Welsh Cindy Welsh**Telephone:** \_\_\_\_\_**LEGAL DESCRIPTION:** Lot(s) \_\_\_\_\_ Block \_\_\_\_\_ Plan \_\_\_\_\_OR: Quarter SW Section 21 Township 6 Range 26 W 4 M**EXISTING USE:** Agricultural**PROPOSED USE:** Agricultural - Substation**PARTICULARS OF PROPOSED DEVELOPMENT:** \_\_\_\_\_Infrastructure - Substation to support  
Windrise Wind Farm -

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 appl

**DATE:** Aug 12, 2019**SIGNED** \_\_\_\_\_



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

*As attached*

**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.
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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.

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*as attached*

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:** \_\_\_\_\_

**SIGNED:** \_\_\_\_\_

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





Municipal District of Willow Creek  
Development Permit Application  
For the Proposed

## Windrise Wind Power Project

Submitted by:  
Windrise Wind L.P. by its General Partner,  
Windrise Wind Energy Inc.

July 29, 2019



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MD of Willow Creek Development Permit Application  
Windrise Wind Power Project

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## LIST OF ATTACHMENTS

Attachment 1	Maps a) Project Area b) Project Infrastructure and Collector c) Setbacks
Attachment 2	Scale Elevation Drawings
Attachment 3	Stakeholder Consultation Report
Attachment 4	Visual Impact Analysis a) VIA Report b) Open House Simulations
Attachment 5	Noise Impact Assessment
Attachment 6	AB Transportation DP Approvals
Attachment 7	AEP Referral Report
Attachment 8	Alberta Culture Review
Attachment 9	Transport Canada AOC Approval
Attachment 10	Proof of Filing AUC
Attachment 11	Road Impacts Map
Attachment 12	Decommissioning Plan
Attachment 13	Landowner Consents
Attachment 14	Project Lands – Current Land Titles
Attachment 15	Proof of Permitting Fees



## 1. Overview

TransAlta Corporation through its wholly owned subsidiary Windrise Wind Energy Inc. (the "Proponent") plans to construct the Windrise Wind Project (the "Project"), a 206.4-megawatt (MW) wind development southwest of Fort Macleod in the Municipal District (MD) of Willow Creek.

In December 2018, the Government of Alberta announced that the Project was successful in the Alberta Electric System Operator's (AESO) Renewable Electricity Program (REP) Round 3 process. The REP was developed to support the Government of Alberta's goal of adding 5,000 megawatts (MW) of electricity from renewable energy sources by 2030.

TransAlta and/or its subsidiaries currently co-own and operate all six (6) wind facilities in operation in the MD of Willow Creek. Property and linear tax contributions to the Municipal District on behalf of these projects is in the range of \$2.5 million annually. This includes the following facilities.

**Table 1.0 Overview Table of TransAlta facilities in the MD of Willow Creek**

Facility	# turbines	Capacity	Installation Year
McBride Lake East Wind Turbine	1 turbine	660 kw	2001
McBride Lake Wind Farm	114 turbines	75.2 MW	2003
MacLeod Flats Wind Turbine	1 turbine	3 MW	2004
Soderglen Wind Farm	47 turbines	71 MW	2006
Ardenville Wind Farm	23 turbines	69 MW	2010
Blue Trail Wind Farm	22 turbines	66 MW	2010
<b>TOTAL</b>	<b>208 turbines</b>	<b>284.86 MW</b>	

The technology the Proponent is proposing for this development is next generation wind technology that allows us to reduce the number of turbines on the landscape, using slightly taller turbines and a larger swept area. Once constructed this windfarm will be host to the most powerful turbine in the market, another first for the Municipal District of Willow Creek.

The Project is located 29 km southwest of Fort Macleod on approximately 11,300 acres of privately-owned land in the Municipal District of Willow Creek. The lands have been held under lease arrangement for a number of years and consist of mainly cultivated farmland and grazing lands. The Project is intersected north/south by secondary Highway 810, also referred to locally as the Blue Trail.



## 2. Project Description

The project will consist of forty-three (43) Siemens-Games WTG's (Wind turbine generators) each with a nameplate capacity of 4.8 MW for a total project nameplate capacity of 206.4 MW. Turbine towers will be 90 m in height (same height as those at Ardenville and Blue Trail Wind Farms). Each turbine blade will be 72.5 m in length with a total blade diameter of 145 m. Other infrastructure will include access roads, an underground collection system, temporary workspace and laydown areas during construction and a substation. Project components are discussed in further detail under Section 2.3.

### 2.1 Site Plan

Two maps have been provided at Attachment 1 as follows:

- Attachment A-1a) is a Site Layout plan delineating the Project Area
- Attachment A-1b) is a Site Layout plan showing all Project infrastructure

### 2.2 Project Location and Landowners

#### 2.2.1 Landowner Parties

The Project lands incorporate land holdings belonging to 10 registered parties, as follows:

**Table 2.2.1 Project Landowners**

First Name	Last Name	Company	Address	City	Prov	PC
Cindy	Brown		Box 1724	Fort Macleod	AB	T0L 0Z0
Travis and Shane	Doyle	D-4 Farms Ltd.	Box 1177	Fort Macleod	AB	T0L 0Z0
Donald and Tangrae	Driver		Box 279	Fort Macleod	AB	T0L 0Z0
Roy and Tim	Fairbrother		Box 922	Fort Macleod	AB	T0L 0Z0
George and Peter	Hofer	Hutterian Brethren Church of Ewelme	Box 250	Fort Macleod	AB	T0L 0Z0
David	Jessop		Box 565	Fort Macleod	AB	T0L 0Z0
Elma	Jessop		Box 249	Fort Macleod	AB	T0L 0Z0
Donn, Shirley and Chad	Trowbridge		Box 157	Fort Macleod	AB	T0L 0Z0
Barry and Cindy	Welsh	Blackacre Farms Ltd.	Box 596	Fort Macleod	AB	T0L 0Z0
Ben	Wipf	Hutterian Brethren Church of Standoff Colony	Box 910	Fort Macleod	AB	T0L 0Z0



## 2.2.2 Turbine locations by legal and geographic Coordinates

The following table shows legal land descriptions and geographic coordinates of each turbine and the proposed substation.

**Table 2.2.2 Legal Descriptions and Geographic Coordinates of Turbines and Substation**

Turbine ID	Coordinates (NAD83)		Quarter	LSD	Section	Township	Range	Meridian
	Lat_DD	Long_DD						
A1	49.50387	-113.446	NW	11	28	6	26	4
A2	49.50837	-113.446	NW	14	28	6	26	4
A3	49.51399	-113.45	SW	5	33	6	26	4
A4	49.5062	-113.474	NW	13	29	6	26	4
A5	49.51115	-113.473	SW	4	32	6	26	4
A6	49.51478	-113.472	SW	5	32	6	26	4
B1	49.49607	-113.406	SW	4	26	6	26	4
B2	49.5026	-113.405	NW	12	26	6	26	4
B3	49.50749	-113.406	NW	13	26	6	26	4
B4	49.51706	-113.412	NE	9	34	6	26	4
B5	49.52046	-113.412	NE	16	34	6	26	4
C1	49.49974	-113.39	SE	8	26	6	26	4
C2	49.50544	-113.39	NE	9	26	6	26	4
C3	49.51094	-113.39	SE	1	35	6	26	4
C4	49.51516	-113.389	SE	8	35	6	26	4
C5	49.51948	-113.389	NE	9	35	6	26	4
D1	49.47471	-113.519	NW	12	13	6	27	4
D2	49.47118	-113.519	SW	5	13	6	27	4
D3	49.46697	-113.519	SW	4	13	6	27	4
D4	49.48218	-113.52	SW	4	24	6	27	4
D5	49.48544	-113.52	SW	5	24	6	27	4
E1	49.46257	-113.478	NE	16	7	6	26	4
E2	49.47126	-113.489	SW	6	18	6	26	4
E3	49.46794	-113.49	SW	3	18	6	26	4
E4	49.46409	-113.505	NE	16	12	6	27	4
E5	49.45977	-113.505	NE	9	12	6	27	4



F1	49.48492	-113.457	SE	8	20	6	26	4
F2	49.48445	-113.475	SW	5	20	6	26	4
F3	49.4811	-113.475	SW	4	20	6	26	4
F4	49.4776	-113.475	NW	13	17	6	26	4
F5	49.47429	-113.475	NW	12	17	6	26	4
G1	49.47157	-113.457	SE	8	17	6	26	4
G2	49.46675	-113.462	SE	2	17	6	26	4
G3	49.45981	-113.453	NW	12	9	6	26	4
G4	49.45569	-113.453	NW	5	9	6	26	4
H1	49.47054	-113.412	SE	8	15	6	26	4
H2	49.4669	-113.414	SE	1	15	6	26	4
H3	49.46337	-113.416	NE	15	10	6	26	4
H4	49.45966	-113.419	NE	10	10	6	26	4
I1	49.48442	-113.435	SE	8	21	6	26	4
I2	49.48089	-113.435	SE	1	21	6	26	4
I3	49.47691	-113.435	NE	16	16	6	26	4
I4	49.47374	-113.435	NE	9	16	6	26	4
Substation	49.486078	-113.453	SW	16	21	6	26	4

### 2.2.3 All Project Lands

The following lands are identified as those which are included as Project lands.

**Table 2.2.3 All Project Lands**

NW 29-6-26 ✓	NW 10-6-26	SE 24-6-27	SW 29-6-26
NW 30-6-26	SE 10-6-26	SW 24-6-27 ✓	NW 28-6-26 ✓
SW 32-6-26 ✓	SW 10-6-26	SW 33-6-26 ✓	SW 28-6-26
NW 33-6-26	SE 15-6-26	SE 33-6-26	SE 28-6-26
SE 30-6-26	SW 15-6-26	NE 33-6-26	SW 27-6-26"
NE 30-6-26	SE 16-6-26	NW 34-6-26	NW 26-6-26 ✓
SE 34-6-26	NE 16-6-26	NE 34-6-26 ✓	SW 26-6-26 ✓
NE 7-6-26	SE 17-6-26	NE 27-6-26	SE 26-6-26 ✓
SE 7-6-26	NE 17-6-26	NW 16-6-26	NE 26-6-26 ✓
SW 7-6-26	SW 17-6-26	SW 16-6-26	NE 35-6-26 ✓
NW 7-6-26	NW 17-6-26	SE 19-6-26	SE 35-6-26 ✓
SE 8-6-26	SE 18-6-26	SW 19-6-26	Plan 1510288, Block 1, Lot 1
NE 8-6-26	NE 18-6-26	NE 19-6-26	
SW 8-6-26	SW 18-6-26	NW 20-6-26	



NW 8-6-26	NW 18-6-26	SW 20-6-26	
SE 9-6-26	NE 12-6-27	SE 20-6-26	
NE 9-6-26	SE 13-6-27	SE 21-6-26	
SW 9-6-26	NE 13-6-27	SW 21-6-26 ✓	SUBSTATION
NW 9-6-26	SW 13-6-27 ✓	NE 29-6-26	
NE 10-6-26	NW 13-6-27 ✓	SE 29-6-26	

## 2.3 Project Components

### 2.3.1 Turbine Technology

The Project will host forty-three (43) Siemens-Gamesa wind turbines. Each turbine will have the capacity to produce 4.8 MW of electricity for a total project nameplate capacity of 206.4 MW. The nacelle, which contains the turbine generator and gearbox will sit on top of towers 90 m in height. Each turbine blade will be 72.5 m in length with a total blade diameter of 145 m. The turbine make, model and supplier have been confirmed for the Project.

It is a conventional three-bladed, upwind rotor. It is tubular tower with a flat-topped nacelle turbine to minimize bird perching and nesting opportunities (Wildlife Directive - Standard 100.3.13). Turbine make and model have been confirmed for the Project.

**Table 2.3.1 Turbine Specifications**

Specification	Detail
Manufacturer	Siemens-Gamesa
Model	SG 4.5-145 AM+3 (4.8MW)
Quantity	43
Tower (Hub) Height	90 m
Rotor Diameter	145 m
Blade-tip height	162.5
Blade length	72.5 m
Number of Blades	3
Nacelle Shape	Rectangular
Cut-in Wind Speed (b)	3 m/s
Cut-out Wind Speed (b)	27.0 m/s
Tower Construction	Tubular steel tower



The Siemens-Gamesa 4.8 MW turbine is capable of being programmed to operate under non-standard conditions if operational mitigation measures are triggered due to post-construction wildlife monitoring results (Wildlife Directive – Standard 100.4.11).

A scale elevation drawing of the proposed WECS showing total height, tower height, and rotor diameter has been provided at Attachment 2.

### **2.3.2 Foundations**

The wind turbine foundation selected for the Project is a gravity raft foundation constructed of steel and concrete. It is buried like a traditional raft foundation and uses earth backfill as ballast. The tower interface is a simple flange connection at the tower base. The base flange connection will be sized to mate with the corresponding tower base flange.

Due to the proprietary nature of the foundation design, which is currently seeking patent, the licensee has asked to maintain confidentiality relating to detailed foundation design. We are providing with this application through Canadian Projects Limited (CPL) construction related details but invite the municipality to advise if more information is required to facilitate their review.

Wind turbine construction of this size and nature are not subject to the Alberta Building Code and therefore building permits in the province of Alberta are not required as per Alberta Municipal Affairs, Building Code Interpretation and described in Standata 06-BCI-030R1. The bulletin can be referenced here:

<http://municipalaffairs.gov.ab.ca/documents/ss/STANDATA/building/bci/06BCI030.pdf>

### **2.3.3 Tower**

The wind turbine is as standard mounted on a tapered tubular steel tower. The tower has internal ascent and direct access to the yaw system and nacelle. It is equipped with platforms and internal electric lighting.

### **2.3.4 Blades**

The aerodynamic forces generated over the blade are transmitted to the rest of nacelle through the blade bearing and hub. The blades in wind turbines of the SG 4.5-145 AM+3 (4.8MW) platform span 72.5 m. SG 4.5-145 AM+3 (4.8MW) wind turbine blades are manufactured in epoxy resin infused glass fiber composite, which provides the necessary rigidity without increasing blade weight. Blade aerodynamic design is intended in order to maximize energy production while containing loads and mitigating noise. There is a lightning protection system built into the blade internal structure for conducting lightning from the receptor to the blade root, where it is transmitted to the wind turbine and discharged into the ground.



Additionally, the blades come with the necessary drains to prevent internal water retention, which can cause imbalance or structural damage due to water vaporization upon the impact of lightning.

### **2.3.5 Meteorological Towers**

There are two temporary met towers currently in place within the Project lands which will be decommissioned at a later stage. A single permanent meteorological tower will be used in ongoing operations for the wind farm. The location identification and relevant permitting of the tower will occur at a later stage in project development.

### **2.3.6 Access Roads**

Access roads during Project construction will be approximately 20m wide when built adjacent to a collector line to accommodate for parallel temporary storage and activities. Access roads not adjacent to collector lines will be 8m wide during construction. Where these roads are located near a collector line and are 20m wide, they will be reclaimed to 8 m wide during operations. Those not adjacent to collector lines will remain 8m wide. Finally, a portion of the 8m wide temporary access roads used during construction (i.e., turnaround areas at turbines) will be fully reclaimed. All roads constructed within municipal Rights of Way will be constructed to municipal specifications as further described in Section 7.

### **2.3.7 Temporary Construction Access Roads**

The Project will require new temporary construction access roads. Temporary construction roads will be designed to accommodate the large loads associated with equipment delivery. Construction equipment and crane travel will be designed to minimize habitat disturbance and fragmentation (Wildlife Directive Standard 100.3.4). Construction roads will be routed to minimize excessive slopes and grades, and where practical, construction roads have been paired with underground collector lines.

### **2.3.8 Permanent Operation Access Roads**

The majority of the temporary construction access roads will be used as permanent roads during Project operations, with reclamation of some areas to reduce road width, as described in the Environmental Evaluation provided at Attachment 7. The operation roads were designed for use by light-duty vehicles to access the wind turbines during the operations stage of the Project. Heavy construction vehicles will not normally be utilized during the operations stage of the Project. Where practical, permanent roads were designed and routed to minimize disturbance to landowners' agricultural activities and native grasslands and take advantage of previously disturbed areas. Permanent roads, like above, will be 8m wide and will have all-weather graveled surfaces. The Proponent anticipates approximately 20km of new permanent access roads will be built within the Project site.



### **2.3.9 Temporary Workspace**

Temporary workspace that includes laydown areas at strategic locations as well as crane pads adjacent to each wind turbine location will be required during construction to store or assemble turbine components.

### **2.3.10 Substation**

The Proponent is proposing to build one Project substation to support the Project. The Project substation will contain electrical equipment such as power transformer(s), circuit breakers, disconnect switches and a control building. It will occupy an area of approximately 0.81 ha of cultivated land that will be fenced to prevent unauthorized access. Exterior lighting of the substation will be minimized to the extent practical by down-shielding or proximity sensor control (Wildlife Directive – Best Management Practice 200.3.3).

The substation will be owned, operated and maintained by the Proponent. The substation location was included in the broader study area within the windfarm Project Area. The location was selected for its benefits as; a centralized location within the windfarm optimizing collector system losses; its' close proximity to access from a secondary highway; these lands are predisturbed, and the landowner was a willing host.

### **2.3.11 Underground Collector System**

The Project collector system connects the turbines to the proposed Project substation via a combination of in-tower transformers and underground collector lines.

From the turbine transformers, the electricity flows through 34.5 kV underground distribution aluminum and or copper poser cables buried to a depth of approximately 1m.

The underground collectors will be installed by trench excavation or direct plough-in methods, using sand bedding to protect against mechanical damage. The width of the underground collector system ROW will vary depending on the number of circuits sharing the ROW, but will be approximately 10m during construction. Underground collector system routing will follow construction roads where possible.

### **2.3.12 Transmission Interconnection**

The Project will require the construction of roughly 21 km of 138 kV transmission line which will connect the Windrise Substation to AltaLink's existing Windy Flats 138S substation.

That transmission line does not form part of this Development Permit application. A separate and distinct regulatory, permitting and stakeholder engagement process will take place for the transmission interconnection.



### 3. Local Benefit

Wind projects provide significant social and economic benefits to the local communities where they are hosted. As is the case with the Windrise Wind Project which will:

- **Create new employment opportunities** for local trades-people, contractors, and skilled labourers during construction of the wind farm;
- **Create long-term employment** for site technicians, operations managers, and maintenance personnel over the operating life of the wind farm;
- **Increase purchases of goods and services** which will directly impact local businesses;
- **Generate an additional source of tax revenue** for the MD of Willow Creek during the operating life of the wind farm; and
- **Provide supplemental income** from annual lease payments to participating project landowners during the operating life of the wind farm.

### 4. Permitting & Approval Requirements

The following approvals are relevant to the Project. The Proponent has included information on the status of each application as follows:

**Table 4. Regulatory Requirements**

Regulator /Agency/Approval Type	
<b>Federal</b>	
<b>Transport Canada</b> • Aeronautical Obstruction Clearance	Approval attached as A9.
<b>NavCanada (Stakeholder)</b> • Land Use and Air Navigation Services Assessment	Decision Pending. A Land Use Submission Form has been filed.
<b>Provincial</b>	
<b>Alberta Environment &amp; Parks</b> • Referral Report	AEP Referral Report attached at A7. The project has been deemed to have a "low" impact.
<b>Alberta Culture &amp; Tourism</b> • Historical Resources Act Clearance	Alberta Culture comments attached at A8. Ongoing archaeological work and mitigation strategies are in place.



<b>Alberta Utilities Commission</b> <ul style="list-style-type: none"> <li>Permit &amp; license to construct, own and operate the wind farm</li> <li>Permit &amp; license to construct, own and operate the wind farm substation</li> </ul>	Proof of registration and current review included at A10. A transmission line application will follow late fall.
<b>Alberta Transportation</b> <ul style="list-style-type: none"> <li>Roadside Development Permit</li> </ul>	Approvals provided at A6. Additional permitting including Placement of Utility under Highway 810 expected to occur closer to construction for permits that are valid for one year.
<b>Alberta Electric System Operator</b>	The project is currently in Stage 3 of the AESO connection process.
<b>Municipal</b>	
<b>MD of Willow Creek</b> <ul style="list-style-type: none"> <li>Development Permit</li> <li>Road Use Agreement</li> <li>Utility Placement Permit</li> <li>Right-of-Way Consent (if necessary)</li> </ul>	Under this application To follow pending approved Project To follow pending approved Project To follow pending approved Project
<b>Other Consents</b>	
<b>Crossing Agreements, ROW agreements – various utilities and entities</b>	Acquired pre-construction and following all regulatory approvals

## 5. MD of Willow Creek Land Use Bylaw Compliance

### 5.1 Setbacks

The Project has been designed to meet the setback criteria under the revised Land Use Bylaw No. 1826 for Class 3 WECS as well as other MD standards or policies in place including:

- A WECS shall be located at a distance of twice the height of the WECS, as measured from grade to the highest point of rotor's arc, from any dwelling or at the distance established by the 'AUC Directive 038: Noise Control' and the greater distance shall be applied.*

Comment: All WECs exceed the 2x the total tip height from any dwellings recommended setback, which in the case of the technology selected for the project would be 325 m. The closest turbine to a dwelling is 920m. While Permissible Sound Level at a receptor under AUC Directives 038 and Rule 12 is the driving factor for dwelling distance the Proponent has assumed a minimum of 800m setback from dwellings for the Windrise project.



- (2) *A WECS shall be located so the outside of the rotor arc is a minimum of 10 m (32.8 feet) from the vertical projection of the internal parcel boundary and the total height plus ten (10) percent from any external parcel boundary.*

Comment: All WECS are located outside of the external property boundary setback OF rotor arc + 10 m, which in the case of the technology selected for this project is 83 m. In the cases of turbines D4 and D5 the Proponent has used the 100m setback from a municipal road as criteria for the placement of those turbines based on the definition of external parcel boundary and those locations at non-contiguous lands on an external boundary.

*From the LUB "External Parcel Boundary - 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."*

- (3) *The setback for a WECS shall be a minimum of 100 m (328 feet) from a municipal road allowance.*

Comment: All WECS are located outside the 100m + road allowance from any municipal Township and Range roads. In addition, all turbines are located outside 200m from numbered Highway 810 as approved by Alberta Transportation.

A map showing turbine locations in compliance with municipal setbacks has been included at Attachment 1 c).

## 5.2 Blade Clearance

From MDWC LUB 1826: *The minimum vertical blade clearance from grade shall be 7.5 m (24.6 feet) for a WECS.*

Comment: The Proponent confirms that towers (90m) less blade length (72.5m) results in vertical blade clearance of 17.5m. A scale elevation drawing of the proposed WECS showing total height, tower height, and rotor diameter has been provided at Attachment 2.

## 5.3 Colour and Finish

The Proponent confirms that turbines are finished in a non-reflective matte white. Manufacturer branding logo may appear as a decal on the side of the nacelle (Siemens – Gamesa). At the time of submission it has not been confirmed if the manufacturer will be branding nacelles. There is no intention on the part of the Proponent to brand nacelles otherwise.





## 5.4 Placement of an Electric Utility and Municipal Road Standards

Closer to construction other requisite approvals including execution of a Road Use Agreement, utility Permits, and consents to use municipal rights of way for collection system will be secured for all utility lines affecting municipal right-of-way. All buried power lines located within road crossings will be constructed and installed to a standard acceptable the municipality.

## 5.5 Stakeholder Consultation

### 5.5.1 Local Jurisdictions

Adjacent municipalities, Municipal District of Pincher Creek and Piikani First Nation have been apprised of Project plans under our Community and Stakeholder Engagement Plan. There have been no issues raised by any local jurisdiction.

### 5.5.2 Stakeholder Consultation

A Stakeholder Consultation report has been provided under Attachment 3 of this application.

The Proponent confirms that it has responded to all stated concerns and has addressed those concerns to the extent possible by:

- providing additional information or more project detail;
- providing landowner references who have experience relating to livestock interaction with windfarms;
- performing site specific photomontage analysis and providing to stakeholders;
- advised of corporate policies relating to weed management land access, traffic control;
- recording ongoing commitments to monitor impacts that may be reported relating to; noise; telecommunications interference; dust control; elevated nitrate levels, traffic levels

### 5.5.3 Adjacent Impacts

Negligible impacts to the immediately adjacent and Soderglen and Ardenville Wind Farms, also operated by the Proponent have been assessed and communicated to appropriate parties. These impacts, which may or may not take the form of wake loss or upwind effects have been evaluated during project design, are reasonable and acceptable to the Proponent and have been accounted for in project economics. There will be no other impacts to adjacent windfarms in the vicinity. All wind energy facilities presently operating in the MD of Willow Creek are owned or co-owned and operated by the Proponent.



## 5.6 Landowner Consents

Landowner consents have been provided under Attachment 13. All lands are held under active lease agreements and host landowners have been apprised of project development at regular intervals and have indicated their full support of the Project as designed.

## 5.7 Impacts to Roads

The following information with respect to municipal road use has been garnered as a result of meetings and in person site visits with municipal public works staff, Assistant Superintendent of Public Works, Roly Cochlan. A map showing the road plan is included at Attachment 11.

It is the Proponents understanding that a Road Use Agreement that meets all of the criteria discussed during these meetings will be executed once final road design work is complete. To summarize, the following items have been discussed to date.

- Collector system may be installed in municipal ROWs as indicated in the attached mapping and as discussed during May 28, 2019 site visit. All locations are subject to Public Works Superintendent or surrogate approval .
- In instances where a ROW has been leased by landowner for grazing, and where the lessee has crossing concerns, the Proponent will work with the landowner to the satisfaction of the MD and where applicable mitigation in the form of temporary fencing or gates so that cattle remain penned during construction will be offered.
- The Proponent acknowledges that MD roads speed limits are 80 km/h unless otherwise posted.
- Municipal preferences to maintenance will be discussed and negotiated at the time of execution of the Road Use Agreement which the Proponent expects to occur following Development Permit approval for the Project.
- The Proponent acknowledges that the MD recommended minimizing the number of site roads permitted under the road use agreement
- Dust suppression will be undertaken at regular intervals during construction using methods and materials acceptable to the MD.
- The Proponent acknowledges that new roads are to be constructed a minimum of 75 feet from the municipal ROWs and that in the event of exception to these criteria, council will be approached to approve the exception.
- Municipal staff have reviewed the typical road construction details as provided by the Proponents General Contractor, Canadian Projects Limited (DWG 2142 Rev. A and DWG 2141 Rev. B) for the site access roads (private property) and MD roads (upgrades within ROW) and has not expressed any objections to date.



- The Proponent advises that no new culverts will be required on existing MD roads in the right of way and that existing culverts shall be maintained as required.
- The Proponent acknowledges that as communicated by MD staff, road upgrade specifications or any variance to Local Roads Standards Policy, 320-07 will be addressed on a case by case basis to meet the intent of and to the satisfaction of the MD. This work will occur once finalized road design has occurred.

## 5.8 Regulatory Review

The Project has received requisite approvals from most entities with the exception of the municipality and the Alberta Utilities Commission. As described under Section 4 the Project is currently under review by the AUC and is in the Notice of Application stage of process there. It is expected that approval from the AUC will occur sometime between January and June 2020. The Proponent intends to keep the MD apprised on a regular basis of any outcomes resulting from that regulatory review.

## 5.9 Permitting Fees

Permitting fees have been forwarded via cheque in the amount of \$28,000 based on the new Permit Fee Schedule provided by the MD at a rate of \$1000/parcel for Wind Energy Developments. The full Project encompasses 71 quarter sections of land while only 28 parcels host wind turbines units. A copy of the cheque as forwarded to the MD on July 25, 2019 through Express Post mail has been provided under Attachment 15.

## 6.0 Studies and Reports

### 6.1 Environmental Considerations

The Environmental Evaluation conducted for this project was specifically designed to meet the information needs of the AUC's Rule 007: Applications for Power Plants, Substations, Transmission Lines, Industrial System Designations and Hydro Developments (AUC 2018). In addition, the Environmental Evaluation was intended to meet the expectations of the AEP (Alberta Environment and Parks) Wildlife Directive for Alberta Wind Energy Projects (Wildlife Directive) (AEP 2017a), when applicable.

A full suite of environmental studies was completed in 2018 in accordance with recommendations in the 2017 Wildlife Directive for Alberta Wind Energy Projects and following AEP's 2013 *Sensitive Species Inventory Guidelines*. Results of the surveys were incorporated into a Submission Report provided to AEP-WM (Alberta Environment and Parks Wildlife Management Branch) and any environmental constraints identified were incorporated into the siting of infrastructure.

AEP-WM has provided a Referral Report on July 3, 2019 that provides a determination that the Windrise Wind Power Project poses a low risk to wildlife and wildlife habitat, based on Project



siting and commitments made by the Proponent to mitigate and monitor wildlife impacts. A copy of that report has been provided at Attachment 7.

## 6.2 Visual Impact Assessment

The Windrise Project has been planned and designed to minimize visual impacts to scenic resources. The Proponent has made provisions for siting the wind turbines, collection lines, access roads, and ancillary facilities to fit harmoniously into the existing environment and believes that there will be no unreasonable interference with existing aesthetic uses. Its geographical location on flat ground mostly surrounded by cultivated land augment the visual impact. However, its location along Highway 810, the existence of other area wind farms, existing transmission lines and a large telecom tower are among other visual features already present on the landscape.

No major concerns were raised regarding the impact on locally significant viewpoints during the Public Open House held on May 9, 2017. Concerns relating to visual impact were addressed with individual stakeholders by providing additional information. The Proponent has, to the extent possible addressed concerns through this information sharing. Turbines are not situated closer than 800m to residences.

The VIA concludes that the Project is not located within an area of identified cultural or regional significance. The visual impact has been assessed as *moderate* and consistent with the expectations of the visual impact created by any windfarm on the landscape.

A visual impact analysis report has been included under Attachment 4. Attachment 4 a) includes the VIA report and Attachment 4 b) includes the Open House Simulations.

## 6.3 Noise Impact Assessment

Sound emitted from all wind farm projects must meet stringent requirements regulated by the Alberta Utilities Commission (AUC). These sound requirements are outlined in AUC Rule 012: Noise Control, which states that sound levels from a wind farm, measured cumulatively with noise from other facilities and sources does not exceed the permissible sound level of 40 decibels (dBA) at all residences.

As part of our project design, a Noise Impact Assessment (NIA) was completed for the Project to demonstrate that the wind farm, including turbines and substation components comply with AUC Rule 012: Noise Control and do consider the cumulative impacts of other noise sources in the area. The NIA provides information on the noise source, the prediction method and the parameters used for the assessment. Noise contour mapping was presented at the Open House to the community. A copy of the NIA has been included at Attachment 5.

## 7. Safety

TransAlta has established a safety management framework, processes, and tools to ensure the safety of its people, assets and environment. Construction and operations of the Windrise facility



will be subject to safety protocols developed under the parent company TransAlta Corporation's Total Safety Management Systems.

TransAlta's corporate vision for safety is " *To operate our business with ZERO unexpected asset failures and ZERO EH & S incidents*".

The Windrise facility will be monitored on a 24-7 basis through the company's Wind Control Centre, located in Pincher Creek.

The following site specific documents are created. Employee and contractor Instruction to these and other corporate protocols and auditing of the system occurs on a routine basis:

- Construction Environmental Management Plan
- Operations Environmental Management Plan
- Site Emergency Response Plan

Other relevant corporate protocols are contained in the companies:

- Wind Emergency Response Guide
- Specific corporate safety policies
- Work specific instructions and procedures



## 8. Decommissioning Plan

A Decommissioning Plan has been created for the Windrise Project in order to provide the public and regulatory agencies with details regarding the proper removal of Project infrastructure at the end of its useful life and to describe how the surrounding soil and vegetation is to be restored to a usable and nonhazardous condition. It is presumed that at the time of decommissioning, the future land use will remain agricultural and the Project site will be returned to the existing land use.

The Project design life is estimated to be 30+ years. At the end of the Project's useful life, which may be extended by repowering opportunities, decommissioning activities include the removal of specific facility components including wind turbines, meteorological towers, underground collection lines and access roads (dependent on landowner's request) and restoring the land to a safe and clean condition. The costs for removal of Project infrastructure will be the responsibility of the owner of the Project.



Windrise will implement decommissioning activities following the *Conservation and Reclamation Directive for Renewable Energy Operations* (C&R Directive) (Government of Alberta 2018). In alignment with the C&R Directive, or any applicable regulation in place at the time of decommissioning.

A Decommissioning Plan specific to the Windrise Project and based on that current directive has been provided at Attachment 12.

## 9. Project Schedule

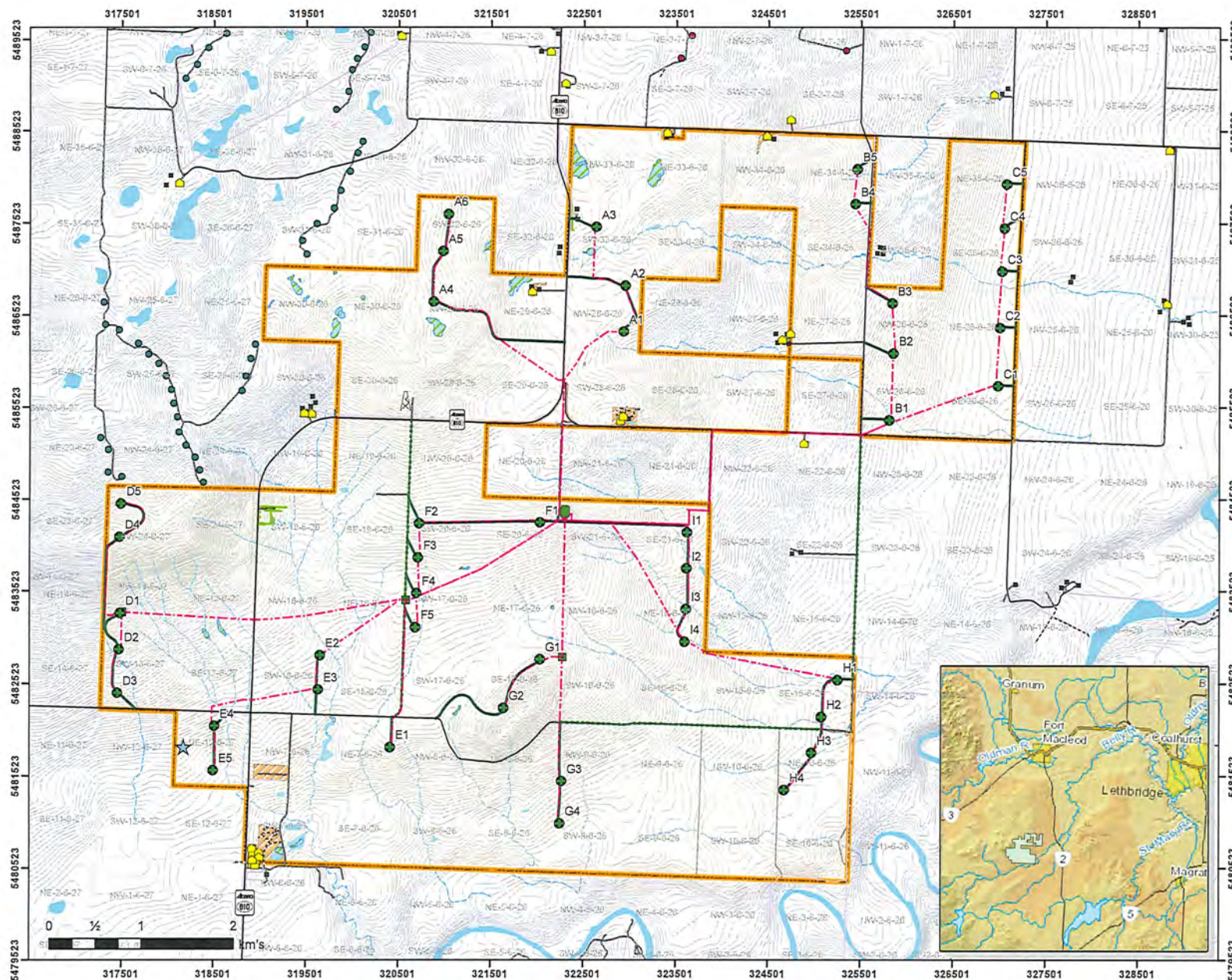
The Proponent hopes to begin construction on the Project at the end of Q2 2020, beginning with road construction, foundation installations, followed by tower erection, nacelle, blade placement which would include other civil works through to the Q1 2021 with commissioning expected on or before June 2021. This schedule would be contingent on timeliness of permitting and approval processes, procurement of equipment.

If the approval date cannot be met, a buffer has been included in the construction schedule such that some delays in permitting and approvals will not affect the COD.

**Table 9.0 Project Schedule**

Construction Activity	Time Period
Permitting in Place (anticipated)	June 2020
Mobilize to Site	July 2020
Access roads and turbine site development	July 2020 to September 2020
Collector system installation	July 2020 to October 2020
Turbine foundation preparation	July 2020 to December 2020
Substation (civil works and equipment delivery)	September 2020
Equipment delivery and laydown	September 2020- April 2021
Turbine assembly and erection	September 2020 – December 2020
Substation assembly	September 2020 – January 2021
Turbine / Substation energization	December 2020 – May 2021
Clean-up and Interim Reclamation	April 2021 – June 2021
Commercial Operation	June 2021





## Legend

- Project Boundary
- Turbine Layout [43 WTG]
- Substation
- Access Road [new]
- Access Road [upgraded]
- Collector [underground]
- Junction Box
- ★ Meteorological tower [Permanent]
- Sodergren Wind Farm [existing]
- Ardenville Wind Farm [existing]
- Dwellings
- Other Buildings
- ⬆ Telecom Tower
- Road
- Distribution line
- Waterbodies
- Elevation [1m]

**TransAlta**

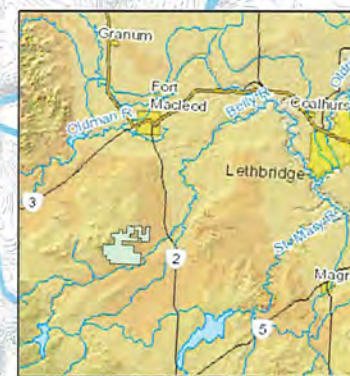


*Windrise Wind Project*

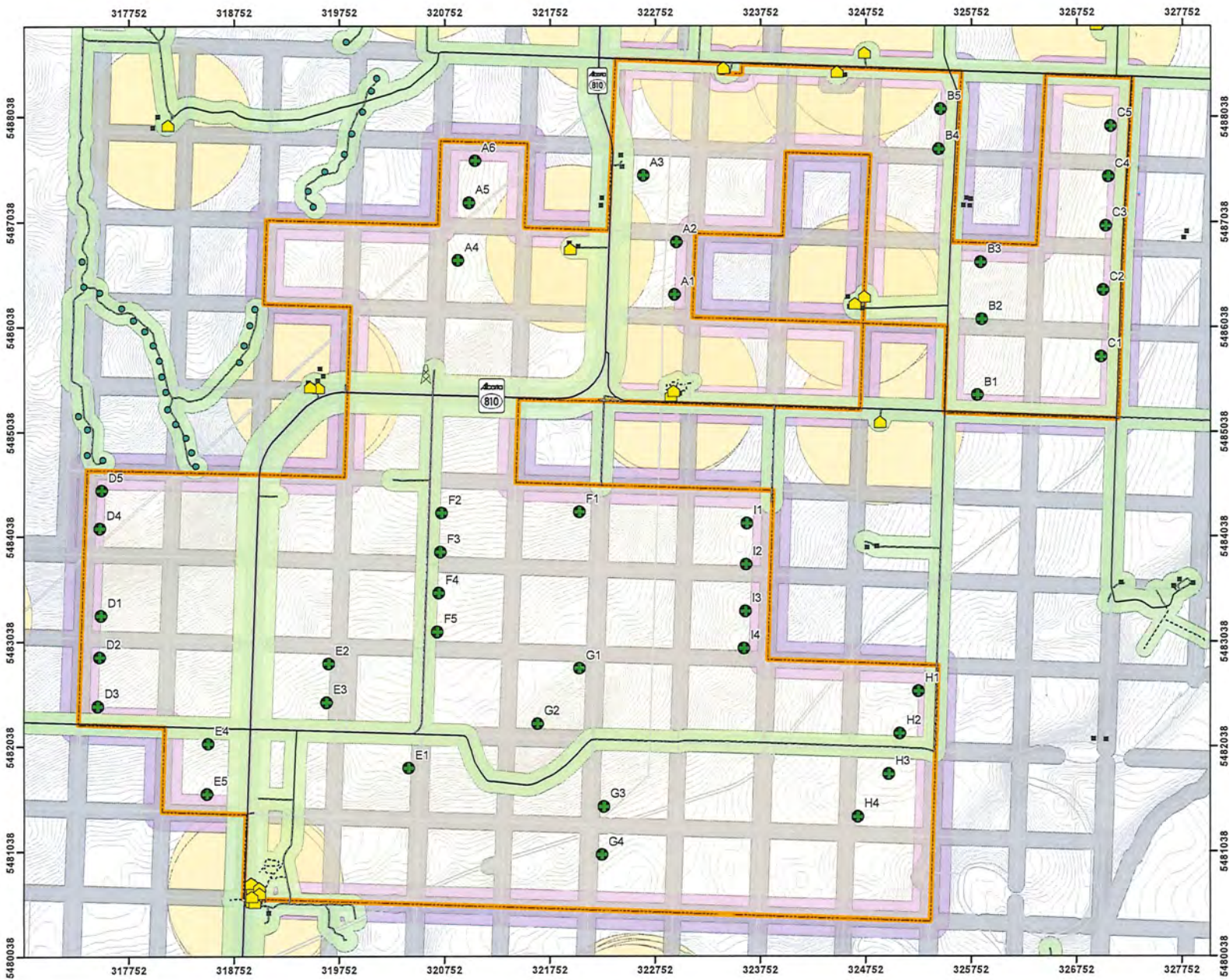
### Layout 207 MW with Infrastructures

Date: May 30th, 2019  
 Projection: UTM Zone 12, NAD83  
 Source: Geogatis 1:50,000, Altalis ATS data, ESRI  
 Government of Alberta and TransAlta  
 Created By: TransAlta - Simon Belanger  
 Scale: 1:40,000

**Confidential**







## Legend

- Project Boundary
- Turbine Layout [43 WTG]
- Soderghen Wind Farm [existing]
- Dwellings
- Other Buildings
- Road
- ⚡ Telecom Tower
- Elevation [1m]
- Dwellings [800m]
- Internal Parcel Boundary [83m]
- Outer Parcel Boundary [179m]
- Road Setback [Centerline 110m / 200m]



**TransAlta**™



*Windrise Wind Project*

### By-Laws WECs Sitting Compliance

Date: July 25th, 2019  
 Projection: UTM Zone 12, NAD83  
 Source: Geogatis 1:50,000, Altalis ATS data, ESRI  
 Government of Alberta and TransAlta  
 Created By: TransAlta - Simon Belanger  
 Scale: 1:35,000

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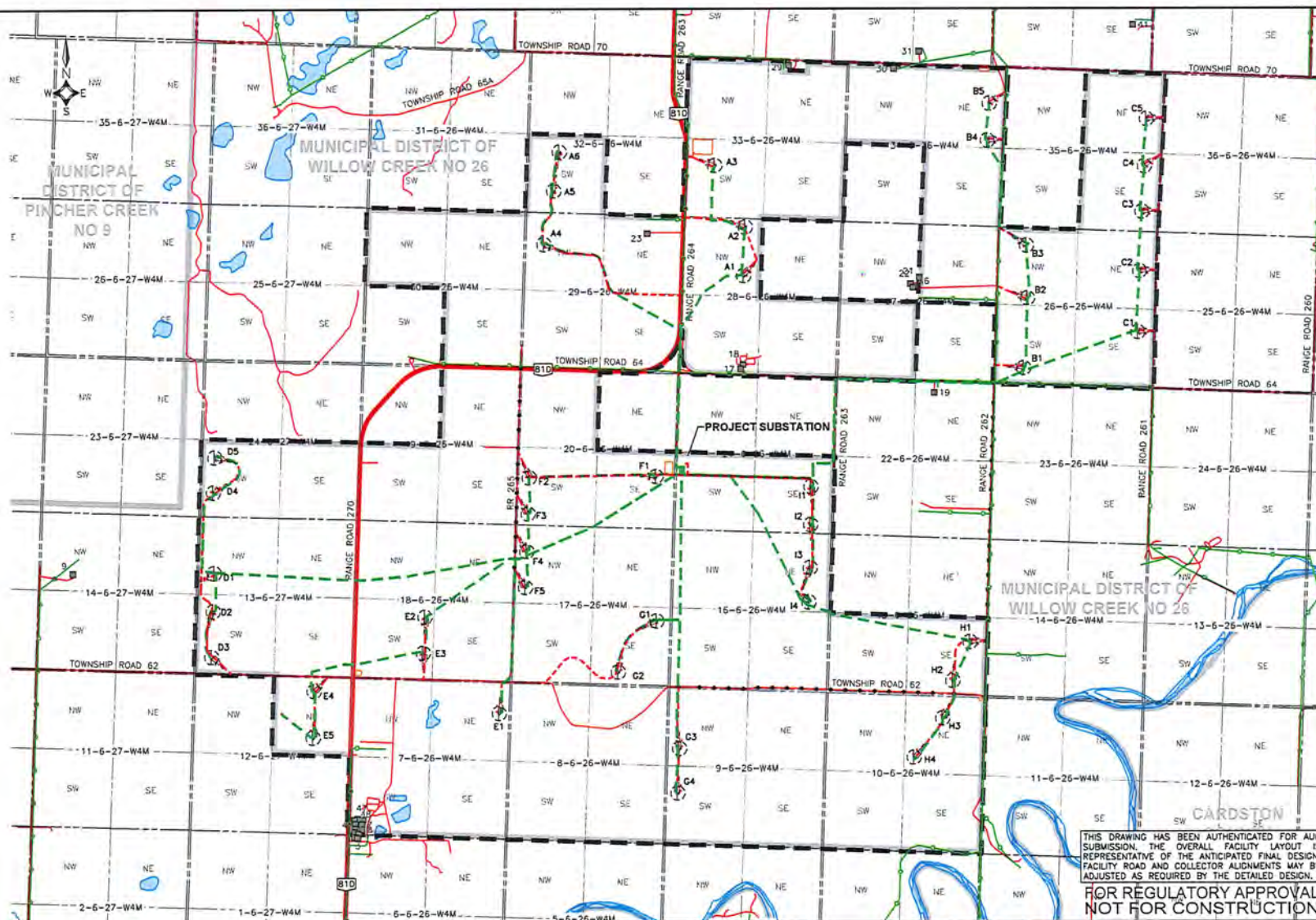
TURBINE TABLE			
TURBINE COUNT	COLLECTOR LABEL	EASTING	NORTHING
1	A1	322 932	5 486 346
2	A2	322 950	5 486 846
3	A3	322 637	5 487 481
4	A4	320 879	5 486 672
5	A5	320 981	5 487 220
6	A6	321 039	5 487 622
7	B1	325 810	5 485 385
8	B2	325 850	5 486 110
9	B3	325 840	5 486 655
10	B4	325 439	5 487 734
11	B5	324 458	5 488 110
12	C1	326 984	5 485 756
13	C2	327 003	5 486 390
14	C3	327 026	5 487 001
15	C4	327 051	5 487 470
16	C5	327 074	5 487 951
17	D1	317 485	5 483 280
18	D2	317 472	5 482 888
19	D3	317 456	5 482 420
20	D4	317 475	5 484 111
21	D5	317 491	5 484 474
22	E1	320 411	5 481 532
23	E2	319 050	5 482 825
24	E3	319 630	5 482 456
25	E4	318 507	5 482 065
26	E5	318 496	5 481 584
27	F1	322 028	5 484 267
28	F2	320 723	5 484 257
29	F3	320 711	5 483 885
30	F4	320 696	5 483 496
31	F5	320 683	5 483 128
32	G1	322 032	5 482 781
33	G2	321 637	5 482 257
34	G3	322 266	5 481 485
35	G4	322 247	5 481 007
36	H1	325 253	5 482 582
37	H2	325 075	5 482 163
38	H3	324 970	5 481 773
39	H4	324 676	5 481 370
40	I1	323 620	5 484 159
41	I2	323 615	5 483 767
42	I3	323 608	5 483 324
43	I4	323 595	5 482 972
44	I5	322 315	5 484 430
SUBSTATION			

# LEGEND

- PROJECT AREA (4581 ha)
- TURBINES
- HIGHWAY
- ROAD
- ROAD - NEW
- ROAD - TEMPORARY
- ROAD - UPGRADE
- TRANSMISSION - EXISTING
- DISTRIBUTION LINE
- TRANSMISSION - UNDERGROUND
- COLLECTOR
- DWELLING/RECEPTORS WITHIN 1.5km
- TEMPORARY LAYDOWN

# NOTES

- ALL DIMENSIONS AND ELEVATIONS ARE IN METRES, UNLESS NOTED OTHERWISE.
- HORIZONTAL DATUM: NAD83 UTM ZONE 12
- VERTICAL DATUM: CGVD2011
- STEP-UP TO 34.5KV TRANSFORMERS ARE LOCATED IN TURBINE WACELLE.
- SITE IS LOCATED ON PRIVATE LANDS WITHIN BLACKFOOT TRADITIONAL TERRITORY.
- SITE POINT OF INTERCONNECTION AT WINDY FLATS SUBSTATION (SW 17-6-26-W4M).



SCALE 1:40 000			
0	400	800	1200 1600 2000
METRES			
REV	DATE	DESCRIPTION	DESIGNER
1	19/05/2013	REVISED LAYOUT	JUN
2	19/05/2013	REVISED LAYOUT	ADP
3	19/05/2013	REVISED LAYOUT	CHN



TRANSALTA CORPORATION	
WINDRISE WIND PROJECT	PROJECT NUMBER 1028-045
GENERAL - PROJECT	CHD NUMBER 43.001
SITE LAYOUT - COLLECTORS	DRAWING NUMBER 1112
PLAN	

THIS DRAWING HAS BEEN AUTHENTICATED FOR AUC SUBMISSION. THE OVERALL FACILITY LAYOUT IS REPRESENTATIVE OF THE ANTICIPATED FINAL DESIGN. FACILITY ROAD AND COLLECTOR ALIGNMENTS MAY BE ADJUSTED AS REQUIRED BY THE DETAILED DESIGN.

**FOR REGULATORY APPROVAL  
NOT FOR CONSTRUCTION**



[illegible]





# Windrise Wind Project

## Stakeholder Consultation and Engagement Summary

Submitted to MD of Willow Creek

July 2019



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## 1.0 PROJECT SUMMARY

TransAlta Corporation ("TransAlta") through its wholly owned subsidiary Windrise Wind LP under its General Partner, Windrise Wind Energy Inc. (the "Proponent") is proposing to construct the Windrise Wind Project (the "Project") approximately 29km southwest of Fort Macleod, Alberta. The Project is located on approximately 11,300 acres of privately-owned land in the Municipal District (MD) of Willow Creek. The lands are currently used for farming, grazing and other agricultural purposes. Once the Project is built, the lands will continue to be used for these practices.

TransAlta is one of Canada's leading generators of wind energy and brings more than 105 years of experience working in the renewable electricity sector throughout Canada, the United States and Australia. TransAlta has over 9,000-megawatts (MW) of net capacity in operation which is comprised of a diverse mix of fuel types including, wind, solar, hydro, natural gas and coal. TransAlta currently owns/operates a fleet of 18 wind facilities with 1,332 MW of generating capacity, which makes it one of Canada's most experienced builders, owners and operators of wind energy.

The Project marks TransAlta's seventh wind development in the MD of Willow Creek. Currently, TransAlta operates 208 turbines from four wind farms and two exploratory wind turbines in the MD, totaling 285 MW of electricity generation capacity.

The Project will consist of 43 Siemens-Gamesa SG 4.8-145 turbines, each with a nameplate capacity of 4.8 MW, hub height of 90 meters (m), and blade length of 72.5m, for a total Project nameplate capacity of 207 MW.

The Project is being developed in response to the Proponent's successful bid into the Alberta Electric System Operator (AESO) Renewable Electricity Program (REP) Round 3. The REP was developed to encourage development of large-scale renewable electricity generation to support the Government of Alberta's target of 30 percent renewable electricity by 2030. The Project was one of three successful projects in REP 3 which was announced in December 2018.

This report provides background information relating to our Stakeholder Consultation and Engagement Program for the Project with references to specific requirements outlined in the AUC Rule 007: *Applications of for Power Plants, Substations, Transmission Lines and Industrial System Designations and Hydro Developments* (April 2018 Version), and *Appendix A1 – Participant Involvement Program Guidelines*. Considerations were made to incorporate any changes to AUC Rule 007 (August 1, 2019 Version) which may have impacts to stakeholders of the Project. While our aim was to ensure that these guidelines were fundamental to our Stakeholder Consultation and Engagement Program for the Project, our corporate objective was to apply those fundamentals and supplement them with our own best practices and engagement protocols garnered from our extensive experience as wind developers with a long history of successful community partnerships.



## 2.0 STAKEHOLDER ENGAGEMENT PROGRAM OVERVIEW

### 2.1 Goals of TransAlta Stakeholder Engagement

TransAlta's Stakeholder Engagement Policy aligns with its overall strategic commitment to corporate sustainability. That policy states that the company strives to balance the environmental, social and economic implications of its business decisions and as a member of the community it will:

- Strive to build strong, long-term relationships by collaborating with and listening to its neighbours; and
- Seek to understand the different priorities and concerns of communities.

Through information sharing, consultation, engagement and involvement, TransAlta commits to developing long-term relationships with stakeholders that enables it to provide safe, reliable and cost-effective electricity to its customers.

### 2.2 Guiding Principles of TransAlta Stakeholder Engagement

Based on a philosophy that strong stakeholder relationships strengthen its business decisions, TransAlta commits to engaging stakeholders in positive and constructive consultations based on the following adopted principles:

- TransAlta will take the initiative in identifying and seeking out affected stakeholders. We define stakeholders as individuals or groups who could be affected by development of facilities or our operations;
- The consultation process will be transparent and fair for all participants. It must be conducted in a manner, so it is understood by all participants;
- The consultation process will enhance two-way communication and may be formal (outcome focused) or informal (dialogue and information sharing);
- The consultation process will recognize the importance of shared learning. Sharing unique viewpoints and knowledge will enhance learning and benefit TransAlta employees and stakeholders;
- Whenever possible, participants will be involved in designing the consultation process;
- Each consultation program will be adapted to the specifics of a project and unique needs and expectations of the community;
- The roles and responsibilities of participants will be clearly defined and understandable;
- The consultation process will ensure that input will be obtained and issues requiring action will be dealt with in a timely manner; and
- The results of the consultation process will be fully considered in subsequent decision making.

### 2.3 Identifying Stakeholders

In creating our Stakeholder Consultation and Engagement Program and identifying stakeholders for notification, the Proponent referenced *Appendix A1 – Participant Involvement Program Guidelines* of AUC Rule 007: *Applications for Power Plants, Substations, Transmission Lines, Industrial System Designations and Hydro Developments*. The Proponent followed the AUC's recommendations for



notification be provided to occupants, residents and landowners within a 2,000m radius for power plants 10 MW or greater in an urban and rural setting.

Project stakeholders were identified using the following means:

- Searching of land titles registries and caveat interests;
- Review of MD of Willow Creek landownership maps;
- Provision of contact information supplied from the MD of Willow Creek from tax rolls;
- Compilation and field review of aerial imagery covering the Project area;
- Database searches;
- Physical search of the area to identify residences or business operations; and
- Discussions with area landowners;

Notification and engagement activities for the Project were focused on direct notification with immediately affected stakeholders who:

- Reside or possess lands within 800m and 2km of the proposed Project area;
- Assets or business operations within 2km of the Project area;
- May otherwise be directly impacted by the development as identified through site scoping and stakeholder identification activities;
- Indigenous communities with whom we have consulted in the past in relation to our other facilities in the area or who have traditional territory in the area; and
- Presented an interest or concern to the Proponent regarding the Project during our engagement efforts (self-declared).

Project boundaries were considered to extend to nearest quarter section line from infrastructure and notification zones were applied beyond that boundary to the nearest quarter section line.

## 2.4 Stakeholder Lists and Updates

Stakeholder lists were compiled from information obtained through title searches, sign-in sheets at the Open House event, through email correspondence or telephone contact. Telephone contacts were established using public databases (ex. 411.ca). Any Project materials returned from bounced email or returned direct mail due to incorrect address or moved recipient were promptly researched to amend contact details in the Stakeholder Lists and materials were resent in instances where this occurred.

Stakeholder lists of those within 800m and 2km of the Project boundary were created from title searches. Title searches were performed in May and July 2018 with a final title search performed in May 2019 to ensure any amendments or additions to the stakeholder lists were made.

Companies with registered land use interests (ex. oil, gas, pipelines, utilities) on the Project lands were included as stakeholders and provided with project information. Where required, pipeline or utility crossing agreements will be executed closer to the start of construction.

Communication equipment licensees were inventoried through Industry Canada databases and other sources in accordance with the RABC (Radio Advisory Board of Canada)/CanWEA (Canadian Wind



Energy Association) Guidelines and the CBC (Canadian Broadcasting Corporation) Guidelines. Consultation zones specific to equipment type were employed and responses to notifications are summarized in the Public Consultation Report.

Stakeholders who fell outside of the other stakeholder identification categories (880m, 2km, etc.) and who expressed interest in the Project at the Open House or who made direct contact with the company and provided their contact details were added to stakeholder lists (identified as "self-declared") and will continue to receive Project updates throughout the permitting process.

Title searches were performed in stages:

- May 2018 – Host Landowner / Project Lands title search
- July 2018 – 800m and 2km Consultation title search
- May 2019 – 800m and 2km Consultation title search (refresh)

### 3.0 STAKEHOLDER ENGAGEMENT ACTIVITIES & METHODS

#### 3.1 Program Activities Summary

The Proponent's Stakeholder Consultation and Engagement Program included personal telephone calls, group meetings, face-to-face meetings, email correspondence, advertising of Open House event in local news outlet, distribution of letters and Project Information Packages to identified stakeholders at three separate intervals in 2019:

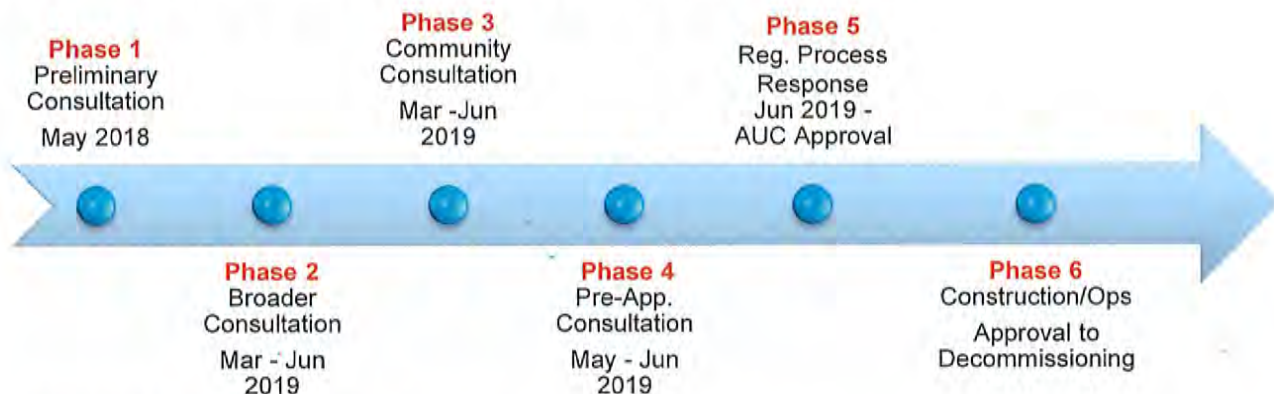
- Project Introduction - March 2019 (Package A )
- Project Information Package - April 2019 (Package B)
- Project Introduction - April 2019 (Package C )
- Project Information Package (Pre-regulatory Filing) - May 2019 (Package D)

An Open House event was hosted on Thursday, May 9<sup>th</sup> to reach a broader mass than those who were directly consulted. Project information was made available on TransAlta's website ([www.transalta.com](http://www.transalta.com)) and a dedicated email address and telephone number were created to accept project inquiries.

All stakeholder activities, actions and responses were recorded in an internal SharePoint database using stakeholder tracking forms. Response to stakeholders was provided in all cases where additional information was requested.

In-person visits or telephone calls were offered to stakeholders within the 800m notification zone. Efforts and outcomes from this consultation are described in further detail in the remainder of this report.

The timeline for each phase of consultation is noted in the graphic below.



### 3.2 Phase 1 - Preliminary Consultation

The Proponent has held wind leases on Project lands since 2008. The host landowner group were apprised of project plans through personal telephone calls, distribution of letters, and group meetings. The Proponent advised host landowners of the results of the AESO REP Round 3 process in December 2018, and a group meeting was held on February 21, 2019 to provide an overview of Project plans. Host landowners were apprised of plans as the Project progressed.

In May 2018, an introductory in-person meeting was held with Planning and Development personnel for the MD of Willow Creek. The Proponent apprised personnel of the proposed Project and engaged in general discussion on the development process, coordination review of the Project and the company's options for development that were under consideration. The Proponent has continued to engage with MD of Willow Creek personnel as Project planning advances.

In February 2019 an inventory and preliminary impact assessment of radiocommunication and radar systems present in the vicinity of the Project was conducted by a third-party consultant, DNV GL. Notifications were sent to agencies which operate protected systems.

### 3.3 Phase 2 - Broader Consultation

The Stakeholder Consultation and Engagement Program was initiated by engaging landowners and occupants within 800m and 2km of the Project boundary, those with registered land use interests (ex. oil, gas, pipeline, utilities) on the Project lands, and Indigenous communities, including the Piikani First Nation, Siksika First Nation, Tsuut'ina Nation, and Kainai First Nation.

Letters of introduction advised stakeholders of the Proponent's preliminary plans for the Project. Each package included a map of the Project area as well as the study area identified for the Windrise Wind Project transmission line.

Detailed Project information was provided to all stakeholders in April 2019 by way of Package B –Each package included specifics of the Project, a preliminary Project layout map, and a letter inviting stakeholders to the Open House event.



A letter of introduction and information request was provided to all stakeholders with a registered interest in the Project lands in April 2019 by way of Package C. Each letter included information regarding the Project, a list of lands for which the stakeholder currently holds an interest, and a request for the stakeholder to provide confirmation of status of facilities on the lands.

### 3.4 Phase 3 – Community Consultation

#### 3.4.1 - Municipalities

In May 2018, an introductory in-person meeting was held with Planning and Development personnel for the MD of Willow Creek. The Proponent apprised personnel of the proposed Project and engaged in general discussion on the development process, coordination review of the Project and the company's options for development that were under consideration. The Proponent has continued to engage with MD of Willow Creek personnel as Project planning advances.

The Proponent provided comments on the revised Land Use Bylaw that the municipality has since enacted. The Proponent's comments were well received.

Subsequent in person project specific meetings in February 2019 and April 2019 were held with Planning and Public Works personnel. An onsite field visit with the Proponent, its EPC contractor and MD of Willow Creek Public Works personnel was conducted in May 2019.

#### 3.4.2 - Public Open House

The Open House for the Project was hosted in community of Ardenville on Thursday, May 9, 2019. The event was advertised in the local weekly Fort Macleod Gazette. In addition, the Open House was advertised on [www.transalta.com](http://www.transalta.com) in the Featured Events section. Invitations to the Open House were sent together with Project Information Packages through Canada Post Xpresspost and Fedex approximately three weeks in advance.

The Open House was a 'drop-in' format with display materials posted on storyboards and other visual aids (ex. computer monitors) providing project details. Printed materials were made available at various stations. The Proponent's in-house subject matter experts were available to discuss the information provided on the storyboards and to answer any questions or concerns raised by any of the attendees.

Drawing from our broad range of in-house expertise, the following personnel were in attendance: business development leaders, biologist, wind farms siting and design engineers, construction manager, a regulatory and stakeholder consultation specialist, land liaison, transmission specialist, Indigenous relations lead, and operations personnel.

Sign-in sheets and exit surveys were provided. There were approximately 26 attendees to the Open House and six Exit Survey/Questionnaire's was completed. Results of the Exit Survey/Questionnaire are recorded in Section 5.

### 3.5 Phase 4 – Pre-Regulatory Filing Consultation

Stakeholders within established consultation zones, those with identified interested and previously consulted, as well as those who self-declared interest in the Project were provided with a Pre-AUC



Application letter (Package D) in May 2019 advising that the Proponent was proceeding to filing an AUC application.

The correspondence provided an overview of any Project updates which had occurred since the mailing of Package B and the Open House. The letter requested that stakeholders provide comments in order to facilitate a response prior to submission of the AUC application and subsequent MD of Willow Creek filing.

### 3.6 Phase 5 – Regulatory Process Consultation

The Proponent will continue to respond to all stakeholder inquiries and concerns throughout the regulatory review process. Stakeholders will be provided with Project updates if any changes to the design or other components are mandated through the regulatory approvals process. Subject matter experts and consultants in various disciplines are available to respond to any inquiries or concerns raised through the regulatory approval process.

### 3.7 Phase 6 – Construction and Operations Consultation

As has been the practice under former wind energy development projects undertaken by TransAlta, consultation will continue through the life of the Project from construction through to operations. Engagement with the community on safety aspects of the construction will be targeted to those directly affected by the introduction of increased traffic, heavy duty equipment and machinery on site, dust control, emergency response, restricted access areas, etc. Routine communications with host landowners and adjacent landowners will continue throughout the life of the Project to address any concerns or to raise awareness of any situation that may have an impact to them. Consultation with those with facilities within the project footprint will continue and will range from Project updates to execution of easements and Rights of Way agreements as warranted.

### 3.8 Indigenous Communities

TransAlta has achieved a silver designation in the Progressive Aboriginal Relations (PAR) certification program from the Canadian Council for Aboriginal Business. PAR is a corporate social responsibility certification program that confirms corporate performance in Indigenous relations in the areas of Indigenous business development, community engagement, employment and community investment. The performance of PAR companies is externally verified with Indigenous stakeholders. Given the Project is located on private land within the traditional territory of Treaty 7 First Nations and based on existing positive relationships and previous engagements, we have initiated engagement with the Kainai, Siksika, Tsuut'ina and the Piikani Nations' as part of a mandate under our own corporate protocols.

The Proponent has been advised by the Aboriginal Consultation Office (ACO) on June 14, 2019 that the Project would not trigger Indigenous consultation under the current *Government of Alberta's Policy on Consultation with First Nations on Land and Natural Resource Management* as it does not fall within their purview as the Project is wholly contained on private lands and does not impact public lands or trigger an Environmental Protection and Enhancement (EPEA) application through Alberta Environment and Parks (AEP).

While Indigenous consultation for the Project will not be formally assessed by ACO The Proponent has committed to providing Project information updates and ongoing communication regarding the Project.



Consultation with Indigenous communities was initiated with Kainai, Siksika, Tsuut'ina and the Piikani Nations' Consultation Managers on April 16, 2019 by way of Package B)

In May 2019, the Proponent provided a copy of Package D to Indigenous communities which included contact information to solicit comments or concerns about any potential impacts the Project may have. No comments or questions were received.

## 4.0 CONSULTATION MATERIALS AND TOOLS

### 4.1 Project Information Packages

#### Package A – March 2019

- Letter of Introduction to 800m, 2km and Other stakeholders
- Windrise Wind Project Overview
- Windrise Wind Project Transmission Line Overview
- Site Layout Map (Wind Farm Boundary & Transmission Study Area)

#### Package B – April 2019

- Letter of Introduction to 800m, 2km, Indigenous Communities, and Other stakeholders
- Project Layout (Preliminary)
- Project Information Package contents:
  - About the Project
  - Who is TransAlta?
  - Project Components
  - Environmental Considerations
  - AESO Renewable Electricity Program
  - Wind Project Benefits: Supporting Local Communities
  - Visual Impacts
  - Radiocommunications and Radar
  - Sound
  - Class C2 Adjustment
  - Permitting & Approval Requirements
  - Project Timeline
  - Next Steps
  - Contact Us

#### Package C – April 2019

- Letter of Introduction to Registered Interest Holders
- List of Project Lands
- Request for confirmation of status of facilities on Project lands

#### Package D – May 2019

- Letter to 800m, 2km, Indigenous Communities, Other stakeholders and Registered Interest Holders
  - Outline of Project Updates since last mailing
- Project Layout (Final)



## 4.2 Open House Materials

The storyboards displayed information pertaining to various aspects of the Project as noted below.

• Who is TransAlta?	• Environmental Site Conditions	• How a Wind Turbine Works
• Project Information & Components	• Sound and Health Study	• Historical Resource Studies
• Project Facts	• Sound Assessment	• Construction
• Community Benefits	• Predicted Sound Levels	• Decommissioning & Reclamation
• Environmental Impact Assessment	• Visual Impacts	• AESO Renewable Electricity Program
• Sound Contour Maps	• Project Layout Map	• Transmission Study Area Map

The following looped visual presentations were available and running continuously:

- A visual representation of the Project on the landscape; and
- A construction time lapse video from a former TransAlta wind farm construction project

## 4.3 Advertisements

The Open House was advertised in the local weekly newspaper. The notice ran in the Fort Macleod Gazette newspaper for three weeks starting April 17 – May 8, 2019. The Open House was advertised in the Featured Events section of TransAlta's website ([www.transalta.com](http://www.transalta.com)).

Format	Publication Date	Circulation Details
The Fort Macleod Gazette	Wednesday, April 17 <sup>th</sup>	Areas Served: Fort Macleod & Granum  Circulation: 1,000
	Wednesday, April 24 <sup>th</sup>	
	Wednesday, May 1 <sup>st</sup>	
TransAlta.com	Thursday, April 18 <sup>th</sup>	47-page hits were received from April 10-May 9, 2019



#### 4.4 Consultation Tools

The following tools were used throughout the consultation process for the Project:

- Project Information Packages – as described previously, two different packages of Project information materials were provided at two intervals during the Stakeholder Engagement & Consultation Program for the Project;
- Open House Event – Open to the community at large and by invitation to identified stakeholders;
- Exit Survey/Questionnaire – provided at the Open House;
- Studies and Analysis – in-house studies, third party studies and literature on specific subjects of interest were made available to stakeholders;
- Personal contact – face to face meetings and personal telephone calls;
- Referrals and References – host landowners and others living near our operations were available to discuss their experience with TransAlta and existing operations;
- TransAlta website – Project materials were posted on the external website;
- Advertisements – Public notices advising the general public of the Project posted in the local newspaper.

### 5.0 STAKEHOLDER CONSULTATION OUTCOMES

#### 5.1 Stakeholder Issue Tracking and Commitments

Commitments made to stakeholders were captured in our SharePoint database.

Table 5.1 provides a summary of generic comments and responses provided throughout the consultation process.

**Table 5.1 Generic summary of expressed concerns and responses**

Area of Concern	Specific Concern	Response
Visual Impact	Questions and concern about the extent of visibility of the turbines	<p>Visual representations were prepared and displayed at the Open House to illustrate the extent of the visual impact. The Project does not interfere with any historic or cultural viewsapes but will change the appearance of the landscape.</p> <p>Visual simulations were provided to those who expressed concerns regarding the Project's visual impact with their particular viewscape.</p> <p>The Proponent relies on the recommendations of Transport Canada under <i>CARs Standard 621</i> for the marking and lighting of wind turbines and wind farms. Turbines are painted an off white, which is</p>



		the least reflective in the widest variety of lighting conditions.
Noise Impact	Questions and concerns about potential wind turbine noise impact during operations	<p>The Project was designed to comply with AUC <i>Rule 012: Noise Control</i>.</p> <p>A map showing noise modeling results were provided at the Open House which illustrated compliance with the AUCs permissible noise levels. A Class C2 modeling campaign was undertaken at receptors in and around the Project area. Information regarding the Class C2 adjustment was provided at the Open House and in the Project Information Packages.</p> <p>Those with specific concerns regarding noise impacts were advised of the Proponent's complaint process. The Proponent also provided an overview of the AUCs mechanism for filing a noise complaint.</p>
Environmental Impact	Concerns about the elevated level of nitrates in the area and wind turbines foundations as a potential source for exposure	There is no evidence to support the notion that wind turbine foundations are in any way associated with elevated nitrate levels in groundwater. The suggested cause based on a study conducted in the area is likely that high nitrate levels can be attributed to agricultural practices and unique geological characteristics in the area. The Proponent will follow up on this matter with AEP groundwater division for opinion.
Night-time lighting	Concerns about night time light and light intrusion caused by lit turbines	<p>The Proponent will integrate best industry design practices to minimize lighting impacts while maintaining optimal aviation safety and will submit a lighting plan to Transport Canada that anticipates between 20-30 of the 43 turbines to be lit.</p> <p>The Proponent is bound to Transport Canada's recommendation in this regard who will be referencing <i>CARs Standard 621</i> for the marking and lighting of wind turbines and wind farms.</p>
Traffic	Questions and concerns around traffic impacts	Transportation routing of equipment has not yet been determined but will follow an approved Transportation Logistics Plan created for the project. The Proponent advised that prior to the start of construction, a newsletter would be mailed to inform area landowners of construction activities. Traffic flow planning and safety aspects relating to the construction will be discussed and communicated with adjacent businesses / landowners. It is not expected that during operations there will be a noticeable increase in



		<p>traffic flow to the area, but traffic management will be a consideration during the construction phase.</p> <p>Requisite permitting and consultation with the MD and with Alberta Transportation will occur to ensure minimal impacts to local residents.</p> <p>Concerns over increase of dust due to traffic during construction will be mitigated through dust control as per municipal specifications and on an as needed basis.</p>
Jobs and Business Opportunities	Questions relating to employment or contracting opportunities	<p>Those who wished to provide their contact details and an overview of products or services they provide were directed to the Supplier and Services registration sheet at the Open House. In addition, those who showed an interest during direct consultation, were added to the registration list.</p> <p>Anyone who registered, will be invited to a Supplier and Services Open House where the Proponent's general contractor for the Project will be on hand to provide information on any opportunities available for local trades-people, contractors, skilled labourers, and local businesses during construction.</p> <p>It is anticipated that approximately 300 jobs will be created during construction of the Project.</p>
Effect on human health	General questions regarding the effects of wind farm operations on human health	<p>Scientific, medical, and acoustical experts have studied wind turbines and health around the world and authored numerous studies on the potential health effects. The balance of scientific evidence and human experience to date clearly concludes that wind turbines are not harmful to human health.</p> <p>Those with specific questions were directed to the Health Canada study published in 2014, which found that wind turbine noise exposure was not associated with self-reported medical illnesses and/or health conditions.</p>
Effect on livestock	Questions regarding the impact of turbine operations on livestock	<p>Many of TransAlta's windfarms exist on cattle grazing lands. Host landowner references were made available to discuss their experience in hosting wind and their experience that there has been no impact on livestock.</p> <p>A third-party study assessing the effects of wind energy on livestock was provided. The study</p>



		concludes that there are no impacts, and this is consistent with the opinion of our host landowners.
Decommissioning Process	What happens when the windfarm reaches end of life.	<p>The Proponent will comply with decommissioning regulations in place at end of life stage for the Project. A Decommissioning Plan is created to accompany our Development Permit application in the municipal approval process. Through TransAlta, the Proponent has experience with decommissioning in that we have decommissioned two wind facilities in Alberta, the Taylor Wind Farm and the Cowley Ridge Wind Farm.</p> <p>Decommissioning is addressed in our land leases with an obligation to restore the site to pre-development uses and restore the lands to the acceptance of the host landowner.</p> <p>Decommissioning will occur in compliance with any regulation in place when it occurs.</p>
Construction Process	General interest	A visual aid demonstrating the construction process was provided during the Open House. Construction personnel were on hand to answer specific questions relating to erection, reclamation, equipment transportation and construction methods. Questions were focused general interest in this area and no concerns were expressed.
Radio and Internet Service	Questions relating to interference with private radio tower and wi-fi internet service	<p>The Proponent commissioned an inventory of facilities and preliminary impact assessment through our radiocommunications and radar study in the vicinity of the Project area.</p> <p>No impacts or interference to radio towers or wi-fi internet service is expected as a result of construction or operations of the Project.</p>
Compensation	Questions relating to compensation for neighbouring landowners	<p>The Proponent makes a concerted effort to include as many landowners as possible or practical in its development planning. Monetary compensation is offered to those whose lands are incorporated as part of the development or for those lands that require easements or special considerations in order to accommodate some facet of the Project.</p> <p>The Proponent works with diplomacy on a case-by-case basis relating to any concerns raised to mitigate or minimize impacts to the extent possible</p>



Land Value	Question regarding impact to land and subsequent land value impacts	<p>There is not expected to be a physical impact to land outside of the Project area. Disturbance to land during construction and operations are expected to be wholly contained within the Project area.</p> <p>Those with specific questions were advised that studies have found that there is no correlation between land value and the proximity of land to wind farm operations. Studies were made available for those who requested it.</p>
Rare Earth Minerals	General comment regarding the use of rare earth minerals (REMs) in wind turbines components	<p>Literature was made available which provided information on turbine equipment manufacturer's research of using generator magnet alternatives and substitutes that do not incorporate rare-earth elements in a move towards reducing dependence on REMs. Recycling of magnetic components which was not being done until recent years has also become a high priority worldwide.</p> <p>Literature was provided on the use of REMs and comments from CanWEA's website which provided an overview of the use of REMs in modern day and commonly used items.</p>

Stakeholders attending the Open House had an opportunity to provide feedback to the Proponent about the Project and the Open House. Table 5.2 below summarizes the results of the Exit Survey / Questionnaire.

**Table 5.2 Exit Survey/Questionnaire Results – Public Open House**

Question	Yes	No
Did you receive sufficient information on the Project and wind energy in general?	6	
Did you have any concerns regarding the project prior to attending the Open House?	4	2
If yes, were your concerns addressed?	4	
Are there any specific issues or concerns related to the Project that you wish to bring to our attention?		6
Would you like a representative from TransAlta to contact you to discuss your issues or concerns further?	1	4
Do you support the development of the Windrise Wind Project?	5	
Additional Comments: N/A		



The Proponent followed up with the survey/questionnaire respondent who indicated a desire to have the Proponent discuss their issue or concern. Their comments and concerns were addressed.

## **5.2 Opportunities to Comment**

Stakeholders were invited to provide feedback at each communication point in each phase of consultation, beginning with preliminary consultation, broader consultation, Public Open House, and pre-application consultation. Opportunities to provide comment were made available through a dedicated email and telephone number, dedicated personnel, TransAlta's website ([www.transalta.com](http://www.transalta.com)), as well as through direct contact to those with specific information requests.

## **5.3 Unresponsive Stakeholders**

Stakeholders residing within the 800m consultation zone were offered face to face meetings or telephone conversations during the broader consultation phase. In each occasion contact was attempted on at least three occasions and through secondary means (ex. telephone, email) where available.

# **6.0 ONGOING STAKEHOLDER AND COMMUNITY RELATIONS**

## **6.1 SharePoint Database**

Stakeholder comments will continue to be tracked and addressed throughout the permitting and construction processes. Once the facility is operational, the Proponent has established protocols to intake and communicate stakeholder concerns to the operations team. All communications through every phase of consultation are tracked through the Proponent's SharePoint database.

## **6.2 Project Updates**

Ongoing communication will continue in the form of Project Information Packages sent to all stakeholders contacted as part of the consultation process to date and to those who express interest through the permitting processes. These updates are scheduled to occur routinely through permitting and development phases up until commercial operation when needed.

## **6.3 Construction and Operations Phase**

Host landowners and affected landowners will be provided with Project updates as necessary throughout the life of the Project. On our other operating sites, this has included safety communications, notice of work and other operational information that should be appropriately shared.





## Visual Impact Assessment - Windrise Wind Project

**Date:** July 25, 2019

**Re:** Visual Impact Assessment for the Windrise Wind Project

**From:** Simon Belanger, P.Eng.

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### 1. Introduction and Project Background

Due to the importance of assessing the potential effect to the area's visual aesthetics, a Visual Impact Assessment was completed for the Windrise Wind Project (the Project), incorporating the 43 wind turbines that comprise the Windrise wind project. The visual analysis conducted for the Project uses techniques that illustrate potential visual impacts and are generally based on the planning approach and graphic communication techniques, as demonstrated in "Guidelines for Landscape and Visual Impact Assessment" (3rd Edition, The Landscape Institute, Institute of Environmental Management and Assessment 2013).

The approach to conducting this visual assessment involved the creation of Zone of Visual Influence (ZVI) maps of the landscape and photomontage simulations from selected vantage points in and around the regional study area (RSA).

### 2. Zone of Visual Influence (ZVI)

The results presented in this section are based on the cumulative impact on the ZVI from the Project, consisting of 43 turbine locations and various existing turbines from adjacent wind farms, namely Soderglen, Ardenville, McBride and Blue Trail. Once constructed, the proposed Project will add 43 WTG Siemens Gamesa SG4.5-145 turbines having a 90 m hub-height and a 145 m rotor diameter. The existing neighbouring wind farms visible in the area consist of:

- Soderglen – 47 x GE1.5 SLE at 65 m hub-height, COD in 2006
- Ardenville – 23 x V90 at 80 m hub-height, COD in 2010
- Blue Trail – 23 x V90 at 80 m hub-height, COD in 2009
- McBride – 115 x V47 at 50 m hub-height, COD in 2003



The Project area can be described as having sparse residential development being situated in a rural agricultural area on either side of Highway 810 near the community of Ardenville in the Municipal District of Willow Creek. The surrounding area consists of open land with moderate topographic change typical to southern Alberta. This area is historically known for its strong wind resource and hosting multiple existing wind farms on the landscape.

## **2.1. ZVI Modeling**

ZVI modeling is based on line-of-sight between gridded viewpoints and the various wind turbines that comprise the Project. The model relies on information from Digital Elevation Models (DEM) and turbine locations to generate a ZVI map. ZVI maps use color coding to categorize the number of turbines visible from a given viewpoint. If the highest observable part of any turbine can be seen then the count is one, and if the highest observable part of all Project turbines can be seen then the count is 43. When the cumulative impact from surrounding area wind farms are accounted for, this total count increases to 250.

Two models were run using different study boundaries to represent the two visibility ranges of a wind turbine.

1. The first study boundary was a 15 km area around the Project boundary. The model is run using the blade tip as the highest observable part of the turbine (to 162.5 m total height for the proposed turbines). It is recognized that from within this distance, the average person's eye would recognize a turbine blade.
2. The second study boundary was a 35 km area around the Project boundary. The model is run using the turbine nacelle as the highest observable turbine part (at 90 m height for the proposed turbines). From within this distance, the average person's eye would recognize the tower of a wind turbine but from a distance greater than 15 km would not recognize a turbine blade.

The ZVI was simulated using the latest WindPro version 3.2.737 software. The simulation is considered "worst case" scenario, as it does not consider obstacles such as trees or other vegetation, and buildings or structures. It also assumes that weather conditions are conducive to the visibility of the turbines within the study area at all time. For both study boundaries, a cumulative impact accounting for area wind farms and the Project only are provided.

As the height contours are the only obstruction to view, the accuracy of the DEM is an important consideration for the ZVI model. In this case, the Lidar 15 DEM accuracy used within the project boundary is 2 m while the remaining is based on the standard 10 m contour lines. The calculation



grid is 50 x 50 m, and the receptor or viewer height is 1.5 m above grade to be representative of average human vision.

## 2.2. ZVI Results

The results of each ZVI modeling map from the two zone simulation scenarios are provided in Figure 1 to 4.

Figure 1 shows the results of the first ZVI modeled as per the first study boundary – *Visibility of 15 km with blades for the Project only*. For that area, the number of visible turbines including blade tips could be described as mostly observable from all viewpoints within the Project area itself. Due to limited variation of topography, the majority of visual receptors in this range will theoretically observe most of the turbine at blade tip. Although, some viewpoints will experience none or less turbines visible due to their specific location behind small hills or within a valley. For most of those visible turbines when an observer is located about 1 km outside of the Project boundary, they would take less than 5 degrees off of the vertical field of view.

Figure 2 shows the results of the first ZVI modeled as per the first study boundary – *Visibility of 15 km with blades including cumulative impact of existing area wind farms*. For that area, the number of visible turbines including blade tips could be described in 2 different visual impacts. First, the higher ground within existing area wind farm boundaries and about 10 km east of the Project area makes most turbines observable, representing about 25% of the studied area (blue area in Figure 2). Due to some variation of topography, the balance of visual receptors in this range will theoretically observe less than half of the turbines at blade tip. Finally, few viewpoints will experience none or less turbines visible due to their specific location behind small hills or within a valley. For most of those visible turbines when an observer is located about 1 km outside of the Project boundary, they would take less than 5 degrees off of the vertical field of view.

Figure 3 shows the results of the second ZVI modeled as per the second study boundary – *Visibility of 35 km at hub height for the Project only*. For that area, the number of visible turbines could be described as lower since few changes in topography serve to limit views of the Project beyond the 15 km range for both north-west and eastern sectors. It could be overserved that views of the Project from nearby populated areas such as Fort Macleod, Lethbridge and Pincher Creek are very limited or non-existent. For those visible turbines above 10 km away from an observer, they would take less than 1 degree off of the vertical field of view. It is generally agreed that from those distances wind turbines are not a dominant feature on the landscape.

Figure 4 shows the results of the second ZVI modeled as per the second Study boundary – *Visibility of 35 km at hub height including cumulative impact of existing area wind farms*. For that area, the cumulative number of visible turbines could be described as higher. In comparison with Figure 3 showing the Project visibility only, we notice most of the observable turbines would remain those existing area wind farms for the eastern-northern-western sectors. As for the southern sector, it is expected that the number of observable turbines somewhat double. It could



be overserved that similar viewpoints will experience none or less turbines visible due to their specific location behind small hills or within a valley above 10 km. For those visible turbines above 10 km away from an observer, they would take less than 1 degree off of the vertical field of view. It is generally agreed that from those large distances wind turbines are not a dominant feature on the landscape.

### 2.3. ZVI Conclusion

There are two areas of consideration in the interpretation of ZVI results:

1. ZVI maps represent where wind turbines may be seen theoretically – that is, they may not actually be visible in a real-life situation due to various influences such as vegetation, human obstacles, weather conditions affecting visibility, or localized screening which is not represented by the DEM accuracy; and
2. ZVI maps indicate potential visibility only, that is, the areas in which there may be a line of sight. They do not convey the nature or magnitude of visual impacts. For example, whether visibility will result in positive or negative effects and whether these will be significant or not.

The conclusion of this VIA based on the results presented in this report are that the visual impact resulting from the addition of this Project is considered to be *moderate*. Its geographical location on flat ground over a broad area, predominantly surrounded by cultivated land is consistent with visual impact of greater distances of similar elevation. The windfarms locale in the Fort Macleod area is host to a number of windfarms. The cumulative impact of adding the Project's 43 turbines to the existing wind farm viewscape (207 turbines) could be described as a *modest* addition similar to other man-made structure features on the landscape in collective consideration of other existing infrastructure such as Highway 810, telecom towers, substations and transmission lines also situated on the viewscape. Many of the visual receptors within 15 km area are noted to have vegetation or human obstacles surrounding their properties, such as a tree wind breaks or farming buildings.

It is surmised that the more populated areas of Fort Macleod, Lethbridge and Pincher Creek would experience low visual cumulative impacts resulting from the addition of the Project due to the effect of masking by topography. Beyond the 10 km range, it is determined that turbines in line of sight encompass less than one degree of the vertical field of view.

Finally, the project is not located within an area of identified regional viewpoints or cultural significance and will not present a significant change in the landscape character in this region. Turbines are not situated closer than 800m to residences.



Figure 1. ZVI at 15 km including blades – Windrise Only

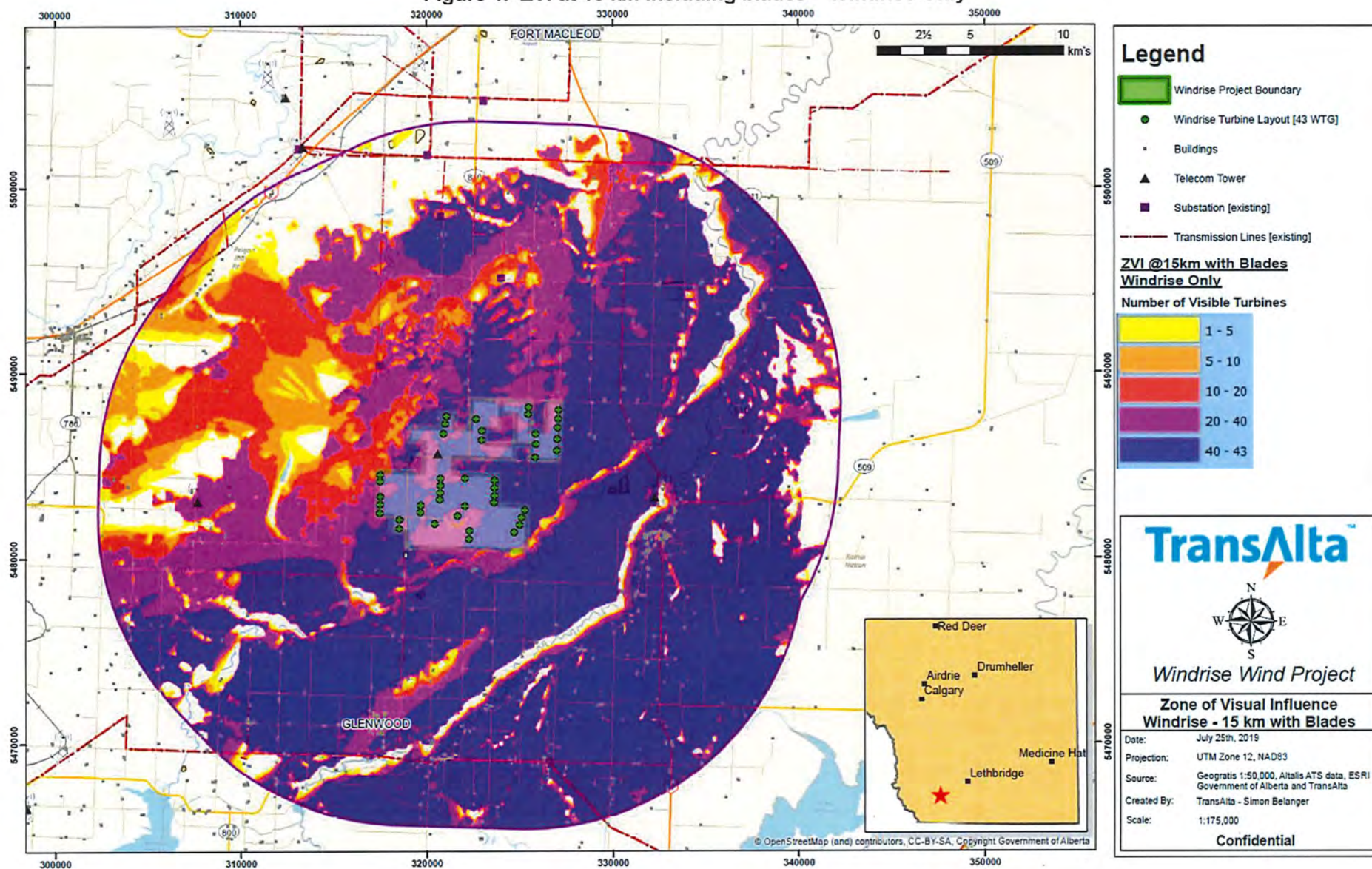




Figure 2. ZVI at 15 km including blades – Cumulative impact with area wind farms

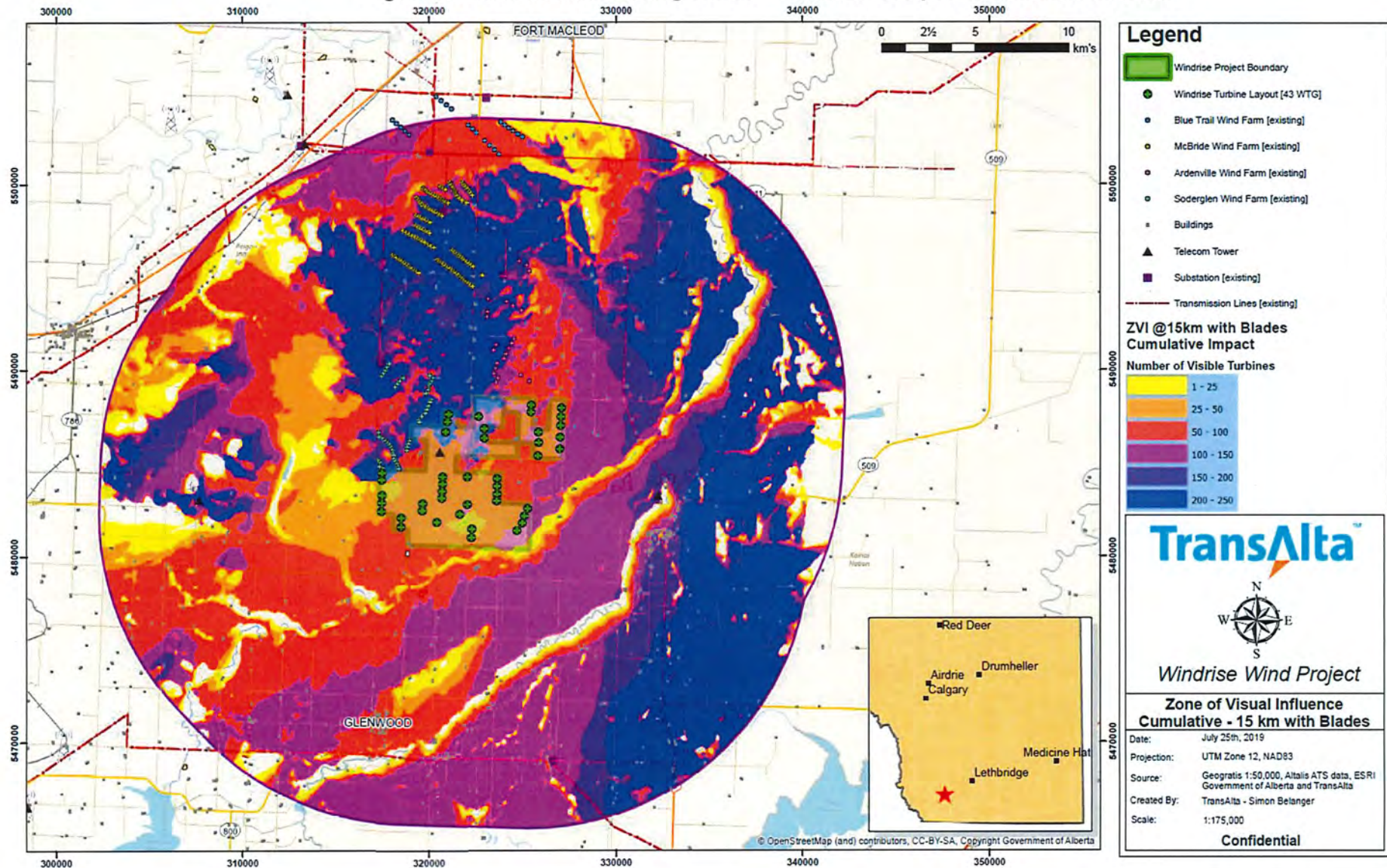




Figure 3. ZVI at 35 km at hub height – Windrise Only

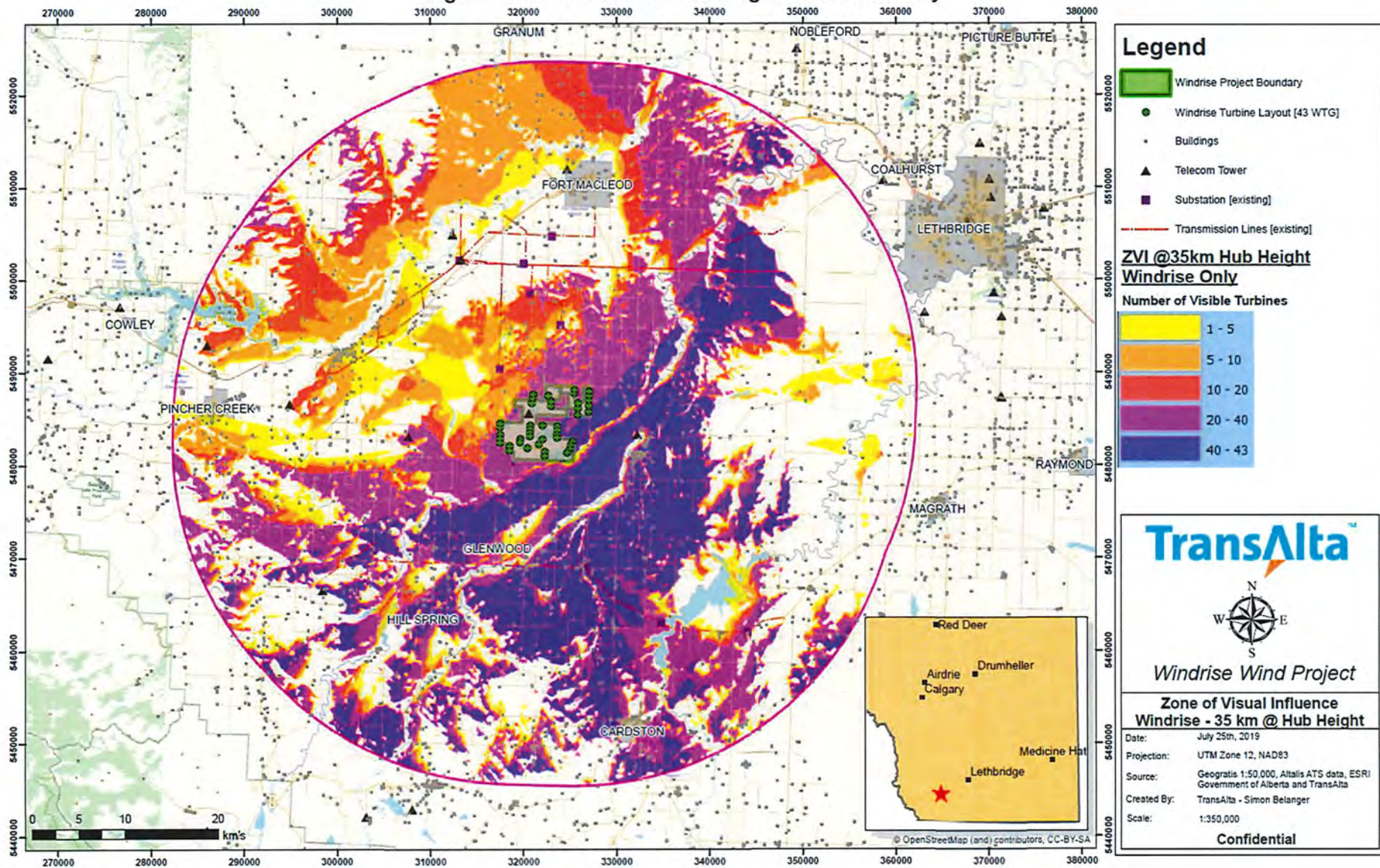
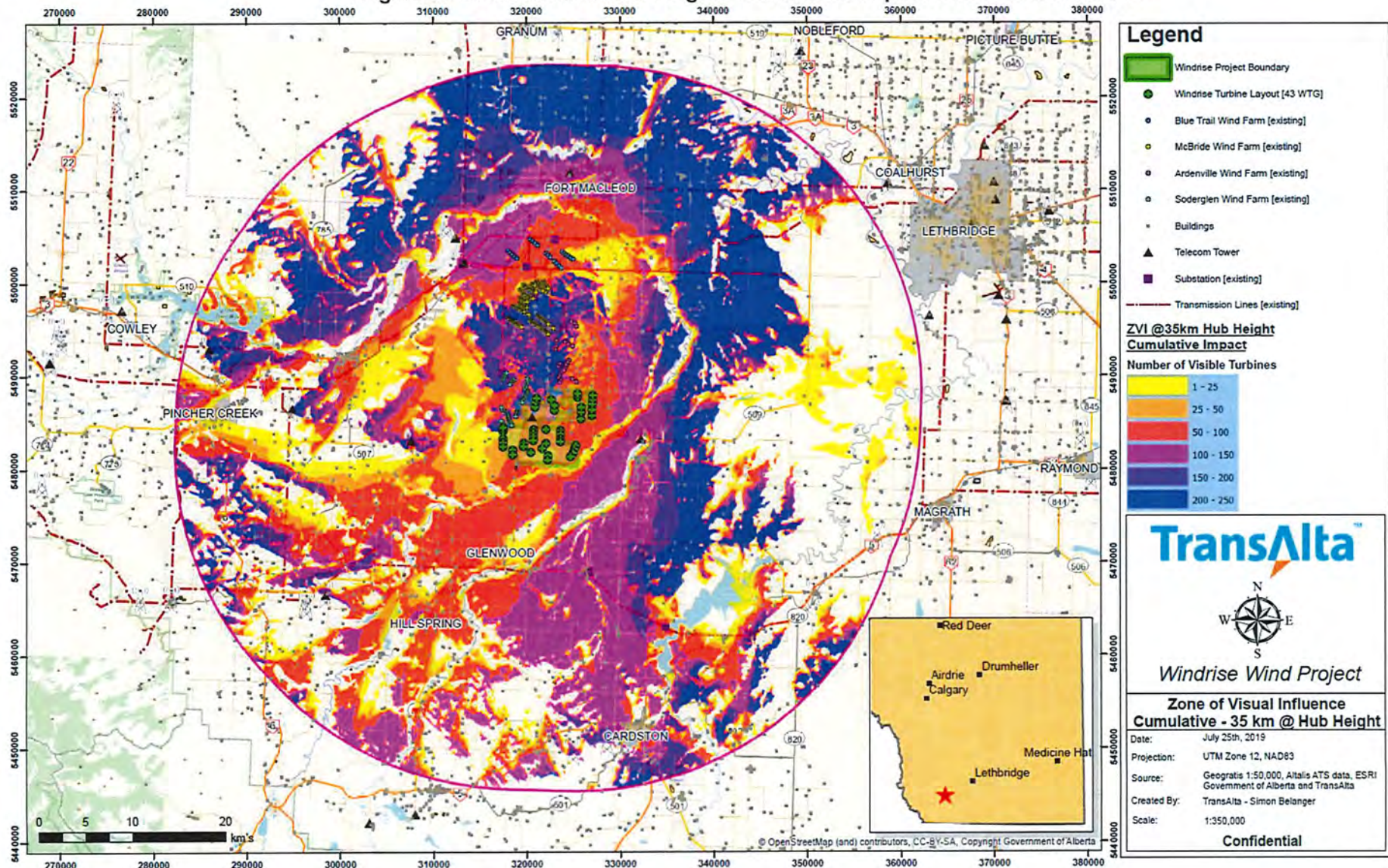




Figure 4. ZVI at 35 km at hub height – Cumulative impact with area wind farms





### **3. Photomontage**

A viewshed analysis was completed to support the overall visual impact assessment for the Project. Visualizations (photomontage or computer-altered photographs) were used to illustrate the anticipated change to characteristic landscapes within the RSA resulting from the installation of the Project.

The objective is to create images that are highly accurate and representative of the visual landscape as a result of the proposed Project being constructed. The visual impact assessment included 43 turbine locations, with a rotor diameter of 145 m and a 90 m height tower.

Photographs were selected to provide the viewer with characteristic views of the existing landscape where the proposed turbine locations could be observed.

#### **3.1. Photomontage Modeling**

In March 2019, site reconnaissance was conducted to take representative photographs of existing visual conditions, and to identify key public viewpoints appropriate for simulation. Potential viewpoints were identified from known landmarks and simulations were developed from those photographs.

For each viewpoint, a camera was mounted on a leveled tripod at 1.5 m above grade and focused on located turbines. The camera was set to various focal length to be representative of the human field of view. A GPS reading was then taken at the base of the tripod and, when applicable, at two objects in the field of view to be used as control points. As an example, when existing telecom towers or buildings were visible in the field of view, they were used to fix the photograph location and angle of view. A compass reading was taken in direction of the center view to set the pan angle. Other parameters such as the picture timestamp and weather conditions were also considered to increase the accurateness.

Photomontages were simulated using the latest WindPro version 3.2 software. The simulation relies on viewpoint and control point locations, turbine locations and the DEMs (height elevation). Photographs were imported and the control points were aligned to the corresponding objects in the photograph. A wire frame of the surrounding topography was created and overlaid on the photograph to synchronize with the camera settings. The software then renders images of the turbines onto the photographs per their spatial reference and DEM data. Lastly, the rendered visible turbines are adjusted to be representative of the natural weather conditions, light and oriented toward the direction of the prevailing winds.



### 3.2. Photomontage Results

A selection of 14 representative views and photomontages where Project turbine(s) could be visible from the viewpoint are listed in Table 1 and presented in Figure 5. Various viewpoints were abandoned due to existing obstacles (trees, buildings, hills, etc.) for which no turbines were in sight of view. The 14 photomontage visualizations that have been produced for this assessment are presented in Appendix A.

**Table 1. Windrise Photomontage Viewpoints**

ID	Location	Direction
<b>Ardenville Hall</b>	Ardenville Hall — North of project boundary	<b>S</b>
<b>Viewpoint 1</b>	On Township Rd 70 — North of project boundary	<b>SE</b>
<b>Viewpoint 2</b>	On Township Rd 70 — North of project boundary	<b>SW</b>
<b>Viewpoint 3</b>	Corner of Range Rd 261 & Twp Rd 70 — North East of project boundary	<b>SW</b>
<b>Viewpoint 4</b>	Corner of Range Rd 255 & Twp Rd 70 — North East of project boundary	<b>SW</b>
<b>Viewpoint 5</b>	Corner of Range Rd 255 & Twp Rd 70 — North East of project boundary	<b>W</b>
<b>Viewpoint 6</b>	On Township Rd 64 — Central East of project boundary	<b>E</b>
<b>Viewpoint 7</b>	Highway 810 and Telus Tower entrance — Central East of project	<b>S</b>
<b>Viewpoint 8</b>	Highway 810 & Township Rd 62 — South West of project	<b>W</b>
<b>Viewpoint 9</b>	Highway 810 & Township Rd 62 — South West of project	<b>E</b>
<b>Viewpoint 10</b>	Highway 810 at M.D. of Willow Creek South Entrance - South of project	<b>NE</b>
<b>Viewpoint 11</b>	Highway 810 & Ewelme Colony — South West of project	<b>NE</b>
<b>Viewpoint 12</b>	Highway 810 & Township Rd 64 — Central of project boundary	<b>NW</b>
<b>Viewpoint 13</b>	Highway 810 & Township Rd 64 — Central of project boundary	<b>SW</b>

The first viewpoint, the Ardenville Hall, is known by most residents as a central landmark in the area. About 10 proposed turbines could be observed from this location with the closest turbine (A3) at 2.1 km. The Proponent hosted the Public Open House at this location on May 9, 2019, and participants were able to physically see and compare the visual impact model of the Project from this location. After discussing questions or concerns with attendees, the Proponent has not been made aware of any outstanding concerns with respect to visual impacts from nearby residents.

From viewpoints 1 to 6, one can observe the various visual impact of the Project from multiple Township and Range Roads within the Project boundary, which are deemed representative for those nearby residents. Turbines observed from these viewpoints suggest a medium impact based on distance between turbines to roads, as well as little obstructions by existing trees and topography from those viewpoints. Note that no turbines are located closer than 800 m from dwellings. Although the proximity of turbines in viewpoint 3 offer a visual reference for those Open House attendees interested in seeing turbines in a closer proximity (as close as 522 m).

In viewpoints 7 to 13, one can observe the visual impact of the Project from various locations on Highway 810. Those viewpoints are representative of what drivers and nearby residents will experience while traveling across the Project boundary. Although the minimal setback distance from Highway 810 is 200 m, the impact on the landscape could be qualified as medium as the size of the proposed turbines become a significant part of the field of view for the observer. No concerns were raised regarding the impact of these viewpoints during the Open House. TransAlta, the parent company of Windrise Wind Energy Inc., the Proponent, owns and operates multiple wind farms in proximity to Highway 810 in the area without any concerns raised to-date. These viewpoints are already being partially impacted by pre-existing turbines, transmission lines and a telecom tower. Viewpoint 12 offers a visual reference to confirm the modeling simulation was accurate and realistic in having both existing Soderghen turbines and simulated Project turbines in the same viewpoint.

### 3.3. Photomontage Conclusion

As per the results presented herein, the impact of adding the proposed Project, consisting of 43 turbines, is *moderate* considering the size of these modern turbines and their placement on flat terrain over a broad area. It is an expectation that any wind farm would have a comparable visual impact and that the addition of turbines presents a “moderate” change in the landscape character in this area.

The proposed Project has been planned and designed to minimize visual impacts to scenic resources within the RSA. The Proponent has made provisions for siting the wind turbines, collection lines, access roads, and ancillary facilities harmoniously into the existing environment and believes that there will be no unreasonable interference with existing aesthetic uses. Its geographical location on flat ground mostly surrounded by cultivated land augment the visual impact, however, its location along Highway 810, the existence of

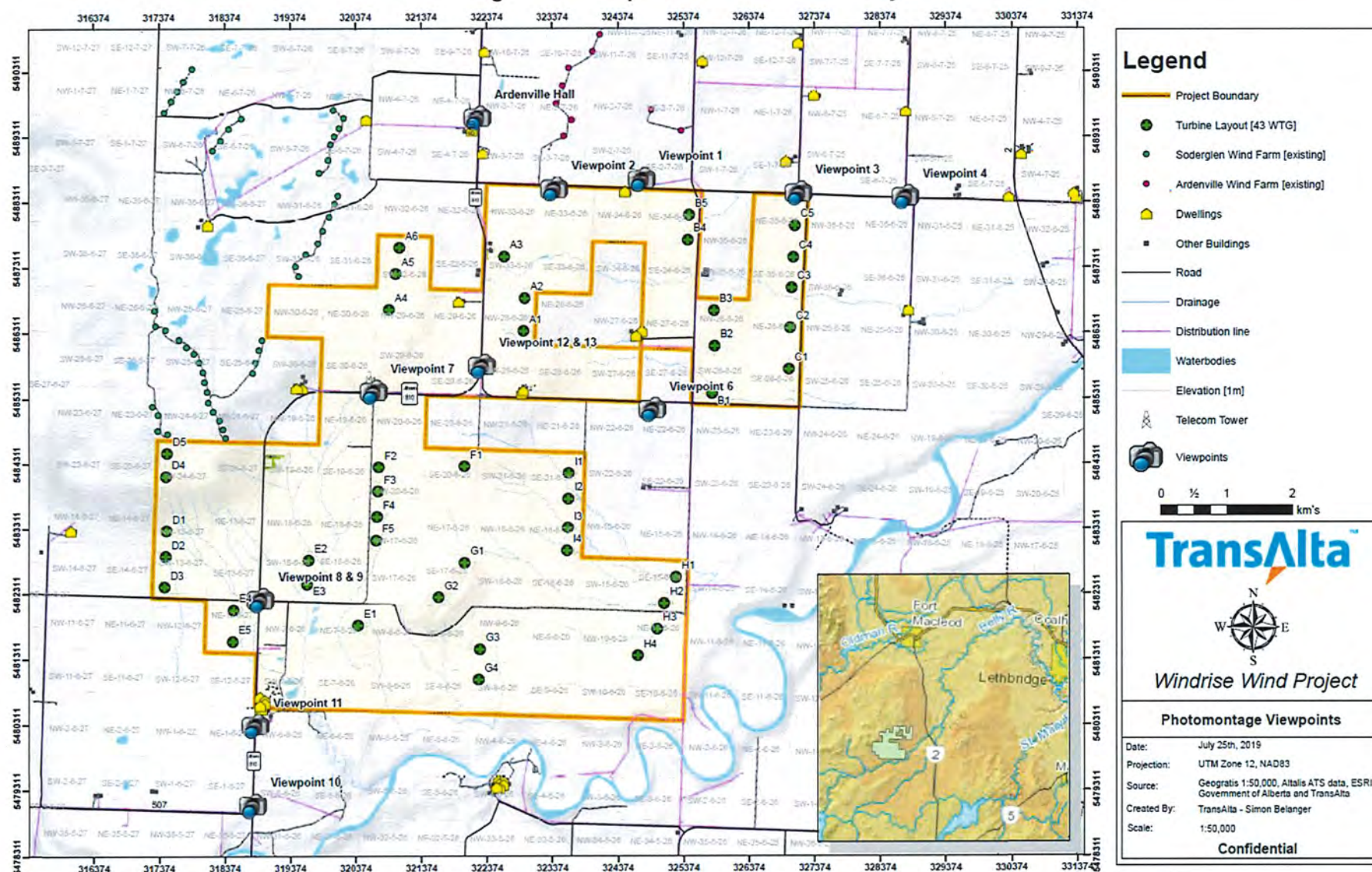


other area wind farms, existing transmission lines and a large telecom tower are among other visual features already present on the landscape.

No major concerns were raised regarding the impact on locally significant viewpoints during the Public Open House held on May 9, 2017. Concerns relating to visual impact were addressed with individual stakeholders by providing additional information. The Proponent has, to the extent possible addressed concerns through this information sharing. Turbines are not situated closer than 800m to residences.



Figure 5 – Viewpoints of the Windrise Project







## **APPENDIX A – Photomontage Viewpoints**

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