



9.42 Direct Control District (DC-21)

Purpose and Intent

The purpose and intent of this land use district is to allow direct control by Council over the development of land located on SW-9-24-23-W4M for a large scale commercial solar project.

Authority

All Permitted Uses shall be referred to the Development Officer for a decision while Discretionary Uses shall be referred to Council for a decision.

Permitted and Discretionary Uses

- a) The following uses shall be permitted or discretionary with or without conditions provided that the application complies with the regulations of this district and this Bylaw:

Permitted	Discretionary
Accessory Buildings / Structures	Signs Requiring a Development Permit [^]
Shipping Container	Stripping and Grading
Signs Not Requiring a Development Permit ¹	Solar Facility
	Tower
	Utility Building

Notes: 1 – See Development Permits Not Required Section
^ – See Signage Section for Signage that does not require a permit

Site Regulations

- b) The following regulations and policies shall apply to development in this district:

Maximum Parcel Size	140 acres
Maximum Lot Coverage	No Solar Facility, including their accessory buildings and impervious surfaces, shall cover no more than 85% percent of the 140 acre site.
Maximum Building Heights	For all other Permitted and Discretionary Uses: Limited to such height as deemed suitable and appropriate for the intended use.
Setbacks	<ul style="list-style-type: none"> a) A minimum of 1.52 m (5.0 ft) between accessory structures and buildings. b) A minimum of 175m (574.15 ft.) distance from the northern property line of the redesignated area to any residential dwelling. c) A minimum of 22.86 m (75.0 ft.) distance from the Solar Facility Infrastructure to a public road right-of-way. d) A minimum of 3.05m (10.0 ft) from the property line in all other cases for all infrastructure associated with a Solar Facility.
Yard Setbacks from Existing and Proposed Highways and Service Roads	Discretion of Alberta Transportation.

Special Requirements

- c) A vegetation buffer developed in consultation with a registered arborist shall be planted along the northern fence line of the project site (outside of the redesignated parcel) to the satisfaction of the Development Authority.
- d) The vegetation buffer shall be regularly maintained throughout the lifespan of the solar project, including watering, pruning, and replacing dead trees as required.

General Requirements

Application Submission

- e) An accurate site plan depicting the titled parcels and location of the Solar Facility:
 - i. The site plan must also depict the required setbacks from the property lines and the proximity to structures or uses on the site and adjacent parcels of land;
- f) Detailed information about the system type, number of structures, height of structures, and the energy process and rated output;
- g) Preliminary site grading/drainage plan, including site construction and or grading plan with details on proposed management practices for any soil stripping and erosion control;
- h) The Development Authority may require a stormwater management plan to be submitted with a redesignation, subdivision, or development permit application. The plan shall be prepared by a qualified professional;
- i) Any impacts to the local road system including required approaches from public roads, public road upgrades or development, must meet the minimum Servicing Plan requirements for Wheatland County;
- j) Engineered drawings to County standards as requirement for upgrading or developing a public road system, where applicable;
- k) The applicant shall show consideration to preferred sites and areas in the County as per the Least Conflict Lands map.

Community Consultation

- l) Summary and details of public consultation undertaken to date. At the discretion of the Development Authority, further public engagement or consultation may be required to meet the County's Public Engagement policies;
- m) If the Development Permit application is submitted for the Solar Facility within one (1) year from the date of redesignation approval, the previous consultation for the redesignation application can be submitted. If the Development Permit is submitted more than one (1) year after the date of redesignation approval (3rd and Final Reading), additional public engagement or consultation shall be required.

Environmental Considerations

- n) Provision of any federal or provincial environmental site assessment or impact assessment reports as approved and reviewed by AEP and AUC if applicable;
- o) All lighting must be in accordance with the Dark Sky Considerations of the Land Use Bylaw, as amended.
- p) Provision of any wildlife or environmental studies as approved by AEP and AUC, if applicable.
- q) A vegetation and soil management plan may be required with a development permit application indicating efforts made by the owner/operator to control weeds and soil erosion. Greater preference is given to plans that consider perennial forage as a ground cover in lieu of gravel pads.

Residential Setback Requirements

- r) The Applicant shall provide a map showing the distances between the proposed Solar Facility in relation to nearby residential designated parcels, and adjacent dwellings. The setbacks from the furthest extent of the facility, and its associated infrastructure, must meet the minimum Site Regulation setback requirements of this district.

Abandonment or Termination

- s) The Development Authority may require a decommissioning plan be submitted in support of the application if not provided and approved by AUC.
- t) Upon abandonment or termination of a Solar Facility the site and soils shall be restored to its preconstruction condition; and
- u) Submission of a post-construction reclamation plan and decommissioning plan detailing how the developed lands will be returned to as natural a state as possible, including removal of subsoil structures.

Haul Route

- v) The proposed Haul Route shall be provided to the County at the time of redesignation application and development permit submission.
- w) Haul route agreements and a security deposit collectable by the Public Works Department for the County roads affected by the hauling route shall be required.

Additional Requirements

- x) As a condition of approval on a development permit application for the Solar Facility, the developer shall obtain and demonstrate compliance from all relevant Alberta Utilities Commission and other provincial and federal permits, approvals, and licenses.

Appendix A: DC – 21

