



**Concord Stavely GP2 Ltd.**

**Stavely Solar Power Project Amendments and Time Extension**

**June 1, 2022**

**Alberta Utilities Commission**

Decision 27342-D01-2022

Concord Stavely GP2 Ltd.

Stavely Solar Power Project Amendments and Time Extension

Proceeding 27342

Application 27342-A001

June 1, 2022

Published by the:

Alberta Utilities Commission

Eau Claire Tower

1400, 600 Third Avenue S.W.

Calgary, Alberta T2P 0G5

Telephone: 310-4AUC (310-4282) in Alberta  
1-833-511-4AUC (1-833-511-4282) outside Alberta

Email: [info@auc.ab.ca](mailto:info@auc.ab.ca)

Website: [www.auc.ab.ca](http://www.auc.ab.ca)

The Commission may, no later than 60 days of the date of this decision and without notice, correct typographical, spelling and calculation errors and other similar types of errors and post the corrected decision on its website.

## **1 Decision summary**

1. In this decision, the Alberta Utilities Commission approves an application from Concord Stavely GP2 Ltd. for amendments and a time extension to the Stavely Solar Power Project, located in Stavely, Alberta.

## **2 Application**

2. Concord Stavely GP2 Ltd., by Application 27342-A001, filed a letter of enquiry on April 26, 2022, to request an amendment to the approval for the Stavely Solar Project (the power plant) to reflect an increase in the total generating capability of the power plant from 8.5 megawatts (MW) to 16.5 MW and for a time extension to complete construction of the power plant. Pursuant to Section 11<sup>1</sup> of the *Hydro and Electric Energy Regulation*, the letter of enquiry process is an abbreviated approval process which is available for power plant owners to make minor alterations to a power plant. Pursuant to Section 12 of the *Hydro and Electric Energy Regulation*, a letter of enquiry must contain information respecting the following: the need for the proposed work; the nature and extent of the proposed work; the land affected by the proposed work, and its ownership; the timing of the proposed work; and any environmental effects that may result from the proposed work.

3. The proposed work is related to facilities previously approved by the Commission in Approval 27100-D02-2022,<sup>2</sup> where June 30, 2022, was stipulated as the completion date for the power plant.

4. Concord stated that it has made the final selection of equipment for the project which would consist of 47,200 Longi Solar LR5-72HBD-540M and LR5-72HBD-545M solar panels and five Sungrow SG3600UD-MV inverters. It also stated that the new capability can be achieved with the updated equipment inside the existing approved fence boundary of the project. Concord stated that the equipment would be located within the existing approved project boundary and that the increase in the power plant capability would not result in any incremental increase in impacts beyond those previously assessed by the Commission.

---

<sup>1</sup> *Hydro and Electric Energy Regulation*, Section 11: Unless the Commission directs otherwise, if a person proposes to make minor alterations to a power plant, transmission line or electric distribution system other than minor alterations to which Section 18.2 applies, the person may apply for an approval or permit or an amendment to an approval or permit referred to in section 11, 14 or 25 of the act, as the case may be, by submitting a letter of enquiry to the Commission in accordance with AUC Rule 007: *Applications for Power Plants, Substations, Transmission Lines, Industrial System Designations, Hydro Developments and Gas Utility Pipelines*.

<sup>2</sup> Power Plant Approval 27100-D02-2022, Proceeding 27100, Application 27100-A001, February 3, 2022.

5. Concord stated that it notified stakeholders in April 2022 to introduce Concord as the new project owner, to provide a project update and to inform stakeholders of the updated schedule. No questions or concerns were received as a result of the notification.
6. Concord retained RWDI to complete an updated noise impact assessment which confirmed that the project would comply with Rule 012: *Noise Control*.
7. Concord stated that all environmental studies remain current and that all lands in the project area were part of the initial assessment and the final equipment selections do not increase the environmental impacts beyond those considered in the original application. One new red-tailed hawk nest was found active in 2021, and the fence line infringes on the recommended setback distance. However, Concord explained that Alberta Environment and Parks (AEP) is satisfied with the mitigation plan and has kept the project risk ranking at low.
8. Concord retained Solphi Engineering PLLC to complete an updated glare analysis which concluded that the changes in predicted solar glare at the assessed residences would be negligible.
9. Concord stated that an extension to the completion date is required due to its purchase of the project and the need for subsequent evaluation and design optimization of the power plant. Concord stated that the project is expected to be completed in January 2023, but requested a completion date of March 31, 2023, to allow for unforeseen delays to the project.
10. Due to the nature of the application, a notice of application was not issued and a hearing was not required. The Commission considers that its decision or order would not directly and adversely affect the rights of a person pursuant to Section 9 of the *Alberta Utilities Commission Act*.

### 3 Findings

11. For the reasons outlined below, the Commission finds that the proposal is of a minor nature, no person is directly and adversely affected by the proposal and no significant adverse environmental effect will be caused by the proposed alterations, thereby meeting the requirements of Section 11 of the *Hydro and Electric Energy Regulation*.
12. The Commission finds that the noise impact assessment meets the requirements of Rule 012. The noise condition stipulated in the existing approval directed Concord to conduct a comprehensive sound level survey at Receptor R7. The noise impact assessment stated that the owners of Receptor R7 confirmed that the home is no longer occupied and confirmed it is an abandoned dwelling. As such, Receptor R7 no longer meets the definition of a seasonally occupied dwelling. The Commission finds that a comprehensive sound level survey is no longer required at Receptor R7, because the dwelling is now abandoned.
13. The Commission accepts the conclusion of the updated solar glare analysis that changes in expected glare at the assessed residences is negligible.
14. The Commission accepts that the project amendments do not increase the environmental impacts beyond what the Commission previously assessed. AEP was consulted on the red-tailed hawk nest found active in 2021 and accepted Concord's mitigation plan. Concord also has

increased fence heights to prevent entrapment for mammals as a result of ongoing discussions with AEP.

15. In response to a Commission information request, Concord confirmed that FortisAlberta Inc. has no concerns with the increase in capability of the power plant or the revised in-service date.

16. Based upon the information provided, Concord has demonstrated that the requested time extension is of a minor nature.

#### **4 Decision**

17. Concord has made its final selection of equipment for the project, provided an updated noise impact assessment, which detailed the noise mitigation measures that will be implemented to ensure compliance with the nighttime permissible sound level, and confirmed that Receptor R7 is an abandoned residence belonging to the project landowner, therefore conditions 3, 4, and 5 of Approval 27100-D02-2022 have been removed.

18. Pursuant to sections 11 and 19 of the *Hydro and Electric Energy Act*, the Commission approves the application and grants Concord Stavely GP2 Ltd. the approval set out in Appendix 1 – Power Plant Approval 27342-D02-2022 to construct and operate the Stavely Solar Power Project (Appendix 1 will be distributed separately).

Dated on June 1, 2022.

#### **Alberta Utilities Commission**

*(original signed by)*

Matthew Oliver  
Commission Member