Rural Municipality of
Weyburn No.67

APPENDIX "C"

Notice of Decision

Approval of Development Permit

Permit No. 2025-214 **Date: January 27, 2026**

APPLICANT: SEVEN STARS ENERGY LIMITED PARTNERSHIP, A WHOLLY OWNED SUBSIDARY OF ENBRIDGE INC.

Address: 200, 425 – 1st Street SW, Calgary, AB T2P 3L8

Phone Number: 403-831-9685 Email: keith.taylor@enbridge.com

REGISTERED OWNER: MULTIPLE OWNERS (agreements provided) As Above: ☐

Phone Number: Email:

Legal Description: **MULTIPLE LOCATIONS**

All/Part of _____ Section_____Township_____Range _____ W2

LSD(s): _____Lot(s):_____Block(s): _____ Registered Plan Number: _____

Proposed Development: Commercial Wind Energy System

Including: Wind Turbines (23), substation, underground collector lines, access roads, meteorological towers, radar towers, temporary construction laydown and work spaces.

Decision: **Permitted Use – Approved – Date:** _____
Discretionary Use – Approved by Resolution No. 359-25 **Date:** Dec. 17, 2025

Conditions of Approval:

Zoning, Development & Site Conditions

1) All development must be in compliance with setbacks from roads, property lines, use of property and permitted structures and all regulations for the Agricultural Resource District (AR), and all other regulations contained in the R.M. of Weyburn No. 67 Zoning Bylaw;
2) Submission of an agreement or written authorization confirming the Owner/Operator has permission from the registered landowner(s) for the Development;
3) Submission of any relevant studies, reports, certificates or approvals may be reasonably requested by the municipality at any time;
4) Parking must be fully contained on site;
5) Equipment loading/unloading shall occur only in designated areas;
6) No parking or equipment storage is permitted within municipal road rights-of-way;
7) Fencing shall meet all applicable safety standards and industry best practices;
8) Anti-climb devices shall be installed on meteorological towers;
9) Aircraft Detection Lighting System (ADLS) must be installed as proposed;
10) Identification and appropriate warning signage shall be posted at the site in a clearly visible manner;
11) The Developer shall obtain and comply with all approvals and requirements of Transport Canada and NAV CANADA, including obstruction evaluation, marking, and lighting requirements;

Property Agreement

12) The RM may require a registered agreement on title where setback to residences are reduced due to participating landowner status;
13) Any new residences constructed within 1,500 meters of a turbine shall be required to enter into a written agreement acknowledging proximity to the turbine;

Dust Control

14) The Developer shall implement dust control measures during construction and maintenance activities to the satisfaction of the RM;

Site Access, Road Construction & Maintenance

15) Access to each turbine follow the approved plan unless modified with RM approval;
16) Range Road 2135 shall be constructed in full between Township Road 80 and Township Road 82;
17) Range Road 2132 shall be constructed in full between Township Road 82 and Highway 13;
18) Alternative access for Turbine 10 to be reviewed with RM;
19) Signing of a Road Maintenance Agreement and Road Construction Agreement;
20) Installation of Approaches as per the Approach Criteria;
21) Road Construction Agreement required where upgrades or new construction is proposed;
22) Road Maintenance Agreement required for all haul routes;

23) Under the Road Maintenance and Road Construction Agreements, the Developer shall be responsible for all damage, dust control, grading, maintenance and required restoration of municipal roads;
24) All applicable signage shall be the responsibility of the applicant;
25) All Road Construction Agreements and Road Maintenance Agreements required as part of this Development Permit shall be entered into and executed by the Applicant. These agreements shall not be assigned or transferred to any other party without the prior written consent of both the Applicant and the R.M. of Weyburn No. 67. Any approved transfer shall be documented by a written agreement executed by all parties;

Road Crossing

26) All road crossings for underground cable must comply with the RM's Road Crossing Policy;

Noise & Shadow Flicker

27) Noise and shadow flicker modelling shall be submitted and shall comply with applicable provincial and federal regulatory thresholds;
28) Receive the complaints and/or concerns regarding the Noise and Shadow Flicker from the RM and investigate. Where a third party is required to investigate the applicant shall be responsible for those costs;
29) If exceedances occur, mitigation must be implemented (such as but not limited to curtailment, shielding, operational adjustments, etc.);

Environmental & Drainage

30) Submission of Approved Environmental Impact Assessment from The Ministry of Environment;
31) Ensure that all necessary development shall be flood proofed to the 1:500-year flood elevation, where applicable;
32) All wetlands and drainage routes must be protected unless authorized by WSA;
33) Erosion and sediment control must be installed during construction;
34) Any natural drainage in the area should not be enhanced or impeded in any way without prior approval of the Saskatchewan Water Security Agency;

Emergency Management

35) All electrical and mechanical systems shall comply with applicable safety standards, and fire suppression measures shall be installed where required by regulation or manufacturer standards;
36) Ensure coordination with local fire, police and EMS;
37) Emergency Response Plan shall be implemented prior to operation and a copy provided to the RM;

Ministry of Highways

38) The Developer shall comply with all requirements of the Ministry of Highways and Infrastructure, including but not limited to the following:
    a. Underground (power lines, telecommunication lines, oil and gas pipelines, water pipelines, etc.) inside or within 90 meters of a provincial highway or 30 meters of an RM Road will require a private utility permit from the Ministry of Highways office. Prior consent of the affected RM is needed prior to issuing the utility

permits. Each application must include a valid copy of the insurance for a minimum value of $2 million / occurrence with the Ministry named as the insured;

b. If SaskPower is utilized to provide Underground Utility work along RM Roads, no permit will be required as the Ministry has an agreement with them which outlines the condition for installing the power lines. SaskPower still needs to apply for permits to install power lines within 90 meters of a provincial highway.
c. A permit is required from the Ministry of Highways to install, remove, improve or relocate any existing access to the highway;
d. Roadside Development Permits are required if any development is located within 90 meters of a provincial highway property line;
e. Setback distances for this type of structure need to be the height of the structure away from the property line (if the wind turbine is taller than 90 meters, including blades, they cannot be placed within 90 meters of the property line. If setback is more than 90 meters no permits from the Ministry of Highways is required;

Community Benefit

39) Prior to construction enter into a Community Benefit Agreement with the RM for the life of the project;

Decommissioning

40) A decommissioning plan be in place for the future of the project;
41) Systems which are no longer active shall be removed at the owner or operators expense and a full removal and reclamation is required;
42) Any turbine or facility that remains non-operational for a continuous period of 12 months shall be deemed abandoned unless otherwise approved by the RM and shall be decommissioned in accordance with the approved plan;
43) The site shall be restored to as near natural condition as practicable upon completion or end of project life;

Sale or Transferability

44) This Development Permit is issued to the owner of the subject property and runs with the land. In the event of a sale, transfer, or change in ownership, this Development Permit and all associated conditions shall remain in full force and effect and shall be binding on the new owner;
45) In the event of a sale or transfer of the subject property, the new owner shall notify the R.M. in writing within [60] days of the transfer. All conditions of this Development Permit shall continue to apply to the new owner;

Financial Security

46) Prior to construction, the Developer shall provide financial security, in a form acceptable to the RM (letter of credit, bond, or other), to guarantee decommissioning, removal, and site reclamation. The amount and terms shall be reviewed periodically and may be adjusted by the RM;

Fees

47) All fees to be paid in full;

Expiry

48) Council by resolution granted a 3-year permit;
49) Council may grant extensions upon written request.

General Comments:

If any digging or excavating is to be done SaskTel, SaskPower, and SaskEnergy must be contacted for a free cable, power, and pipeline locations service. Please contact SASK 1st CALL by phone at 1-866-828-4888 or online for line locates. If any construction plans conflict with these facilities, the owner will be required to contact the corporation to discuss details regarding the possibility of moving the facilities and related costs.

Note: Approval of this application and issuance of a Development Permit does not absolve the applicant of obtaining other permits and approvals as may be required according to other Municipal, Provincial and Federal government legislation.

Development Officer: