

# Stakeholder Newsletter



## ABOUT THE PROJECT

General Land & Power Corp (GL&P) is applying to the Alberta Utilities Commission (AUC) for approval to construct and operate the 75 megawatt (MW) Sollair Solar Energy Project (the Project) in the Municipal District of Rocky View County, adjacent to the north boundary of the City of Airdrie. The Project will be located on a 640 acre section of land which has been owned by GL&P since 2007 and will cover approximately 460 acres of that section. Please see the enclosed project area map showing the project lands.

## PROJECT INFRASTRUCTURE

**Solar Panels:** Solar panels absorb the sun's rays as a source of energy by converting the sunlight into direct current (DC) electricity. The proposed Project will use either mono or polycrystalline solar panels. Solar panels vary in dimensions. Typical panels are approximately 2 metres long by 1 metre wide.

**Transformers & Inverters:** Inverters convert DC electricity from the solar arrays into alternating current (AC) electricity. Transformers then increase the voltage of the electricity to 34.5 kV.

**Collection System:** The transformers/inverters will connect to the project substation through a series of underground 34.5 kV cables known as the collection system.

**Project Substation:** The collection lines will lead into a step-up transformer in the 138 kV Project Substation located on the west side of the project lands.

**Interconnection:** The Project Substation is proposing to connect to the Alberta Interconnected Electricity System (AIES) through an existing 138 kV transmission line located on the west boundary of the project lands.

**Access Roads:** The Project will require the construction of access roads throughout the project land to provide safe access during construction, operations and maintenance phases.

**Fence:** The Project will be fully fenced at the start of construction through operations.

## PUBLIC CONSULTATION

*GL&P is committed to being a responsible corporate neighbour. This commitment includes providing meaningful engagement with area residents, occupants, and landowners in order to build strong relationships between GL&P and the community. We strive to meet or exceed the AUC consultation requirements and commit to responding to all comments and concerns in a timely manner. GL&P will continue this commitment with the community throughout the planning phase, construction and operations of the Project.*

*Your input is very valuable to us. We will work with you to ensure you get answers to your questions and that your concerns are understood. We will advise stakeholders prior to submitting an application for the proposed Project to the AUC for approval, which we anticipate could be as early as July 2022.*

## LOCAL BENEFITS

- *Potential for both short and long-term local employment opportunities.*
- *Increase in provincial and municipal tax revenue throughout the project life.*
- *Potential for contract opportunities for local businesses during the construction and operation phases of the project.*
- *Increased local spending on goods and services during the Project's development, construction and operational phases.*
- *Renewable electricity generation, further diversifying Alberta's power sector.*



## ENVIRONMENTAL STUDIES

An important component in developing a solar project involves undertaking environmental studies. Detailed site mapping has been completed, including mapping of natural and man-made features on the project lands and adjacent to the project lands. Field surveys were undertaken by a third party consultant, McCallum Environmental Ltd in 2021. Studies confirm that the site has been developed to a cultivated use with associated buildings and structures and the Project meets all regulatory setbacks to all significant environmental features.

## SOLAR GLARE ASSESSMENT

As per AUC requirements, Green Cat Renewables were retained to undertake a solar glint and glare assessment. The assessment uses ForgeSolar's GlareGauge software to assess user-input PV arrays for potential glare on identified roadways, dwellings, and aviation assets. The software evaluates the occurrence of glare on a minute-by-minute basis and predicts glare based on the location and orientation of solar panels and the sun's path through the sky. The glare analysis indicates that the Project is not anticipated to have the potential to create hazardous glare conditions for the dwellings or transportation routes. None of the receptors evaluated are expected to experience glare of any level from the Project.

## NOISE IMPACT ASSESSMENT

Noise from the Project is regulated by the AUC through Rule 012: Noise Control. Cumulative noise levels at occupied dwellings must not exceed daytime (7 am to 10 pm) or nighttime (10 pm to 7 am) Permissible Sound Level (PSL) limits. Cumulative noise levels include natural and non-industrial sources, existing industrial facilities, and the proposed Project. A computer model is used to predict cumulative noise levels at occupied dwellings located within 1.5 km of the Project. The Project is predicted to comply with PSL limits. A complete Noise Study Report is being prepared by Green Cat Renewables and will form part of the AUC application.

## PROPOSED SCHEDULE

Public consultation initiated	April 2022
Personal one-on-one consultations	May / June 2022
Environmental surveys completed	Spring 2022
Alberta Utilities Commission (AUC) submission	July 2022
Anticipated AUC approval	Q4 2022
Start construction if project is approved	Q4 2022
Target in-service date	Q1/Q2 2023

\* Timeline is subject to change

\*\*General Land & Power will continue to engage stakeholders until the in-service date.



## ABOUT GENERAL LAND & POWER

GL&P was founded in 2020 by business leaders in the Alberta energy industry, who are entrepreneurs and philanthropists with a mandate to pursue progressive renewable and development projects throughout the province. GL&P is currently developing Kitstone Commons (Kitstone), a 440 acre Agrihood community in the town of Carstairs. With plans to break ground in the summer of 2022, Kitstone will include 1100 new homes, commercial and light industrial districts with an objective to create a more sustainable and holistic community. Kitstone's focus is on extensive parklands, open living spaces while supporting and incubating a rapidly expanding AgTech industry.

Thank you for your attention to this project. Georgie Fisher, who is supporting GL&P throughout the engagement process, will be in contact soon to discuss any questions or comments you may have about the project and permitting process and to schedule a time to meet with you.

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## ABOUT THE ALBERTA UTILITIES COMMISSION

The Alberta Utilities Commission (AUC) is a quasi-judicial independent agency established by the Government of Alberta, responsible to ensure that the delivery of Alberta's utility service takes place in a manner that is fair, responsible and in the public interest. They regulate investor owned natural gas, electric and water utilities, and certain municipally owned electric utilities to protect social, economic and environmental interests of Alberta where competitive market forces do not.

For more information about the regulatory process, please contact:

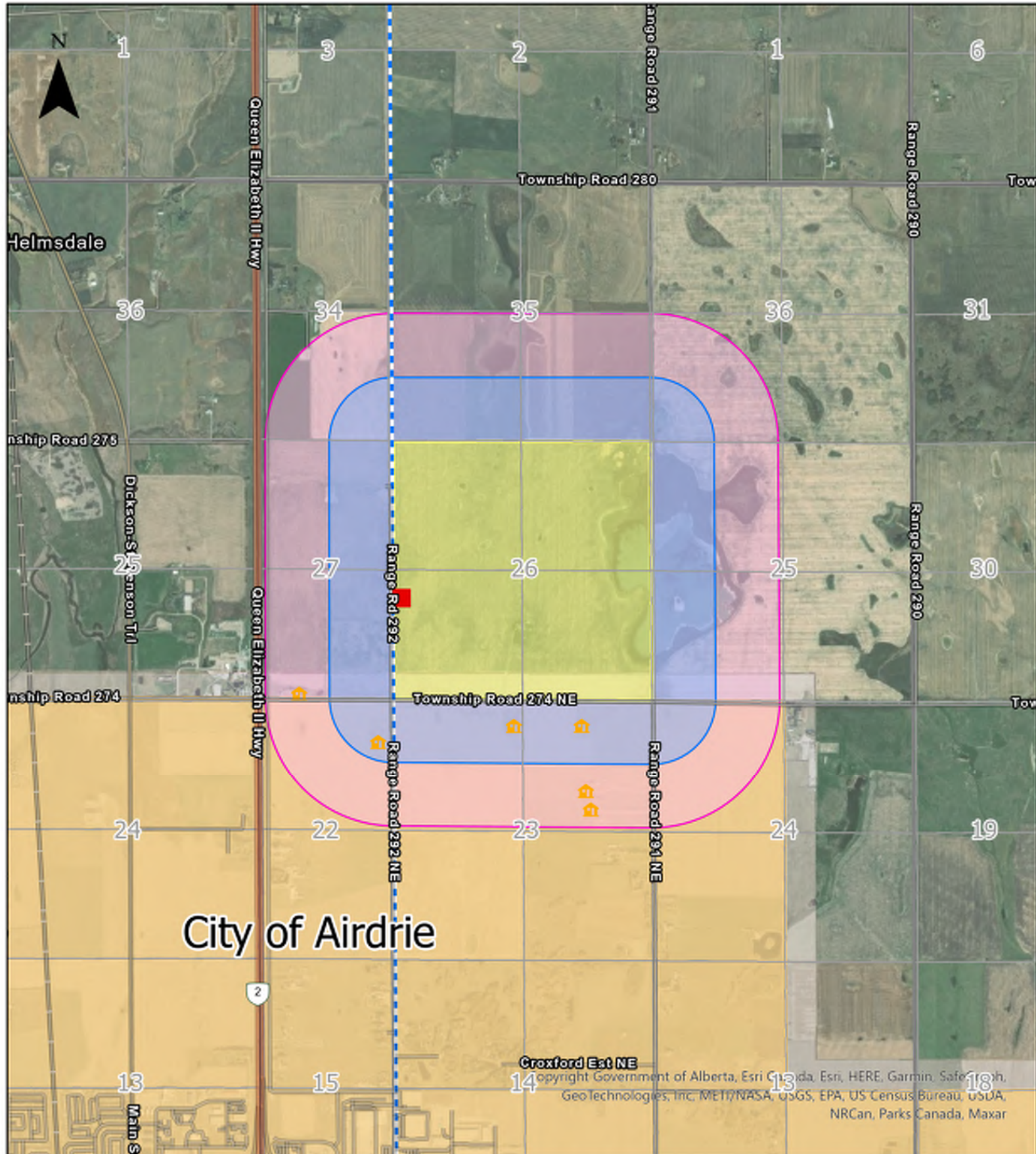
 780-427-4903

 [consumer-relations@auc.ab.ca](mailto:consumer-relations@auc.ab.ca)

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

## PRIVACY POLICY

GL&P is committed to protecting your privacy. Any personal information collected will be protected under the provincial **Personal Information Protection Act**. As part of the regulatory process for power generation projects, GL&P may be required to provide your personal information to the Alberta Utilities Commission.



## Legend

- Project Land
- Proposed Substation Location
- Existing Transmission Line
- Consultation Area - 400m Buffer
- Notification Area - 800m Buffer
- Residences
- City of Airdrie

## General Land and Power Corp Proposed Sollair Solar Power Project Detail Photo Map - DP1

Although there is no reason to believe that there are any errors associated with the data used to generate this product or in the product itself, users of these data are advised that errors in the data may be present.



**General Land  
& Power**



**Hardline  
Engineering**

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