



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.

 1-833-345-2637


 info@glandp.com

 www.glandp.com

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:

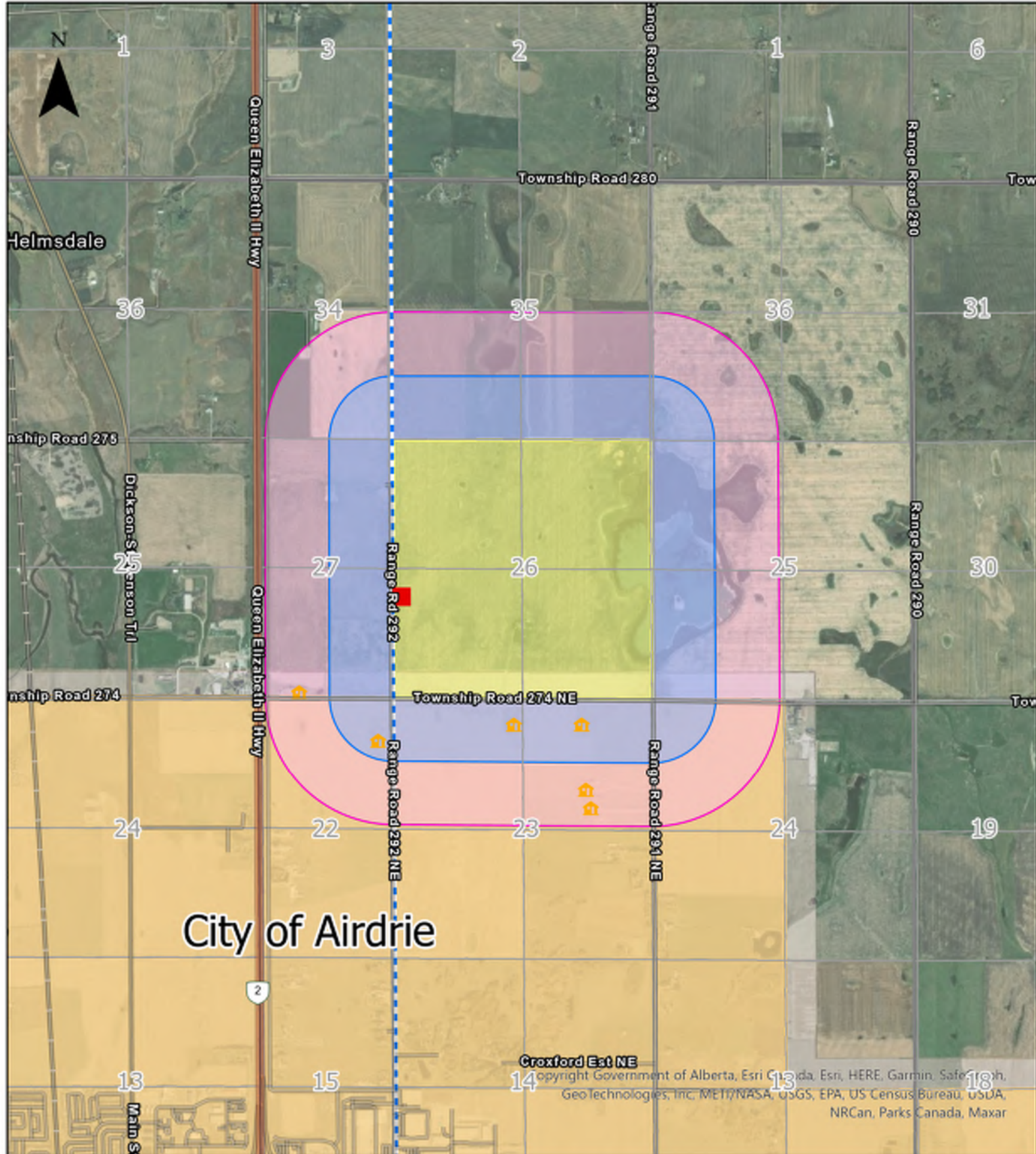
 780-427-4903

 consumer-relations@auc.ab.ca

 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.

Stakeholder Newsletter Update



ABOUT THE PROJECT

In May 2022, General Land & Power Corp (GL&P) began the engagement process for the new 75 megawatt Sollair Solar Energy Project (Sollair) in the Municipal District of Rocky View County, adjacent to the north boundary of the City of Airdrie. Sollair will be located on 640 acres of land owned by GL&P since 2007.

PROJECT UPDATE

Over the past few months GL&P have been working to optimize Sollair, by utilizing the newest technologies to create greater efficiencies in the lands use. As part of Sollair, GL&P are working on a pilot program to include an agricultural component in coordination with the solar infrastructure.

Sollair's current plan, covers approximately 476 acres of previously disturbed, cultivated land as shown on the enclosed map, and will use approximately 183,600 monocrystalline solar panels on single-axis trackers. A network of 34.5kV underground cables will lead into a step-up transformer in the new 138 kV Sollair 1055S Substation located on the SW 26-27-29-W4M within the footprint of the project lands.

Throughout Sollair's planning phase and into operation, GL&P will continue to engage and update landowners directly.

STATUS OF STUDIES

ENVIRONMENTAL: GL&P initiated field studies in 2021, which confirm that the site has been developed into a cultivated use with associated buildings and structures. Based on these studies, it has been confirmed that the project meets all regulatory setbacks to all significant environmental features. The results of these studies were submitted to Alberta Environment and Parks (AEP) for review in January 2022. AEP issued a Renewable Energy Wildlife Referral Report in June 2022, determining the Sollair Solar Project poses a low risk to wildlife habitat, based on project siting, wildlife use in the area, and commitments made by GL&P to mitigate and monitor wildlife impacts.

GLARE ASSESSMENT: GL&P has completed a third-party glare analysis for Sollair. The glare analysis included six dwellings, Highway 2, and four local roads. The third-party glare analysis indicates that no glare is predicted at any of the dwellings. See the Glare Modelling Results Map enclosed.

NOISE IMPACT ASSESSMENT: GL&P has completed a third-party noise impact assessment for Sollair. Noise is regulated by the Alberta Utilities Commission (AUC) through Rule 012: Noise Control. Under the AUC's Rule 012, 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. Preliminary results shown in the following table indicate that Sollair is compliant at all dwellings. Dwellings are shown on the enclosed Solar Glare Modelling Results Map.



Receptor	Baseline Case Cumulative Noise Level (dBA)		Project Noise Level (dBA)	Application Case Cumulative Noise Level (dBA)		Rule 012 Permissible Sound Level (dBA)	
	Daytime	Nighttime		Daytime	Nighttime	Daytime	Nighttime
R01	50	40	35.8	45.5	41.4	55	45
R02	45	35	36.8	41.7	39.0	50	40
R03	45	35	38.3	42.3	40.0	50	40
R04	45	35	37.5	41.9	39.5	50	40
R05	45	35	33.9	40.9	37.5	50	40
R06	45	35	31.9	40.6	36.7	50	40

Noise Impact Assessment results table


PROPOSED SCHEDULE

GL&P currently plans to file a Facility Application with the AUC in August 2022. Subject to receiving approvals and procuring materials, construction is anticipated to begin in Q4 2022 with an expected in-service date in Q4 2023.

ABOUT GENERAL LAND & POWER

GL&P was founded in 2020 by 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, and open living spaces while supporting and incubating a rapidly expanding AgTech industry.

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ABOUT THE ALBERTA UTILITIES COMMISSION

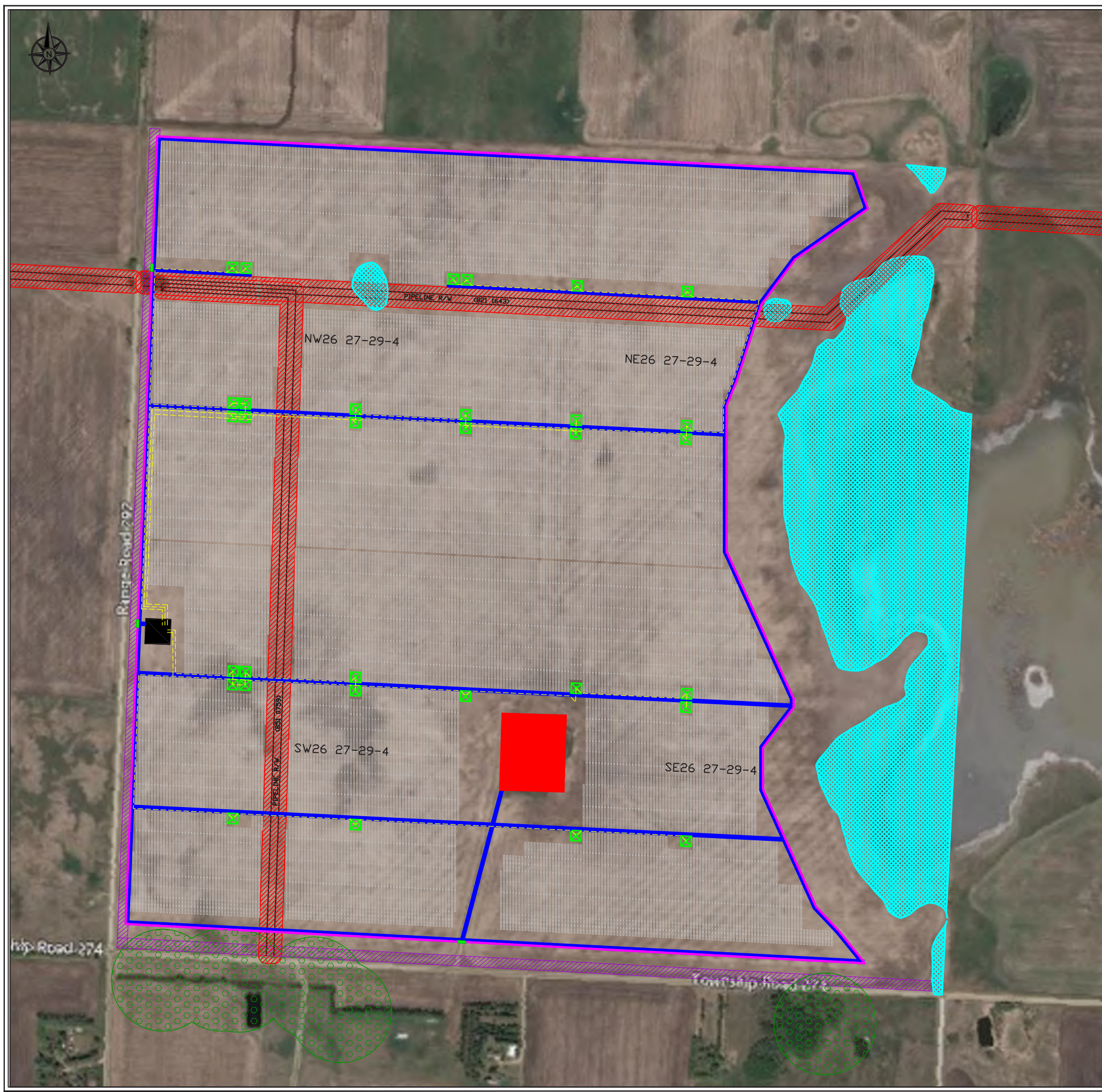
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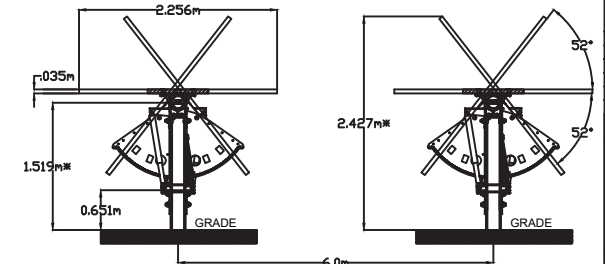
SITE DETAILS	
FENCED AREA	476 ACRES
RACKING TYPE	SINGLE AXIS TRACKER
MODULE QUANTITY	183,600
GRID CAPACITY (MWac)	75.0

- NOTES:
- LEGEND**
- SOLAR MODULES
 - INVERTER LOCATION
 - SUBSTATION LOCATION
 - SITE ROAD
 - FENCE LINE
 - WETLANDS
 - PIPELINE & PIPELINE ROW SETBACK (15m)
 - NEST SETBACK (100m)
 - GATE
 - STORAGE & MAINTENANCE FACILITY
 - COLLECTOR SYSTEM SUPPLY CABLES



PROJECT SITE LOCATION
NTS

THIS DRAWING REPRESENTS A CONCEPTUAL LAYOUT AND IS SUBJECT TO CHANGES WITHIN THE FENCE BASED ON FURTHER ENGINEERING AND DEVELOPMENT. FOLLOWING DETAILED ENGINEERING, THE PROPOSED FENCED AREA MAY REDUCE IN SIZE AND THE QUANTITY OR SIZE OF INVERTERS, MODULES, STRINGS AND OTHER EQUIPMENT ITEMS MAY CHANGE. CHANGES TO THE LAYOUT AND EQUIPMENT QUANTITIES WILL NOT RESULT IN AN INCREASED DEVELOPED AREA OR INCREASES IN NOISE AND GLARE EFFECTS UNLESS AMENDED OTHERWISE.



*GRADE TO PANEL CLEARANCE TO BE CONFIRMED AT A LATER DESIGN STAGE.

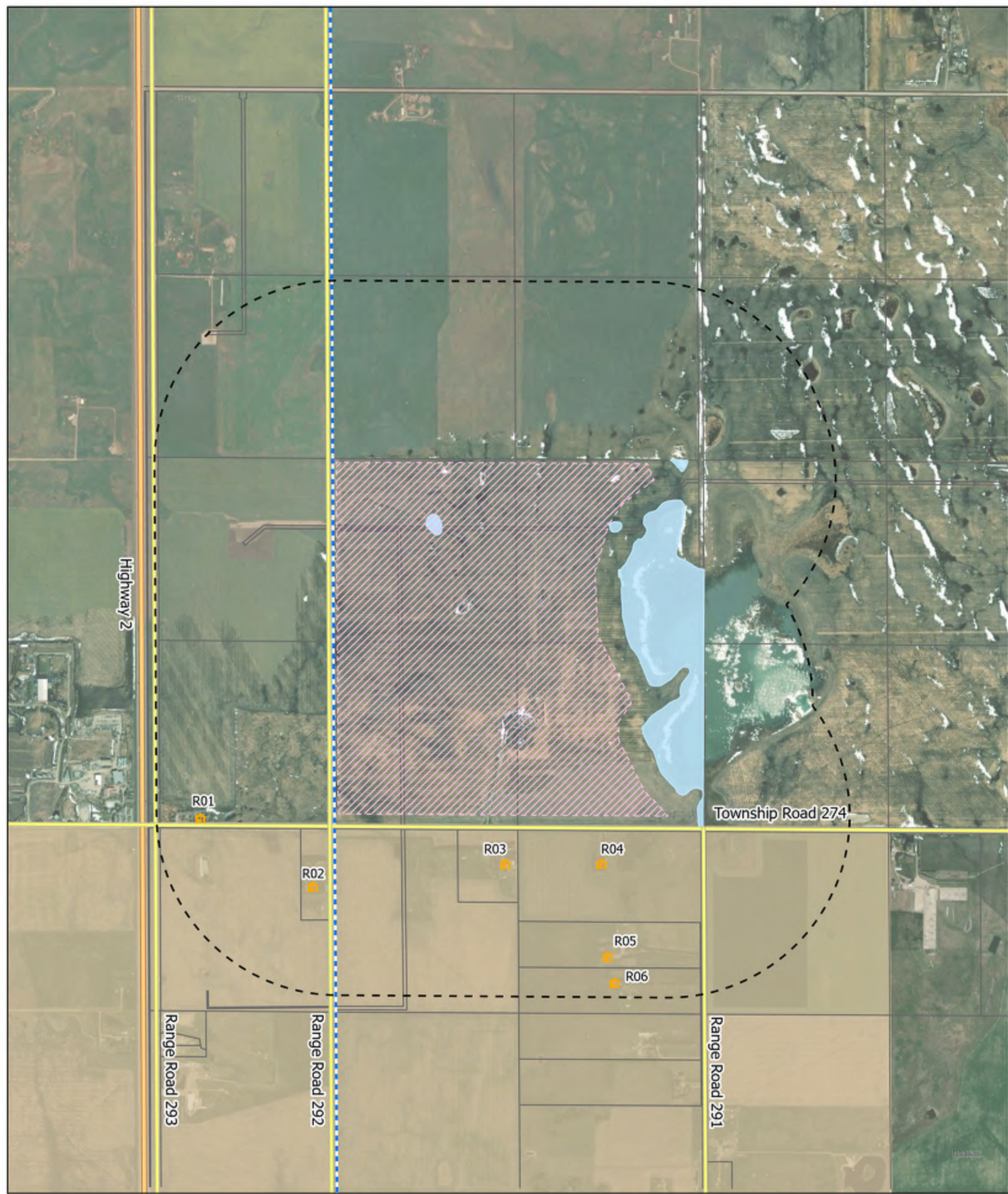
SINGLE AXIS RACKING ELEVATION VIEW
NTS

REV.	DESCRIPTION	BY	CHK'D	APP'D	DATE

CLIENT: GENERAL LAND AND POWER

PROJECT: SOLLAIR SOLAR PROJECT
DRG TITLE: SITE PLAN

DATE	BY	CHK'D	APP'D
2022-07-14	RM	JH	JH
NTS	PROJECT NUMBER		



- Legend**
- Limit of Disturbance
 - Limit of Disturbance - 800m Buffer
 - Existing Transmission Line
 - Residences
 - Wetlands
 - City of Airdrie
 - Highway
 - Roads

General Land and Power Corp Proposed Sollair Solar Power Project Glare Modelling Results



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GLARE MODELLING RESULTS			
DWELLINGS		ROADS	
FEATURES	RESULTS	FEATURES	RESULTS
R01	NO PREDICTED GLARE	RR291	NO PREDICTED GLARE
R02	NO PREDICTED GLARE	RR292	NO PREDICTED GLARE
R03	NO PREDICTED GLARE	RR293	NO PREDICTED GLARE
R04	NO PREDICTED GLARE	TWP274	NO PREDICTED GLARE
R05	NO PREDICTED GLARE	HWY2	NO PREDICTED GLARE
R06	NO PREDICTED GLARE		

Step 5: Consultation and negotiation (if applicable)*

The Commission supports ongoing efforts to reach an agreeable outcome for the applicant and all affected parties. The Commission encourages the applicant and those who have filed a statement to continue to attempt to resolve any outstanding issues. If all concerns can be satisfactorily resolved this may eliminate the need for a formal hearing. However, if there continues to be unresolved issues, those matters will typically be addressed at an AUC hearing.

Step 6: The public hearing process*

The AUC will issue a notice of hearing if there continues to be legitimate unresolved concerns with the application. The notice of hearing will provide a hearing date and location in addition to a process schedule. The AUC conducts public hearings in its Edmonton and Calgary hearing rooms and, where suitable venues exist, in communities closer to the proposed project area.

The public hearing process allows persons with standing that have unresolved concerns about the application, to express their views directly to a panel of Commission members.

An AUC hearing is a formal, evidence-based, court-like proceeding. The public can attend the hearing in person or listen to hearings online through the AUC's website.

Participants in a hearing can either represent themselves or be represented by a lawyer. In addition, participants may hire experts to assist in preparing and presenting evidence to support their position.

Cost assistance

A person determined by the Commission to be a local intervener can apply for reimbursement of reasonable costs. Those who hire a lawyer or technical experts must be aware that while reimbursement for the costs of legal and technical assistance is available under AUC Rule 009: *Local Intervener Funding*, recovery of costs is subject to the Commission assessing the value of the

contribution provided by the lawyer and technical experts. People with similar interests and positions are expected to work together to ensure that expenditures for legal or technical assistance are minimized and costs are not duplicated.

Step 7: The decision

The AUC's goal is to issue its written application decision no more than 90 days after the hearing is complete. The Commission can approve, or deny an application and can also make its approval conditional upon terms or conditions. All AUC decision reports are available to any member of the public on the AUC's website or by obtaining a printed copy from the AUC.

Step 8: Opportunity to appeal

An applicant or dissatisfied participant may formally ask the Court of Appeal of Alberta for permission to appeal a Commission decision. An application for permission to appeal must be filed within 30 days from the date the decision is issued.

An applicant or dissatisfied participant can also ask the Commission to review its decision. An application to review a Commission decision must be filed within 60 days from the date the decision is issued and satisfy the limited grounds described in AUC Rule 016: *Review and Variance of Commission Decisions*.

Step 9: Construction, operation and compliance

An applicant that receives approval to build and operate a facility from the Commission must adhere to any conditions that were set out in that approval. If concerns about compliance with approval conditions and post-construction operations cannot be resolved with the applicant, they can be brought to the AUC's attention for consideration. The AUC has significant compliance and enforcement powers for all approved applications. Additional information is available on the AUC website under "Compliance and enforcement."

*Opportunity for public involvement

The Alberta Utilities Commission is an independent, quasi-judicial agency of the Government of Alberta that ensures the delivery of Alberta's utility services take place in a manner that is fair, responsible and in the public interest.

Contact us

Phone: 310-4AUC (310-4282 in Alberta)
1-833-511-4AUC (1-833-511-4282 outside Alberta)
Email: info@auc.ab.ca

Eau Claire Tower 106 Street Building
1400, 600 Third Avenue S.W. 10th Floor, 10055 106 Street
Calgary, Alberta T2P 0G5 Edmonton, Alberta T5J 2Y2

The Alberta Utilities Commission is committed to ensuring that Albertans whose rights may be directly and adversely affected by a utility development project are informed of the application and have the opportunity to have their concerns heard, understood and considered.



**Participating
in the AUC's
independent
review process**

Application review process

Step 1: Public consultation prior to application by proponent

Step 2: Application filed with the AUC

Step 3: Public notice issued by the AUC

Step 4: Public submissions to the AUC

Step 5: Consultation and negotiation

Step 6: The public hearing process

Step 7: The decision

Step 8: Opportunity to appeal

Step 9: Construction, operation and compliance

www.auc.ab.ca

The AUC's regulatory role in needs and facility applications and its independent review and hearing process:

The AUC uses an established process, outlined in this brochure, to review social, economic and environmental impacts of facility projects to decide if approval is in the public interest. Approvals from the AUC are required for the construction, operation, alteration and decommissioning of transmission lines and electric substations.

Approvals are required for:

- The need for transmission upgrades.
- The route and location of transmission facilities.
- The siting of power plants, including renewables such as wind and solar more than five megawatts.

Sometimes a needs application is considered together with a facility application in a single hearing; sometimes separate hearings may be held to consider each application.

Step 1: Public consultation prior to application*

Prior to filing an application with the AUC for the approval of a proposed utility development, the applicant must engage in a public consultation program in the area of the proposed project, so that concerns may be raised, addressed and, if possible, resolved.

The application guidelines and requirements for facility applications can be found in AUC Rule 007: *Applications for Power Plants, Substations, Transmission Lines, Industrial System Designations and Hydro Developments*, and AUC Rule 020: *Rules Respecting Gas Utility Pipelines*.

Potentially affected parties are strongly encouraged to participate in the initial public consultation, as early involvement in discussions with an applicant may lead to greater influence on project planning and what is submitted to the AUC for approval.

The Alberta Electric System Operator, as the system planner, will notify potentially affected stakeholders of applications on the need for transmission development.

Step 2: Application filed with the AUC

When the participant involvement requirements have been completed, the applicant files its application with the AUC through a public filing system, called the eFiling System, on the AUC website.

The application is then reviewed to ensure the information required by the Commission is included. If the required information is not provided, the AUC may close the application or request more

information from the applicant. In the application, any issues that were raised during the public consultation and any related amendments to the proposal should be identified. All unresolved objections or concerns identified during the public consultation must be described in the application.

Step 3: Public notice

The AUC generally issues a notice by mail directly to those who live, operate a business or occupy land in the project area who may be affected by the Commission's decision on the proposed project. The notice for larger facility projects with potentially greater impacts may also be published in local newspapers.

The notice will specify a submission deadline. The information required by this deadline is general in nature as outlined in Step 4. Additional opportunities to provide evidence and additional information will arise after this deadline.

Step 4: Public submissions to the AUC*

The AUC review process is referred to as a proceeding. Anyone with unresolved objections or concerns about the application can file a brief written statement with the AUC on the proceeding. The easiest way to file a statement is to fill out the form through the eFiling System found on the AUC website. The statement must include your contact information, where you reside or own property in relation to the proposed facility, your concern or interest in the application, an explanation of your position and what you feel the AUC should decide.

The AUC uses the information it gathers through the forms to decide whether to hold a hearing on the application(s). The Commission must hold a hearing if a person can demonstrate that he or she has rights that may be directly or adversely affected by the Commission's decision on the application. Such a person is said to have standing before the Commission. If the AUC decides to hold a hearing, the AUC will provide further opportunities for participants with standing to understand the application and present their position on the application either in writing or in person.

Subject to some limited exceptions, all information and materials provided as part of an AUC proceeding will become part of the public record and will be available through the eFiling System. The AUC's treatment of some types of information as confidential is rare and only available under limited circumstances to ensure that the AUC's process is open and transparent.

AUC eFiling System

The eFiling System is the tool that the AUC uses to manage applications and submissions in its proceeding-based review. The eFiling System gives access to all public documents associated with an application and is how to provide your input to the AUC and monitor the related proceeding filings. Those who do not have access to the internet can send submissions, evidence and other material by mail and the AUC will upload the submission on their behalf.

***Opportunity for public involvement**