

Clem Geo-Energy Corp.

Suite 2508 - 246 Stewart Green SW Calgary, AB T3H 3C8

May 14, 2024

Dear Stakeholder:

We are writing to provide you with an update for the proposed Radiant Dawn Energy Park solar project ("the Project") to be developed in the Municipal District of Willow Creek. The Project is located at SE-10-09-25W4M south of Township Road 92, between Range Roads 252 and 253.

We remain committed to an open and transparent development process with all stakeholders and seek to use your feedback to improve the Project. Following the open house held on April 10, 2024, we have prepared a summary of what we heard from you to be the most significant and/or common concerns with the Project and have provided information regarding those concerns.

Enclosed for your review are:

- (i) A project update newsletter;
- (ii) A site layout and location map; and
- (iii) A brochure from the Alberta Utilities Commission (AUC) outlining the regulatory approval process and how you can participate in the Project.

We have also posted new materials to the Project website <u>www.radiantdawnenergypark.com</u> including a visual simulation of the Project, noise impact assessment report, solar glare hazard assessment report, Alberta Environment and Protected Areas Referral Report, and a draft emergency response plan. We encourage you to review the materials enclosed and on the website.

If you would like more information, please contact us by phone (587) 997-8139 or email <u>radiantdawn@ascentpartners.ca</u> to arrange a one-on-one or phone call meeting. We are happy to travel to you and/or accommodate your schedules. Thank you for your time.

Sincerely,

Charlene Beckie, CEO Clem Geo-Energy Corp.

Radiant Dawn Energy Park

What We Heard



Thank you for your interest in our Radiant Dawn Energy Park solar project (the "Project"). Our Project Team recently hosted a community Open House on April 10, 2024 to introduce the Project and hear your feedback. The purpose of this newsletter is to share what we heard during the Open House, as well as our planned next steps.

Since the open house we have completed additional studies and consultations that are important to the Project's planning and development including:

- Received the Alberta Environment and Protected Areas Fish and Wildlife Stewardship Renewable Energy Referral Report with a LOW overall risk ranking for wildlife and habitat.
- Completed the Noise Impact Assessment Report and Solar Glare Hazard Assessment Report.
- Completed a visual simulation of the Project from the intersection of Township Road 92 and Range Road 252.
- Conducted in-person consultations with adjacent landowners.

Project Schedule

Please find the updated Project Schedule below. The shaded grey box shows the current stage of the Project. We anticipate submission of the power plant application to the Alberta Utilities Commission (AUC) by the end of June 2024. Following a successful approval from the AUC, we will submit the re-zoning and municipal development application to the M.D. of Willow Creek.



Why did we choose this location?

A map showing the Project layout and location is included with this newsletter. Site selection for the Project was dependent on several permitting and interconnection requirements, primarily:

- Hosting capacity or "space" available on the distribution power lines and the Fort MacLeod 15S Substation to accept new generation.
- Very minimal presence of wildlife species of management concerns and wildlife habitat.
- No residences adjacent to the Project. The nearest dwelling is 750 metres from the Project boundary.
- No Class 1 or 2 soils (high agricultural value) are associated with the Project lands.

How did the Alberta Government's Pause on Renewables and policy updates that followed affect the Project?

The Project is in alignment with updated policy and AUC requirements:

- The Project is sited on lands with Class 3 to 5 soils (lower relative agricultural value).
- The Project will submit its program for reclamation security, including an estimate of costs to for reclamation, with its application to the AUC.
- The Project is designed in accordance with the M.D. of Willow Creek's Land Use Bylaw No. 1943.

How will the Project impact viewscapes in the area?

Solar arrays are typically 2 to 3 m high, depending on the model chosen, and are built to follow the contour of the land.

We have prepared a visual simulation that shows how the Project will look on the landscape from the corner of Range Road 252 and Township Road 92. The simulation is shared on the Project website.

We are exploring mitigation measures to reduce visual impacts at surrounding properties as a part of our detailed design and planning process. This may include further setbacks from the property line, planting hedges, and/or trees, creating berms, or installing fencing.

What will happen to the land after the Project?

The Project is expected to have an operational life span of 25-30 years. After this time, the Project will be "re-powered" with new equipment or decommissioned and the site restored to the equivalent land use. In this case, the future equivalent use of the land is assumed to be agricultural.

The Project has committed to establishing a **Decommissioning and Reclamation Fund** that will ensure funds are in place during the Project's life to cover the cost of dismantling the equipment and reclaiming the site.

On May 2, 2024, the AUC provided interim information enhanced reauirements¹ for power plant applications. To meet these requirements the Project must describe the reclamation security program, which must include a report prepared by a third party estimating the costs of reclaiming the Project. The report must include the estimated salvage value of Project components.

As more solar farms are built and come to the end of their lifespan, the scale and capabilities of solar recycling technologies are expected to improve beyond current capabilities. Solar power systems consist of recyclable materials, including copper (cabling), aluminum (racking), steel (posts), glass and electrical components.

Solar panels are 90% recyclable by mass. Glass and metal have well established recycling processes, and there is very little mass remaining that requires special treatment. There are several recycling methods for the solar panels themselves, including disassembly and shredding.

Solar photovoltaic recycling facilities in most countries, including Canada, are not yet up to meeting the expected waste volumes in 25-30 years. However, this unmet need represents an opportunity for solar photovoltaic waste management in the future. Especially since the recoverable raw materials represent considerable value.

1. https://media.www.auc.ab.ca/prd-wp-uploads/News/2024/Bulletin%202024-08.pdf

How will the Project control soil erosion and the risk of dust due to high winds in the area?

The risk of soil erosion due to light textured soils and very strong winds in the area was raised as a significant concern by many Project neighbors.

A Conservation and Reclamation Plan (C&R) will be submitted with our application to the Alberta Utilities Commission that follows the *Conservation* and Reclamation Directive for Renewable *Energy Operations*. The C&R will outline best practices and mitigations to be used during construction, operations, and reclamation. Unique to this Project, we will include detailed measures for soil conservation and preservation with enhanced measures to prevent or control soil erosion.

During the operations phase of the Project, the land that supports the solar farm will be revegetated with a mixture of low-growing grasses and forbs that will help prevent soil erosion and encourage soil nutrient cycling.

Clem-Geo will work with the landowner and environmental consultants to select an appropriate seed mixture that is suitable for the area and site-specific conditions. **Dust and management** will be an important part of the construction and operations plans. Management of dust may include imposed speed limits for construction crews along access roads, application of tackifiers to exposed soils, interim reclamation during construction, gravel placement, watering, or other means.

Clem-Geo and construction personnel will work with the M.D. of Willow Creek to ensure appropriate dust mitigation.

Will the topsoil be stripped from the site?

Topsoil stripping of the entire site is not planned to occur. Any soil stripping will be limited to small areas such as for the construction of access roads and for placement of the main power transformer.

Where grading is necessary, topsoil and subsoil will be salvaged and either stored where the location will have a gravel or concrete pad or replaced where the grading is necessary to achieve suitable terrain.

Will there be new powerlines constructed?

The Project will be connected to the local distribution system operated bv FortisAlberta. Currently the Project will require 800 metres of new distribution power line to extend north from the Project lands to connect to the existing power line on the north side of Township Road 92. We anticipate the new section of powerline will be placed alongside or within the undeveloped road allowance (Range Road 252).

What is the fire mitigation strategy?

Clem Geo has initiated the development of an Emergency Response Plan, which will be finalized with coordination of the local emergency services department and the M D of Willow Creek

The Emergency Response Plan will ensure proper planning, practices the and procedures are in place to effectively respond to emergency situations. The ERP provides direction to all Project personnel and workers in the event of medical aid. serious injury, fire, or other situation that may require emergency response. Also included will be a communication plan for notifying the local community in the event of an emergency.

Did the Project consider Noise and Glare impacts?

A Solar Glare Hazard Assessment has been conducted, which can be found on the Project website. The glare assessment requires us to conduct an assessment to evaluate the potential for glare for all residences and roads within 800m. A short duration of green glare (i.e., minutes per vear) is expected to occur at one of the three residences that were assessed and along Township Road 92.

Project will anti-reflective The use photovoltaic solar panel technology. Solar panels are generally less reflective than windows and have been safely used close to roads and airports.

Project-related noise will occur primarily during the construction phase of Project development since solar panels do not generate noise. The inverter stations do produce a slight hum during operations.

We have conducted a Noise Impact Assessment that is shared on the Project website to ensure any noise produced by the Project is compliant with AUC Rule 012: Noise Control. This assessment was done for all residences within 1.5km of the Project. Cumulative sound levels are compliant at all seven residences by a minimum margin of 4 decibels.

Radiant Dawn Energy Park: What We Heard Newsletter

Permitting Update

The AUC regulates the construction and operation of all electrical infrastructure in the province. We anticipate submitting the Project power plant application to the AUC in June 2024. Once filed, the power plant application will contain comprehensive Project information and will be available for public review at: www.auc.ab.ca. Please contact us for guidance on how to establish an e-filing account to access the Project's application.

Next Steps

Our Project Team is actively considering project design changes and potential mitigations as a result of the feedback received to date.

We appreciate your comments and concerns and encourage you to continue sharing your questions and thoughts with us at <u>radiantdawn@ascentpartners.ca</u> or call 587-997-8139. Thank you for your time.