

September 20, 2024

RE: Lone Butte Solar Project Update

Dear Neighbour;

We are writing to update you on the development activities for the proposed Lone Butte Solar Project (the "Project"). We have consulted with many area stakeholders and have been busy finalizing the various studies required to support our application to the Alberta Utilities Commission ("AUC"). During this time we have also made changes to the Project layout based on the feedback we received.

Project Layout

The overall footprint of the Project has been reduced by applying a number of additional setbacks in certain areas. These setbacks increase the distance between Project infrastructure and neighbouring landowners. Updated layout maps are included with this information update.

Noise Impact Assessment

The original Noise Impact Assessment was completed under a worst-case scenario, and demonstrated compliance with AUC *Rule 012: Noise Control*. Project layout changes eliminated three (3) sound sources, and the updated assessment remains compliant with Rule 012 requirements.

Solar Glare Hazard Assessment

A Solar Glare Hazard Assessment was completed on the original, larger footprint and included roadways, intersections and residences in the Project area. The results indicate that drivers on some area roadways may experience a minor amount of glare around sunrise and/or sunset when the array is in a direct line with the rising or setting sun. We are not proposing any additional mitigation at this time, as our design provides the ability to modify array angles during operation to address this should glare from the Project pose a risk to drivers.

Land Suitability Classification

The Project was assessed using the Land Suitability Rating System (LSRS), which is a rule-based set of algorithms that integrate soil, climate, and landscape factors to calculate a suitability rating for a given landscape to support commercial field crop production. The historically modelled LSRS rating for the project for spring-seeded small grains shows that Class 3 or poorer rated lands intersect with approximately 65% of the Project area, and Class 2 rated intersect approximately 35% of the Project area. Soil testing was conducted at a number of locations across the Project area to validate the LSRS ratings. This testing and subsequent application of the LSRS scoring methodology resulted in a site-specific LSRS rating of Class 3 for almost 97% of the Project area, with the balance being rated as Class 2.

Agrivoltaics

On February 8, 2024, the Government of Alberta issued policy guidance related to renewable energy on agricultural lands. This guidance required that any renewable energy project that occurs on lands rated as LSRS Class 1 or Class 2 demonstrate the ability for both crops and/or livestock to co-exist with renewable generation.

ACCIONA is designing the solar array to have a workable space between rows of approximately 7 metres. This workable space provides the potential for forage crop activities to continue on the land, with all the forage crop to be used by the primary Project landowner within their integrated farming operation.

Importantly, while only 3% of the Project lands are required to demonstrate the ability to incorporate an agricultural component, ACCIONA has designed the Project to accommodate forage crop activities on all the available land, representing a significant increase over the policy guidance issue by the Government of Alberta.



Project Disturbances

ACCIONA considers project disturbances to be those areas of the project that cannot support a dual use during operation of the Project. This includes the helical piles to support the array, access roads, inverter stations and the project substation. The space between rows can be used, and we have made layout provisions to accommodate narrow-width mechanized equipment to support forage cropping. The recent layout change has resulted in the project occupying less land than before. The updated project disturbances are as follows:

	Fenced Area (Hectares)	Temporary Project Footprint (Hectares)	Permanent Project Footprint (Hectares)
Total	805.4	807.7	19.0

Reclamation

ACCIONA is obligated to reclaim the Project land to equivalent land capability at the conclusion of the Project. ACCIONA has also committed to providing reclamation security in the event they cannot fulfil their obligation. This reclamation security will be in the form of a third-party guarantee which is not affected by bankruptcy, and the amount will be based on the cost estimates of an independent third-party. ACCIONA is also obligated to update the cost estimate every 8 years to ensure the security is sufficient to address the reclamation obligation. Once reclaimed, the Project land will be returned to agricultural production.

Environmental Studies

All solar projects in Alberta must submit detailed studies to Alberta Environment and Protected Areas (AEPA). This evaluation includes wildlife studies for sensitive species, as well as wetland and wildlife habitat mapping, and is reviewed to assess the Project's risk to wildlife and wildlife habitat. The Renewable Energy Referral Report issued by AEPA concluded that the Project poses a low risk to wildlife and wildlife habitat. This is the lowest possible risk rating issued by AEPA for renewable energy projects.

Stormwater Management

Stormwater planning will be based on the principle of managing post-development runoff to pre-development levels. Should the Lone Butte Solar Project advance to construction, a detailed stormwater management plan will be developed and submitted to Kneehill County as part of the development permit process.

Project Timeline

Regulatory Application	September 2024
Final Investment Decision	February 2026
Estimated Construction Start	April 2026 ¹
Estimated In-Service Date	April 2028 ¹

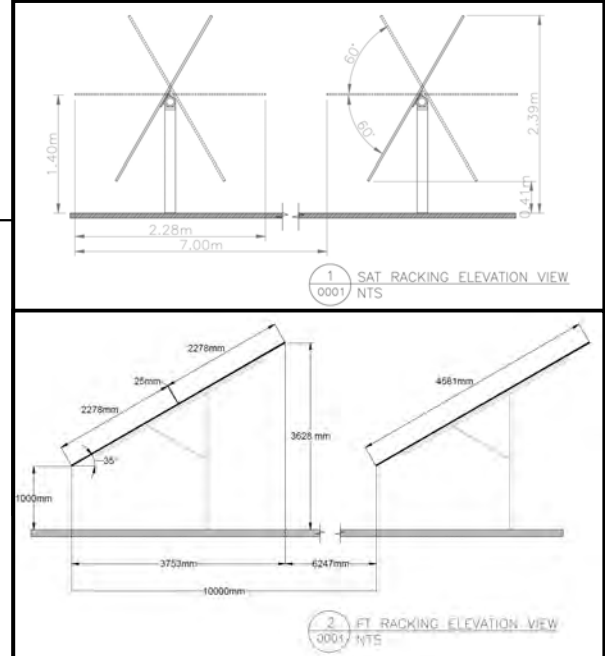
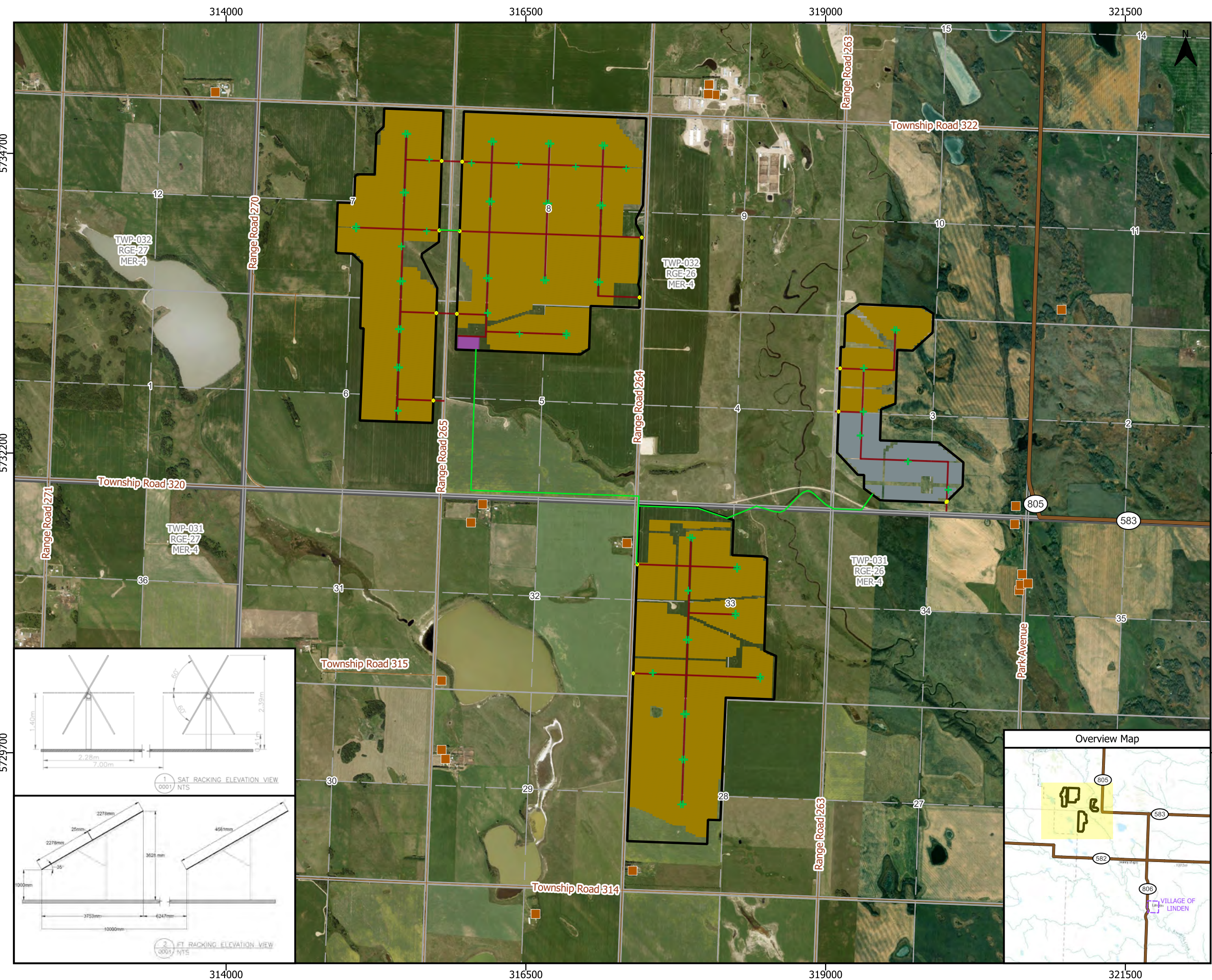
1. Subject to regulatory approval

Ongoing Engagement

As part of our consultation activities, we will continue to contact stakeholders within 800 meters of the Project boundary and residences within 1600m of the Project boundary. If you fall outside of this personal consultation zone and wish to review any of the Project information, please feel free to contact us at the number listed below.

Thank you
Lone Butte Solar Project Corp.

Michael Stafford
403.808.5199



Lone Butte Solar Project Site Layout Map - Overview

Legend

Project Infrastructure

- + Inverter
- Fenceline
- MV Collector Line
- Solar Module - Fixed Tilt
- Solar Module - Single Axis Tracker
- Internal Access Road (8m width)
- Substation
- Texas Gate
- Residence
- Highway
- Road
- Township Boundary
- Section Boundary
- Quarter Section Boundary
- Village

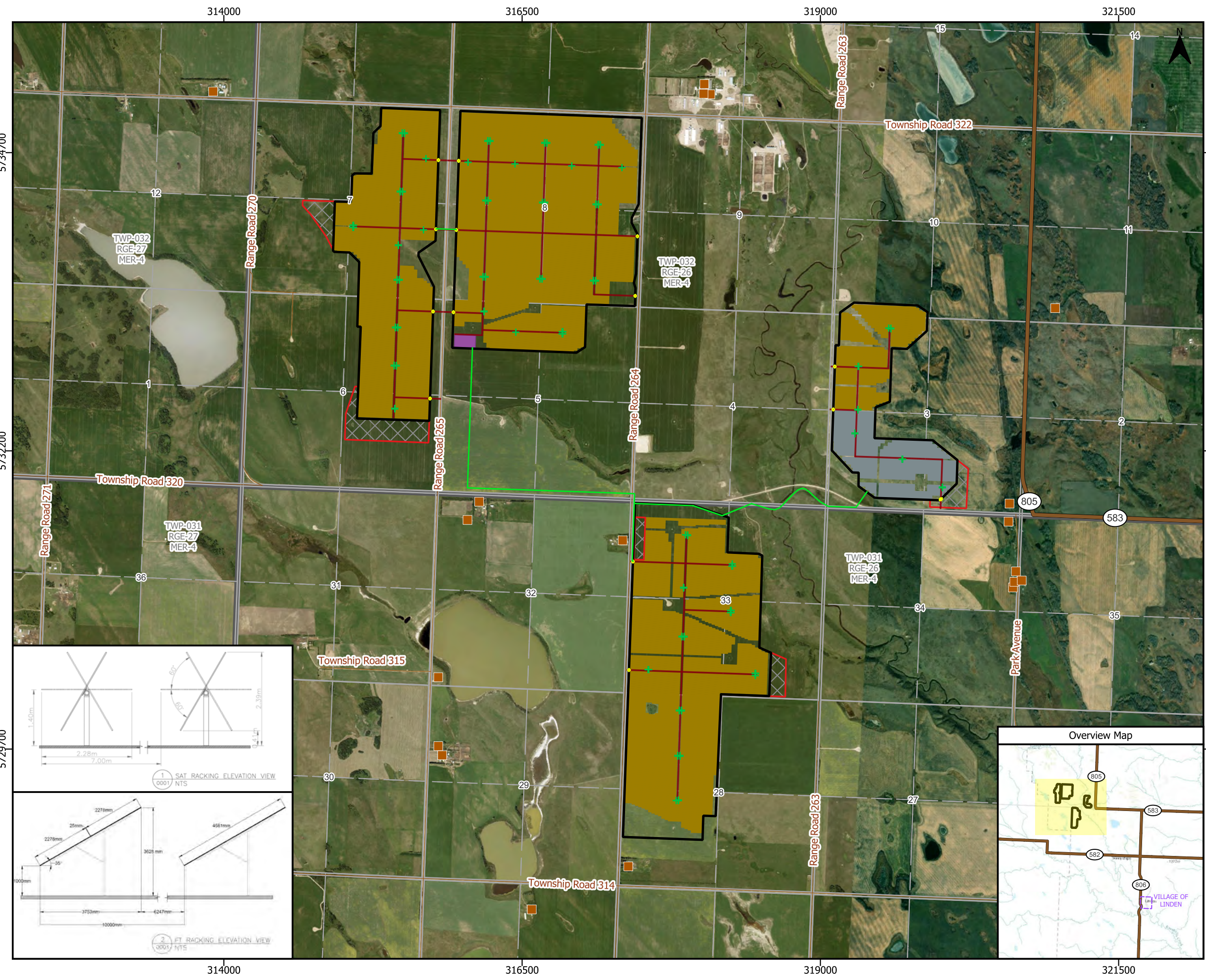
SITE DETAILS	
FENCED AREA (ACRES)	~1,991
RACKING TYPE	2P FIXED, 1P SAT
PITCH (FT, SAT)	10.0m, 7.0m
MODULES PER STRING	24
NO. 3 STRING TRACKERS	542
NO. 2 STRING TRACKERS	100
NO. 1 STRING TRACKERS	154
NO. 2 STRING RACKS, FIXED	22,228
RATED MODULE OUTPUT (W)	570
MODULE QUANTITY	1,114,464
INVERTER RATING (kVA)	4,400
INVERTER QUANTITY	122

1:30,000

Client:

Coordinate System: NAD83 / UTM zone 12N
 Data Credits: Acciona Energy Canada Global Inc., Akoda Land Ltd., Green Cat Renewables Canada Corp., NRN, Altalis, ESRI

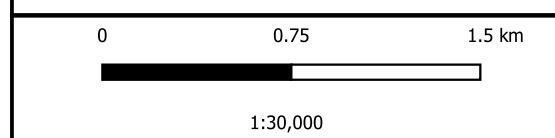
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 Drawing By: Green Cat Renewables Canada Corp.
 Doc Title: SiteLayoutMap
 Document Status: Issued for Review - Not for Construction
 Version: 1.2
 Author: LE/JK
 Checked By: JS
 Approved By: SW
 Date: 2024-09-06



Lone Butte Solar Project Site Layout Map - Comparison

- ### Legend
- Project Infrastructure**
- + Inverter
 - Fenceline
 - MV Collector Line
 - Solar Module - Fixed Tilt
 - Solar Module - Single Axis Tracker
 - Internal Access Road (8m width)
 - Substation
 - Texas Gate
 - Removed Project Area
 - Residence
 - Highway
 - Road
 - Township Boundary
 - Section Boundary
 - Quarter Section Boundary
 - Village

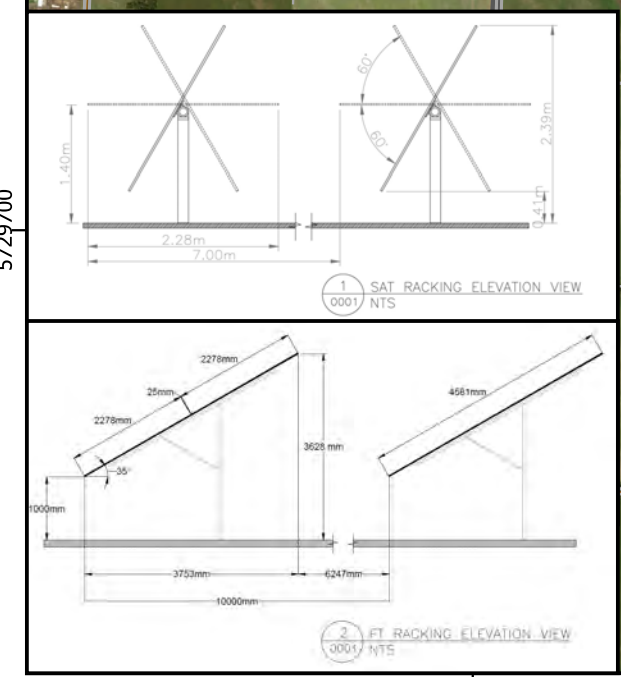
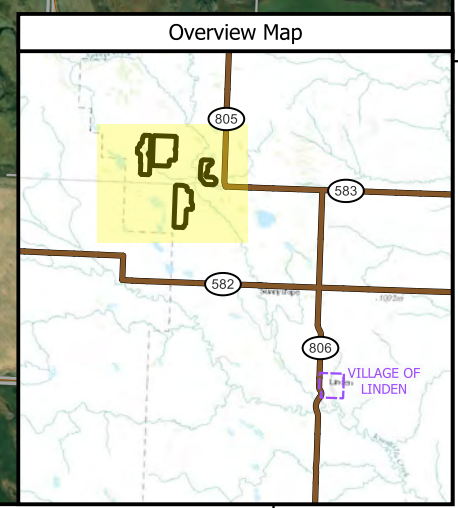
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Participating in the AUC’s independent review process to consider facility applications

www.auc.ab.ca

The AUC regulatory review process to consider facility applications for utility projects



The AUC uses an established process to review social, economic and environmental impacts of facility projects to decide if approval of a project is in the public interest.

The AUC considers applications requesting approval of the need for transmission development and facilities applications seeking approval to construct, operate, alter and decommission electric and natural gas facilities. Applications, as specified in AUC Rule 007, are required for:

- The need for transmission upgrades.
- The route and location of transmission facilities.
- The siting of power plants.
- The construction of a battery storage system.
- The designation of an industrial system.
- The need for and siting of natural gas utility pipelines.

Sometimes the Alberta Electric System Operator’s needs identification document application is considered together with a facility application in a single proceeding; sometimes separate proceedings are held to consider each application.

Application review process



- Step 1: Public consultation prior to applying to the AUC
- Step 2: Application filed to the AUC
- Step 3: Public notice
- 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

Application review process

Step 1: Public consultation prior to applying to the AUC



An applicant seeking approval of a proposed utility development project is required to engage in a participant involvement program prior to filing an application with the AUC. The public involvement program involves consultation with persons whose rights may be directly and adversely affected by 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, Hydro Developments and Gas Utility Pipelines*.

Potentially affected parties are strongly encouraged to participate in the public consultation, also called a participant involvement program. Early, active and ongoing discussions with an applicant may lead to greater influence on project planning and what is submitted to the AUC for approval.

Step 2: Application filed to the AUC



When the applicant has concluded its consultation with potentially affected parties and the participant involvement requirements have been completed, the applicant files its application through the AUC online public filing system, called the eFiling System.


AUC staff members review each application submitted to verify that all of the application requirements in Rule 007 have been met before an application is deemed complete. If all of the required information is not provided, the application may be closed or missing information will be requested of the applicant. Rule 007 specifies, among other requirements, that applicants must submit the results of a public involvement program in its application that includes information about how applicants consulted and notified stakeholders and Indigenous groups and identifies any unresolved objections and concerns about the project.

Step 3: Public notice



When the AUC receives an application it is assigned a proceeding number and the AUC generally mails a notice of application directly to those who live, operate a business or occupy land in the project area who may be directly and adversely affected if the AUC approves the application. The notice initiates the opportunity for formal intervention in the proceeding to consider an application or applications. The notice of application will also set out important dates and information about where to find the application and other items being considered. The five-digit eFiling System proceeding number in the notice is the most efficient way to find information about a proposed project through the AUC website.

Step 4: Public submissions to the AUC



Prior to the submission deadline provided in the notice, formal submissions of outstanding concerns and unresolved objections about a project may be submitted to the AUC. To submit a concern, participants will need to register to participate in the proceeding, which involves providing a brief written statement called a statement of intent to participate. Submissions are filed electronically through the eFiling System. The information filed becomes part of the public record and is an important part of the process to ensure that outstanding concerns are heard, understood and considered.

The AUC uses the information gathered through statement of intent to participate submissions to decide whether to hold a hearing on the application(s). The AUC must hold a hearing if a concerned person can demonstrate that they have rights that may be directly or adversely affected by the AUC’s decision on the application. Such a person is said to have standing before the AUC. If the AUC decides to hold a hearing, the AUC will provide further opportunities for participants with standing to ask the applicant questions on the public record and present their position on the application either in writing or in person. Hearings may

be held in writing, in person or virtually through web-conference software.

AUC eFiling System

The eFiling System is the online 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. The system is also used to submit your concerns and provide input to the AUC and can be used to monitor 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.

Step 5: Consultation and negotiation (if applicable)



The AUC supports efforts to reach a mutually agreeable outcome among the applicant and affected parties. The AUC encourages the applicant and those who have filed a statement of intent to participate 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 in an AUC hearing.

Step 6: The public hearing process



The AUC will issue a notice of hearing if a person with standing continues to have legitimate unresolved concerns with the application. The notice of hearing will provide a hearing date and location, or specify if the hearing will be held in writing or virtually. When the AUC holds a public hearing, registered parties are given the opportunity to express their views directly to a panel of Commission members. Any member of the public can listen to an in-person or virtual oral hearing. An oral public hearing operates similar to a court proceeding.

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 AUC to have standing or 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: *Rules on Local Intervener Costs*, recovery of costs is subject to the AUC's assessment of the value of the contribution provided by the lawyer and technical experts in assisting the AUC to understand the specifics of the case. It is also subject to the AUC's published scale of costs.

People with similar interests and positions are expected and encouraged 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 decision no more than 90 days after the close of record. The AUC can approve, or deny an application and can also make its approval conditional upon terms or conditions. AUC decisions are publicly available through the AUC website at www.auc.ab.ca.

Step 8: Opportunity to appeal



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

An applicant or participant in a proceeding can also ask the AUC to review its decision. An application to review a decision must be filed within 30 days from the date the decision is issued and satisfy the limited grounds described in AUC Rule 016: *Review of Commission Decisions*.

Step 9: Construction, operation and compliance



An applicant that receives approval to build and operate a facility from the AUC is expected to follow through on any commitments it has made to parties and 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.

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.

We are 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.



Contact us

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