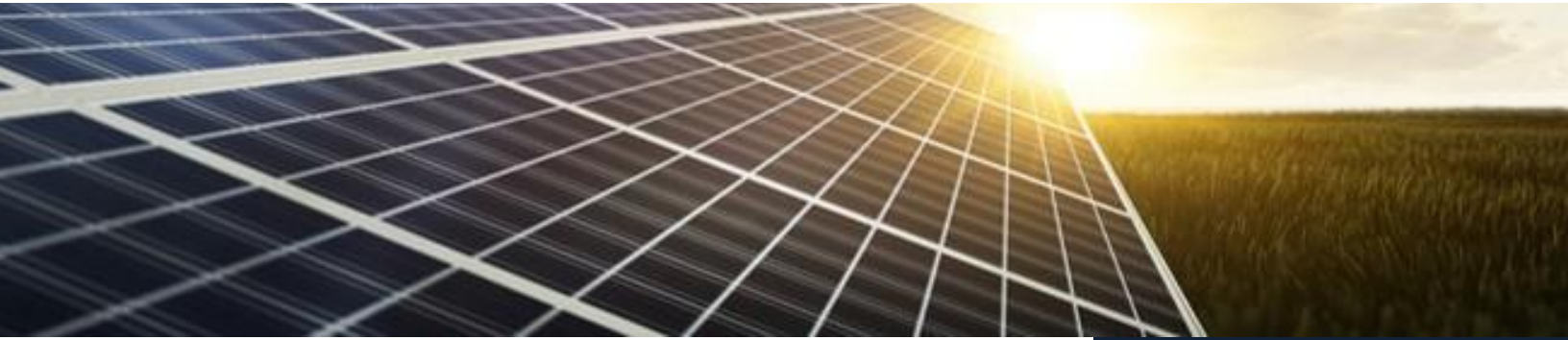


# LITTLE SMOKY 1 SOLAR PROJECT NEWSLETTER #1 – JULY 2024



Universal Kraft Canada Renewables is developing the Little Smoky 3 Solar Project in your area. We are committed to engaging landowners, public stakeholders and members of the local community and we look forward to discussing the Project with you.

## ABOUT THE DEVELOPER

Universal Kraft Canada Renewables is a Joint Venture between **Korkia** and **Universal Kraft** to develop utility scale solar. The companies bring together global experience with a speciality in developing solar in cold climates.

Universal Kraft is a global renewable energy developer specialised in solar, wind, small-scale hydro, waste-to-energy and energy storage solutions. Universal Kraft's mission is to promote sustainable business with a direct and positive impact on society.

Korkia is an accelerator of the energy transition, with a global portfolio of +18GW of utility scale solar, onshore wind and BESS. Its' focus is on the development phase of renewable energy projects. It is responsible for funding the development of all projects in the partnership.

## ABOUT THE PROJECT

The Little Smoky 3 Project (the Project) is part of a portfolio being developed by Universal Kraft Canada Renewables (the Proponent). The Project began development in late 2022 and includes approximately 164.3 acres of land located approximately 17 km north of the hamlet of Little Smoky, Alberta, in the Municipal District of Greenview No. 16. The Project is wholly located on privately owned, cultivated land.

The Project area has a strong solar resource, characteristic of Alberta, and will generate clean energy over its 30+ year lifetime. The Project will consist of 24.5 megawatts ac (MWac) of solar capacity. Based on the preliminary design, the Project includes approximately 44,720 solar photovoltaic modules installed on a single-axis tracking system, 8 Central Inverters, an electrical collection system, internal access roads and the construction of a Project substation to connect to the Alberta Interconnected Electric System (AIES).

## IN THIS NEWSLETTER:

- About the Developer
- About the Project
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- Project Benefits
- Project Infrastructure
- Project Studies
- Who is the AUC?
- Preliminary Project Schedule
- Next Steps
- Contact Us

## INSERTS:

- Preliminary Project Layout
- Glare Map
- AUC Brochure



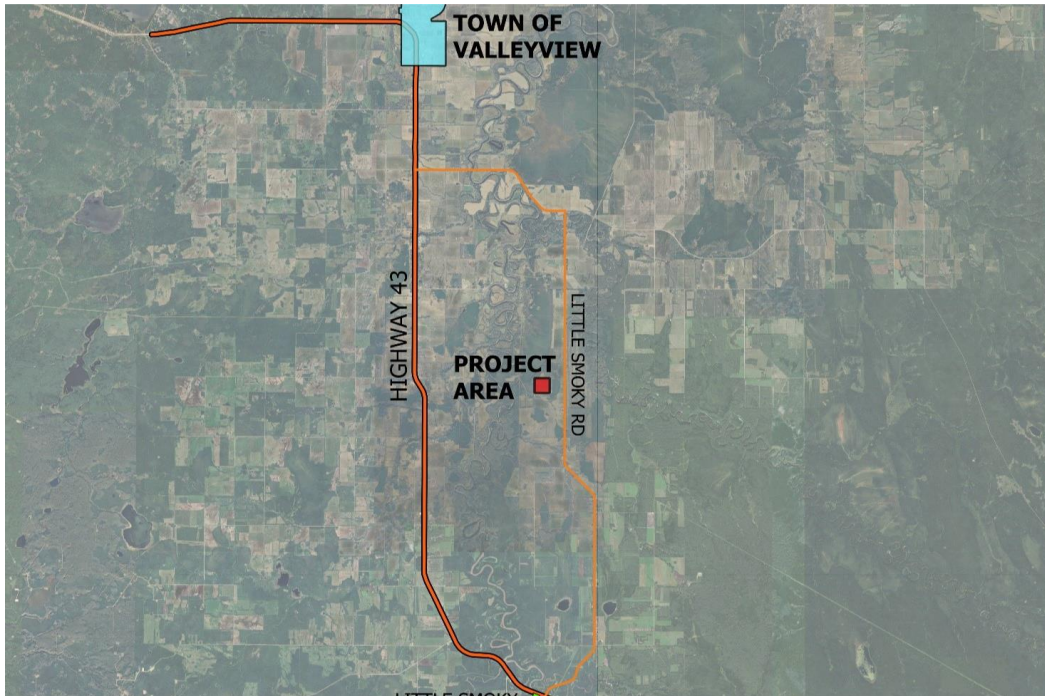
## PRIVACY STATEMENT

Collected personal information will be protected under the provincial *Personal Information Protection Act*. As part of the regulatory process for new generation projects and transmission lines, the Proponent may be required to provide your personal information to the Alberta Utilities Commission (AUC).

# LITTLE SMOKY 1 SOLAR PROJECT

## PROJECT LOCATION

The proposed Project is located approximately 17 km north of the hamlet of Little Smoky, as shown below.



## PROJECT BENEFITS

Universal Kraft Canada Renewables is committed to making a positive social impact for the communities in which we work. We strive to be a good neighbour and work closely with the community to identify areas of opportunity and concern. Our community engagement will continue throughout the Project phases, including construction and operation.

The Project will have many community benefits, including the following:

- **Local Employment:** The Project will create up to 10 jobs during construction & approximately 6 full time jobs indirectly during construction, creating opportunities for local individuals and businesses. During operations, the Project will provide one permanent full-time job during operation.
- **Local Economic Boost:** Local businesses will experience increased activity due to the spin-off opportunities created by the Project during development, construction, and operations.
- **Property Taxes:** The Project will pay annual property taxes to the Municipality, resulting in financial benefits to the community.
- **Clean Energy Generation:** Per year, the Project will generate emissions-free electricity for approximately 4,158 homes at 12000 kWh/year/household.



# LITTLE SMOKY 1 SOLAR PROJECT

## PROJECT INFRASTRUCTURE

### SOLAR PV MODULES

Bifacial PV modules have been proposed for installation at the Project. A bifacial module is a double-sided module that transforms sunlight into electrical energy on both its top and bottom sides. They are different from mono-facial modules which only use one side for solar energy production. Bifacial modules are capable of producing more power per module and typically have higher efficiency than mono-facial modules, resulting in less land usage for the same or greater power output. Local weather conditions in Alberta are well suited to bifacial technology as there is substantial snow cover on the ground, which will boost production during the winter months. One of the benefits of using bifacial modules in Alberta is that sunlight is reflected from the surface of snow-covered land, which can generate electricity from the underside of the panel.

### GROUND MOUNTING SYSTEMS

The Proponent intends to install the PV modules on single-axis tracker systems which follow the path of the sun to produce additional electricity.

### INVERTER/TRANSFORMER STATIONS

Inverters are electrical devices that change direct current (dc) to alternating current (ac). Transformers are electrical equipment that increase or decrease the voltage of electricity. The Project will use inverter/transformer stations to change the dc electricity from the solar PV modules to ac electricity and increase the voltage.

### INTERCONNECTION

The Proponent proposes connecting the Project to the the ATCO Electric distribution system - 25 Kv feeder 5L465 served by the 734S sturgeon substation located approximately 11 km north of the proposed Project. TFO will construct the interconnection facilities to connect the Project to the grid, subject to a separate regulatory process with the Alberta Electric System Operator (AESO).

### OTHER INFRASTRUCTURE

The inverter/transformer stations in the Project will be connected through 25 kV underground collector lines that connect to the Project Switching Station. In order to transport materials during the construction stage and to access the Project equipment for regular maintenance during operations, the Project will require the construction of new access paths, and where possible, the upgrade of existing roads in the area to minimize disturbance.



# LITTLE SMOKY 1 SOLAR PROJECT

## PROJECT STUDIES

### **Environment:**

The Proponent initiated field studies in September 2022 and completed the remaining field studies in 2023, which included the following:

- Wildlife surveys, including breeding bird, spring and fall bird migration, raptor, burrowing owl & sharp-tailed grouse
- Vegetation studies
- Desktop wetland delineation and field verification
- Habitat mapping
- Water catchment assessment

The results of these field studies were compiled and analyzed in a third-party report. The report was provided to Alberta Environment and Protected Areas (AEPA) for review in February 2024. AEPA will issue a Renewable Energy Wildlife Referral Report following their review (anticipated in September 2024). The Proponent is committed to consulting with AEPA to understand any potential concerns it may have and will incorporate AEPA's feedback. The Proponent will continue to work with AEPA throughout the development, construction, and operations of the Project, and ensure that environmental surveys are kept up to date per AEPA guidelines.

### **Historical resources:**

The Project has submitted a Historical Resources Act application and received *Historical Resources Act* approval in March 2024 from Alberta Culture.

### **Noise:**

A noise impact assessment (NIA) for the proposed layout as per AUC Rule 012. A detailed NIA has been completed and confirmed that the Project is noise compliant for all evaluated residences within 1.5km of the Project. A copy of the NIA will also be included in the application for the AUC.

**Glare:** A glare assessment has been completed for the Project to assess potential for glare at aerodromes, nearby residences and along local roads. Three nearby routes were assessed in this analysis: Private Access Road, north of the project; Public Access Road, south of the project, and Range Road 214, east of the project. There were no existing dwellings found to be inhabited within the 800m radius. A glare impact map outlining the assessment results is included in this package and a copy of the Solar Glare Hazard Assessment Report will be included in the application to the AUC. Potential mitigation options exist if glare is experienced, such as changing the resting angle, or increasing the height of the arrays.



# LITTLE SMOKY 1 SOLAR PROJECT

## WHO IS THE AUC?

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 ensure that customers receive safe and reliable service at just and reasonable rates. The AUC ensures that electric facilities are built, operated and decommissioned in an efficient and environmentally responsible way. The AUC also provides regulatory oversight of issues related to the development and operation of the wholesale electricity market in Alberta as well as the retail gas and electricity markets in the province. For more information visit [www.auc.ab.ca](http://www.auc.ab.ca) or refer to the enclosed brochure.



## AUC MORATORIUM ON APPROVALS FOR RENEWABLE ENERGY PROJECTS



The Alberta Utilities Commission (AUC) paused approvals for renewable electricity generation of new power plants over one megawatt beginning August 3, 2023, and ending February 29th, 2024.

The AUC is currently holding an Inquiry into the development of renewable energy projects in Alberta including considerations for agricultural land, views, and the potential for development of projects on Crown land. This moratorium does not impact

Universal Kraft Canada Renewable's decision to move forward with the Project. We are committed to the Project and will continue consultation and preparing our application for submission to the AUC. Once the Inquiry has been completed, Universal Kraft Canada Renewable will follow any new guidelines and requirements as required by the AUC that are additional to the materials provided in our AUC application.

For more information visit the AUC website at: <https://www.auc.ab.ca>.

# LITTLE SMOKY 1 SOLAR PROJECT

## FURTHER PROJECT INFORMATION

### Project Siting

A common question received is about how the Project was sited and why this location was chosen. There are several factors that go into siting a solar project including: an area with high solar resource, proximity to a substation and existing transmission line infrastructure with capacity to host the project, relatively flat land for buildability and landowners willing to host the Project.

### Development on Agricultural Land

Under the current legislative framework, Alberta Environment and Protected Areas (AEPA) has policies in place which favour siting on agricultural land, as it has a lower risk to wildlife habitat. Currently in Alberta, renewable energy projects cannot be sited on Crown land or native prairie. We know that agriculture and solar energy are both ideally located on flat lands in an area with a high solar resource, leading to there being natural conflict between farmland and project siting.

A few things Universal Kraft Canada Renewables is doing to reduce land use for the same power output:

- Installing the highest efficiency panels on the market
- Bifacial panels that produce electricity from the backside due to reflection off the ground (great with Alberta snow)
- Tracking technology that follows the sun throughout the day

The Government of Alberta has indicated that renewable energy developments will not be allowed on Class 1 or Class 2 soils unless the project's proponent can show how crops or livestock can use the land at the same time. The Little Smoky 3 Solar Project area is comprised of Class 3 and above soils; therefore, Universal Kraft Canada Renewables does not intend to incorporate agriculture into the operations of the Project.

### Decommissioning and Reclamation

There is a heightened awareness on proper decommissioning and reclamation of energy assets throughout Alberta. Through the Environmental Protection and Enhancement Act (EPEA) and Conservation and Reclamation Directive for Renewable Energy Operations, AEPA, 2018 (C&R Directive), there are other legally enforceable obligations provincially.

The C&R Directive will be used to guide revegetation and reclamation of the site, in order to ensure that vegetation is re-established, soils are maintained, and equivalent land capability is maintained during operations.

As part of the C&R Directive, developers must complete a pre-disturbance site assessment (PDSA) prior to construction. At the end of project life, developers must return the project to the pre-disturbance state. The PDSA is used as a baseline by the province. A reclamation certificate from the province is required to discharge this obligation.

Universal Kraft Canada Renewables has strong commitments within their private lease agreements for decommissioning and reclamation and is required to describe how the operator will have sufficient funds at the end of life to pay for decommissioning as part of our AUC application. Universal Kraft Canada Renewables is committed to adhering to any new requirements the AUC may introduce with respect to decommissioning and reclamation.



# LITTLE SMOKY 1 SOLAR PROJECT

## PRELIMINARY PROJECT SCHEDULE

- Notification to stakeholders –August 2024
- Public Consultation – Ongoing
- Community Open House - September 2024
- AEPA Submission – February 2024
- Anticipated AEPA Referral Report - September 2024
- Anticipated AUC Submission – November 2024
- Anticipated AUC Approval – May 2025
- Municipal Permitting – August 2024 to November 2024
- Construction Commencement (if approved) – August 2025
- Construction Completion – August 2026

To learn more about the AUC application and review process, please contact:

### Alberta Utilities Commission (AUC)

**Phone:** (780) 427-4903

Toll-Free by dialing 310-000 before the number

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



## NEXT STEPS

Universal Kraft Canada Renewables is committed to meaningful engagement with all stakeholders in the Project. Following this newsletter, we will be contacting nearby landowners, occupants and residents to gather feedback and hosting a community open house, in September 2024. We intend to file a solar power plant and substation application with the AUC in November 2024. We are committed to sharing information about the Project and working with the public to ensure that we hear and address stakeholder input and concerns. We encourage stakeholders to participate throughout this process and to contact us if you have any questions or concerns about the Project. We will incorporate a summary of stakeholder comments into the application that we submit to the AUC. We have included an AUC brochure titled "Participating in the AUC's independent review process" with this newsletter.



### CONTACT US

If you have any questions about the Project, or to arrange a personal consultation, please contact:



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