

BRIGHT MEADOWS SOLAR PROJECT

FREQUENTLY ASKED QUESTIONS

Q1. I have concerns about the potential noise from the solar project. Does the project make a lot of noise?

A: No, the project will not make a lot of noise. The source of noise emissions within the project is the electrical inverters which convert DC current from the panels to AC current for the grid. The locations of the six inverters for the project have been modeled by an expert noise engineer using conservative model assumptions and the project has been confirmed to be compliant with all Alberta noise regulations. The cumulative noise limit outside of any given receptor (residence) is set provincially at 50 dBA (decibels) during the day and 40 dBA (decibels) at night. For comparison, a 40 dBA noise level is considered to be a "quiet" level, similar to a quiet library, a low refrigerator hum, or a very quiet street. It is also noted that the project will not actually generate any noise at nighttime since the solar panels will not be generating at this time. To further mitigate the potential noise emissions from the project, the three closest inverters have been moved further away from the nearest residence since the first design was presented at the open house event in the fall of 2024 and a new tree line has also been committed by the project on the east side of the property along Range Rd 274 to reduce the noise from the project.

Q2. What can be done regarding the view of the project? I don't want to look at the panels and I am worried about the reflective glare from the project.

A: As stated in Q1 above, the project design has been updated to include a tree line on the east side of the project to minimize the visual impact of the project from Range Rd 274. The project has also completed a 'Glare Hazard Analysis' which assesses the magnitude and timing of the impact of glare from the project and is available on the website. The report confirms that the risk of glare to residents is minimal and with local tree and forest cover, effects are further reduced.

Q3. What are the benefits of the Project to the local community?

A: The project will propose a form of Community Benefit Agreement (CBA) with the county and local stakeholders. This CBA is currently being developed and will be implemented before construction of the project, targeted for next year. The three (3) key benefit programs will be:

1. Education and employment initiatives: A program aimed at enhancing educational opportunities and creating employment pathways associated with the project for within the community.
2. Support for community initiatives: A financial support mechanism for local community projects to be funded by the project and selected with input from the community.
3. Electricity Rebate Program: A local initiative designed to provide the closest neighbours the most benefit from the project to help offset their local electricity costs.

Q4. Will the project have an impact on property values?

A: No material impact to property value is expected as a result of the project being built. Past reports suggest negligible impacts on home and property sale prices on a pre/post basis as compared to alternative control group sales. One key study was completed in 2023 in the USA and it concluded that the impact on sale price of large scale solar project was statistically likely 1.5% or less for nearby property values and that any such impacts can be mitigated by visual barriers and local community benefits from a project¹.

Q5. Will the project have night-time lighting along the fence line? I am concerned about the light pollution from the security lighting.

A: There is no plan to have lighting along the fence line. The main entrance gate and switchgear equipment at the south end of the site will likely have a small, localized light, to ensure safety and security of the site. No additional lighting will be needed.

Q6. What is the plan to address concerns regarding the possibility of project abandonment and the commitment for component removal at the end of project life?

A: The project is financed upfront and the ongoing project costs are very low since the sunlight the project uses is free. Therefore, initially, the risk of abandonment is very low as the project is insured and has warranties and contractual commitments associated with the investors. If a bankruptcy occurred, some other entity will easily step in to own and operate the asset. In terms of decommissioning, as part of the permitting process with the Alberta Utilities Commission (AUC), the project has prepared a decommissioning and reclamation report by a third-party expert to estimate the net cost to remove all of the equipment at the end of project life. The project will be required to set aside funding for this work at the end of project life and to reclaim the land and return it to a similar land use to what existed prior to project construction.

Q7. I am concerned about sheep grazing on the Project land and the potential transmission of infectious disease to nearby bison or cattle. How will this issue be mitigated?

A: The lands may be grazed by sheep, but this will always be done in a responsible and collaborative manner with other stakeholders. Consultation with neighbours has confirmed that some lands nearby are used to graze cattle and bison and that there is increased risk of disease if these activities are done close to sheep herds. Research has been done on the issue including contact with the Canadian Bison Association, the Project landowner, and the neighboring property owners, to assess and mitigate the potential risks associated with grazing sheep at the site. The Project proponent is committed to close communication and collaboration with any adjacent cattle or bison grazers who might be impacted by sheep on the project site. Close land use management will be employed to limit interactions and mitigate the risk of transmission between the site activities, and sheep grazing as an activity on the land may be heavily restricted or avoided altogether for the project land.

¹ "Shedding light on large-scale solar impacts: An analysis of property values and proximity to photovoltaics across six U.S. states.", Elmallah et al., 2023.