



6404 6A Street SE  
Calgary, AB T2H 2B7

January 10, 2022

## **RE: Lethbridge One Solar Community Notification Letter**

Dear Neighbor and Stakeholder(s),

My name is Pamela Pelletier, I am the Development Manager for NU-E Corp. (NU-E). NU-E is a Canadian owned and operated solar development company proposing to construct and operate a solar farm in the City of Lethbridge. The solar farm, substation and connection are collectively called Lethbridge One.

Lethbridge One is proposed to be located on approximately 80 acres of privately owned agricultural land, south of Highway 3, west of Westside Drive, north of 2<sup>nd</sup> Avenue West and east of 30<sup>th</sup> Street West, municipal address 2910 Westside Drive W Lethbridge Alberta (SW 10-9-22-W4M).

I have prepared this letter and the enclosed Project Information Newsletter to (1) notify and provide you with project specific information, and (2) invite you to be involved in the Project's public consultation process. The following information is included:

- A map of the Project site and surrounding areas
- The Project's expected development and construction timeline
- Information of community benefits and potential impacts

As part of a planned application to the Alberta Utilities Commission (AUC) for approval to construct and operate the Lethbridge One facility, NU-E is providing a copy of the AUC brochure Public Involvement. The document has been prepared by the AUC to inform the public of the AUC application process and the means for public involvement. This document can also be viewed on the AUC website [www.auc.ab.ca](http://www.auc.ab.ca).

Development work is ongoing, including but not limited to, design of the project layout, public consultation, environmental assessments, and wildlife studies, and permitting activities. NU-E is committed to use best efforts to minimize the impact on the community, environment, and wildlife. NU-E is dedicated to consultation for the life of the project, providing all necessary project specific information in an honest, respectful, and timely manner to all stakeholders and Aboriginal groups potentially directly and adversely impacted by the project.

Further information will be circulated as the project progresses. Your feedback is encouraged for consideration of project development, design, and operation where applicable and practical. Project information can be found on our website [www.nu-ecorp.com](http://www.nu-ecorp.com).

If you have any questions, please contact me.

A handwritten signature in blue ink, appearing to read "P. Pelletier", is positioned above the typed name.

Pamela Pelletier  
Development Manager, NU-E Corporation  
[Pamela@nu-ecorp.com](mailto:Pamela@nu-ecorp.com) Cell 403-860-5685  
6404-6A Street SE Calgary, AB T2H 2B7



You are receiving this package because you live on, or own land near, the proposed Lethbridge One

## About the Project

The proposed Lethbridge One Solar Power Project ("the "Project") is an approximately 9-megawatt (MW) solar farm to be located on approximately 80 acres of private cultivated land in the City of Lethbridge.

## About NU-E Corp.

NU-E is a Canadian owned and operated solar development company headquartered in Calgary, Alberta, with 60-megawatts of solar power installed and commissioned in Alberta.

As a future long-term owner and operator of solar power projects in Southern Alberta, NU-E is committed to building lasting partnerships and achieving positive social impacts for the communities in which we work, live and play.



The project is located on SW 10-9-22-W4M, municipal address 2910 Westside Drive W Lethbridge, Alberta.

## All included

- \* Location and Map
- \* Community Info
- \* Next Steps
- \* Estimated Project Timeline
- \* Project Details
- \* Project Layout
- \* Participant Involvement Program
- \* AUC Brochure
- \* Contact us



**We want your input!**

**We welcome invitations to support local initiatives!**

## **Community Benefits**

- \* Projected to create +50 locally sourced jobs during construction
- \* Field and supply chain service for local businesses
- \* Tax revenues throughout the life of the project to support municipal services and infrastructure.
- \* NU-E is committed to support local community organizations and charities

## **Community Involvement**

As part of our broad community consultation, NU-E will be meeting with the community and industrial operators near the Project to provide project specific information and seek feedback. Consultation is active throughout the development, construction and operation of the Project.

## **NEXT STEPS- Public Consultation**

As NU-E moves through the regulatory and permitting process, your feedback is encouraged for consideration of project development, design, and operation. We are enthusiastic to work with all landowners and stakeholders to mitigate potential directly and/or adversely impacts by the Project. NU-E pledges to respond to all questions and concerns in an honest and timely manner.

## **Estimated Project Timeline**

	<b>Lethbridge One Activity or Milestone</b>	<b>Timeline</b>
<b>Public Consultation</b> ↓	Project Notification & Initial Consultation	January 2022
	Submit Application to the Alberta Utilities Commission	October 2022
	Submit Development Permit Application	November 2022
	Anticipated Alberta Utilities Commission Approval	February 2023
	Begin Construction	March 2023
	Energization Date	June 2023
	Expected Commercial Operations Date	July 2023

**A PUBLIC OPEN HOUSE WILL BE HELD IN LETHBRIDGE, AB IN EARLY 2022**



**Contact us to schedule a personal consultation meeting!**

**We want your input!**



## Project Details

**Solar Panel:** Solar panels generate electricity when exposed to the sun's radiation. NU-E will source panels from a Tier 1 manufacturer.



**Inverter:** Inverters convert electricity produced by the solar panels from direct current (DC) to alternating current (AC) allowing the electricity to be transported for use in your home and/or business.



**Connection:** Lethridge One will connect directly to the City of Lethbridge's electrical grid, supplying renewable energy to neighboring communities and industrial facilities.



**Access road:** An access road will be constructed to access the project site. Additional gravel roads within the project boundary to construct, operate and maintain the Project.



## Project Influences

Solar projects complete various environmental studies and fulfill reporting requirements as part of the regulatory and government review process.

**Noise:** A Noise Impact Assessment will be conducted as part of the AUC application. Lethbridge One anticipates noise levels to be within permissible limits as outlined in the AUC Rule 012.

**Environment:** In accordance with Alberta Environment and Parks (AEP) permitting guidelines, third party environment surveys are on going. Submissions will be made to AEP and the AUC for review.

**Visual:** Through a series of standards and best management practices, the visual impacts are sensitively planned to ensure the impacts on stakeholders and wildlife are eliminated or minimized.

## Approval Process

The Alberta Utilities Commission (AUC), an independent, quasi-judicial agency of the Government of Alberta that ensures a fair and responsible delivery of utility service. The AUC uses an established process to review applications to protect social, economic and environmental interests of Alberta. The AUC is committed to ensure that Albertans whose rights may be directly and adversely affected by a project have an opportunity to have their concerns heard, understood and considered.

**For more information on how you can participate, please refer to the enclosed AUC brochure *Public Involvement, Participating in the AUC's Independent Review Process***

## CONTACT US

Please contact us for more information on the Lethbridge One Solar Power Project. Your comments and feedback are important to us.



**Phone Number:** 403-860-5685

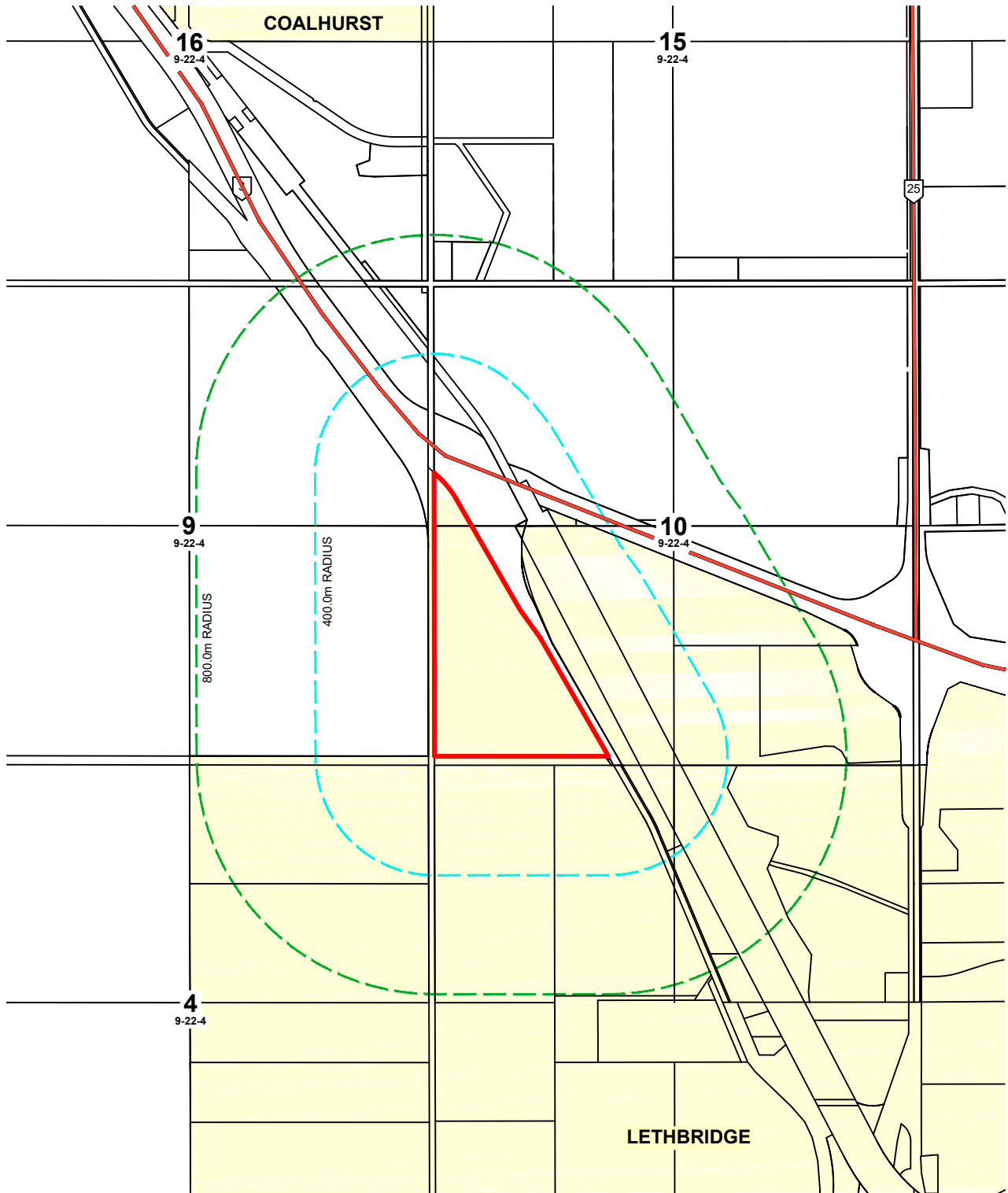
**Email Address:** [info@nu-ecorp.com](mailto:info@nu-ecorp.com)

**We want your input!**

RADIUS SKETCH SHOWING:

# Lethbridge One - 10MW Solar Power Project

Within  
W.1/2 Sec.10 Twp.9 Rge.22 W.4M.  
City of Lethbridge

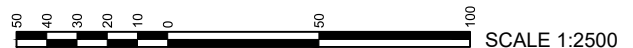


OPERATOR:

## NU-E CORP.

LEGEND:

- 0.4 km Radius: - - - - -
- 0.8 km Radius: - - - - -
- Area referred to: - - - - -
- Primary Highway:
- Secondary Highway:
- City / Town:



**MIDWEST SURVEYS INC.**  
 100 - 1825 BOMFORD CRES SW  
 MEDICINE HAT, AB  
 T1A 5E8  
 TEL: 403-527-2944

No.	DATE	REVISION / ISSUED	JOB No.	Page 1 of 1
0	DEC 3, 2021	PLAN ISSUED	MH-0316-21	
				<b>0</b>
				REVISION
SURVEYED BY: N/A		CALC'D BY: MW	DRAWN BY: GK	MH-0316-21-J1-NOT-2

### 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 intervenor 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 Intervenor 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](mailto: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 T5J2Y2

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

Updated September 2019

[www.auc.ab.ca](http://www.auc.ab.ca)

## 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](http://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**