

Sunnynook Solar + Energy Storage Project Update

Sunnynook Solar Inc. is owned and being developed by Westbridge Renewable Energy Corporation

We are committed to engaging openly with landowners, public stakeholders, government agencies, and members of the local community

The Sunnynook Project Team is pleased to provide you with updates and additional information about the Project

In This Newsletter:

- Stakeholder Update
- Project Schedule Update
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Schedule Update:

Development activities are progressing, and the Sunnynook Project Team would like to provide you with updates and additional information about the Project. Over the last 3-4 months we have been very busy progressing development activities, completing technical studies, and preparing our power plant application to the Alberta Utilities Commission (AUC).

Environmental Studies	Complete
Technical Studies (e.g. Noise, Glare)	Complete
Interconnection Process	Q3 2021 – Q4 2023
AUC Application and Approval	Q1 – Q2 2023
Special Area No. 2 Permitting	Q3 2023
Pre-Construction Studies	Q2 – Q3 2023
Construction	Q3 2023 – Q3 2024
Commercial Operations Date	September 2024

Stakeholder Update:

Project newsletters were mailed out to stakeholders in July and October 2022 and an open house was held in November 2022. We appreciate the comments and concerns that have been raised by stakeholders as they are helpful in the Project planning and development process.

Key Project Updates:

As indicated in the July and October newsletters, Westbridge Renewable Energy Corp. is developing the 270 megawatt (MW) solar photovoltaic (PV) and 100 MW/200 megawatt-hour (MWh) battery energy storage system (BESS) in your area. We are writing to you today to provide an update on the following aspects of the Project:

A Noise Impact Assessment has been completed and to ensure noise compliance at all residences within 1.5m of the Project the following mitigations were applied:

- Change in inverter/transformer station manufacturer and model to achieve quieter operations
- Relocation of the Battery Energy Storage System (BESS) site from north of the Project substation to south of the substation

A project-specific Emergency Response Plan has been drafted and is currently being reviewed by Special Areas Fire and Emergency Services and will include:

- Detailed emergency response procedures for solar PV and BESS emergencies that may occur such as fire, gassing, or spills
- Results of an Air Quality Dispersion Modelling Assessment which is currently underway

Alberta Environment and Protected Areas (AEPA) reviewed our Renewable Energy Submission and based on AEPA's review, the following mitigations were applied:

- Relocation of 5 inverter/transformer stations to avoid grassland and wetland/watercourse perimeters
- Bird flight diverters will be placed on the northern boundary fence

Environmental Reporting:

Wildlife, habitat, and wetland field studies were completed in October 2022. These studies informed the Project design, layout, and schedule in consideration of mitigating adverse effects to environmental features. An **Environmental Protection Plan (EPP)** was completed for the Project to guide construction and operations activities for the long-term maintenance and preservation of environmental features.

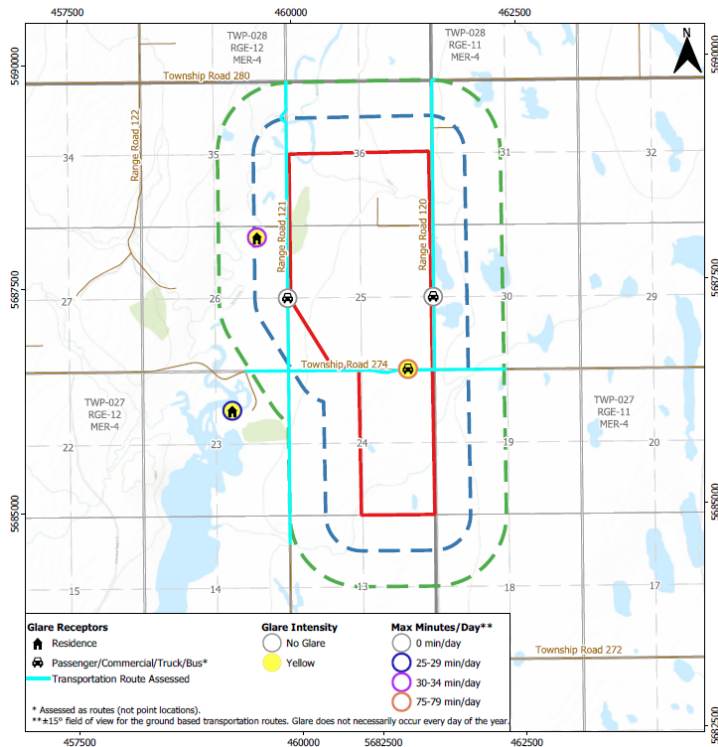
A field analysis of soils and weeds will be completed in 2023. The preparation of a **Conservation and Reclamation Plan (C&R)** per the *Conservation and Reclamation Directive for Renewable Energy Operations* is well underway. This plan will ensure the appropriate pre- and post-disturbance assessments are completed to guide interim and progressive reclamation, track the progress of reclamation, and ensure that the reclamation meets the appropriate criteria at the end of the Project's life. The EPP and C&R will be filed with the Project's AUC application.

Solar Glare Hazard Analysis:

Georgetown undertook a **Solar Glare Hazard Analysis (SGHA)** per AUC Rule 007 requirements using the Solar Glare Hazard Analysis Tool, which is specifically designed for the analysis of potential glare on flight paths, traffic routes, and stationary observation points such as dwellings. Glare was assessed along Township Road 274, Range Roads 120 and 121, and for two dwellings within 800 metres of the Project. The level of glare predicted along the transportation routes and dwellings is not expected to create hazardous conditions or have a significant adverse effect on a resident's home use. The results of the SGHA have been posted on the Project website:

www.sunnynooksolar.com.

Solar Project Glare Impact Map:



Noise Impact Assessment:

Noise from the Project is regulated by the AUC through *Rule 012: Noise Control*. A **Noise Impact Assessment** was completed for the Project and to comply with Rule 012, cumulative (existing + project) noise levels at occupied dwellings must not exceed daytime (7 am to 10 pm) or night-time (10 pm to 7 am) Permissible Sound Level (PSL) limits. Cumulative noise levels include natural and non-industrial sources, existing industrial facilities, and the proposed Project. A computer model was used to predict cumulative noise levels at two dwellings located within 1.5 km of the Project. Cumulative sound levels were assessed to be below PSLs at the assessed receptors in the worst case - in other words the Project is expected to operate in compliance with AUC Rule 012 requirements.

Results of the Cumulative Sound Level Assessment:

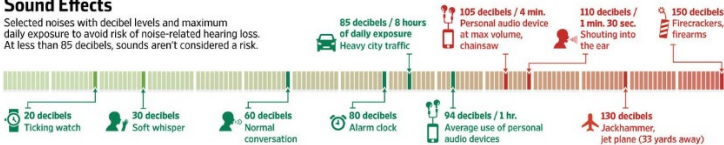
Receptor	Existing sound level (dBA)		Project sound level (dBA)		Cumulative sound level (dBA)		PSL (dBA)	
	NT	DT	NT	DT	NT	DT	NT	DT
Dwelling R1	35.0	45.0	36.1	36.1	38.6	45.5	40.0	50.0
Dwelling R2	35.0	45.0	32.1	32.1	36.8	45.2	40.0	50.0

DT – Daytime; NT – Night-time; PSL – Permissible Sound Level

Typical Sound Levels (Dba) Of Common Noise Sources:

Sound Effects

Selected noises with decibel levels and maximum daily exposure to avoid risk of noise-related hearing loss. At less than 85 decibels, sounds aren't considered a risk.



Source: World Health Organization

Permitting Update:

The AUC regulates the construction and operation of all electrical infrastructure in the province. We anticipate a January 2023 filing of the Project power plant and substation application to the AUC. The application to interconnect the Project to the electric grid will be submitted at a later date as part of ATCO Electric's Facility Application. Once filed, the power plant application will contain comprehensive Project information and will be available for public review at: www.auc.ab.ca.

Sunnynook will seek a Municipal Development Permit from Special Area No. 2 following approval from the AUC.

Contact Us:

Details about the Project, including mapping, technical studies, reports, and consultation materials are available on our website: www.sunnynooksolar.com

Please feel free to contact us:

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Privacy Statement: We are committed to protecting your privacy. Collected information will be protected under the provincial Personal Information Protection Act. As part of the regulatory process for new generation projects we may be required to provide your personal information to the Alberta Utilities Commission (AUC). For more information on how information will be protected please contact us.