THE MUNICIPALITY OF THE COUNTY OF RICHMOND
LA MUNICIPALITÉ DU COMTÉ DE RICHMOND

Special Meeting

Thursday, May 22, 2025

6:00 p.m.

Council Chambers

AGENDA

1. Call to Order
2. Roll Call of Councillors
3. Mila Simon, Senior Project Coordinator, SolarBank – *Re: Nova Scotia Community Solar Program – Richmond County Solar Project Presentation*
4. Adjournment

The future is bright

Nova Scotia Community Solar Program
Richmond County - Solar Project

AI Renewable

SOLARBANK

TRIMAC ENGINEERING

May 2025

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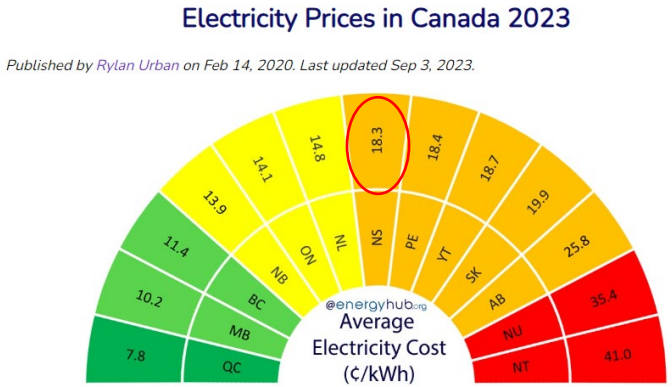
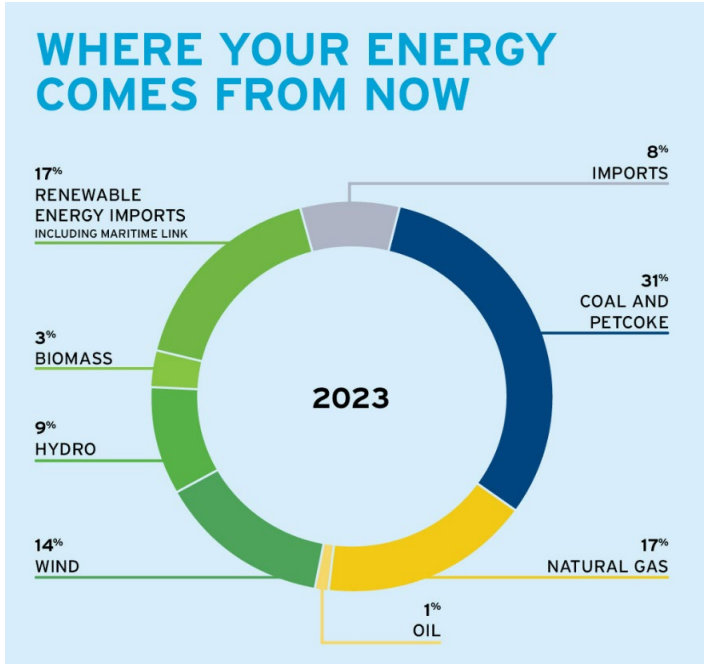
Nova Scotia Needs Renewable Energy

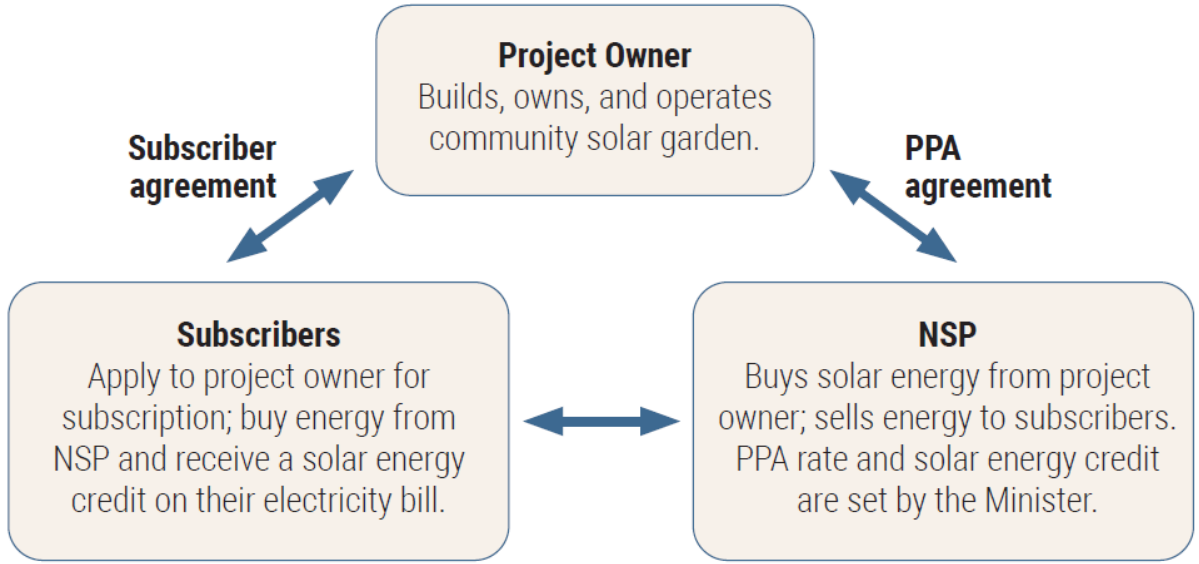
- NS has the following challenges:
  - High electricity price: Average $0.183/kWh
  - High emission on electricity generation
  - Fossil fuel production: **31% of electricity from Coal; 17% from Natural Gas**
- NS passed **Environmental Goals and Climate Change Reduction Act** in October 2021. It contains 28 goals that will reduce greenhouse gas emissions, grow the green and circular economies, and move us to use the renewable energy.
- **Our Climate, Our Future: Nova Scotia's Climate Change Action Plan for Clean Growth** - most ambitious goals in Canada for cutting GHG emissions:
  - 53% below 2005 levels by 2030, net-zero, by 2050
- NS will get 80% of its electricity from renewable resources by 2030 by:
  - Rate-Based Procurement: 306 MW of Wind contracts issued in August 2022
  - Green Choice Program: 350 MW of Wind contracts issued in June 2024
  - **Community Solar Program: Up to 100 MW**



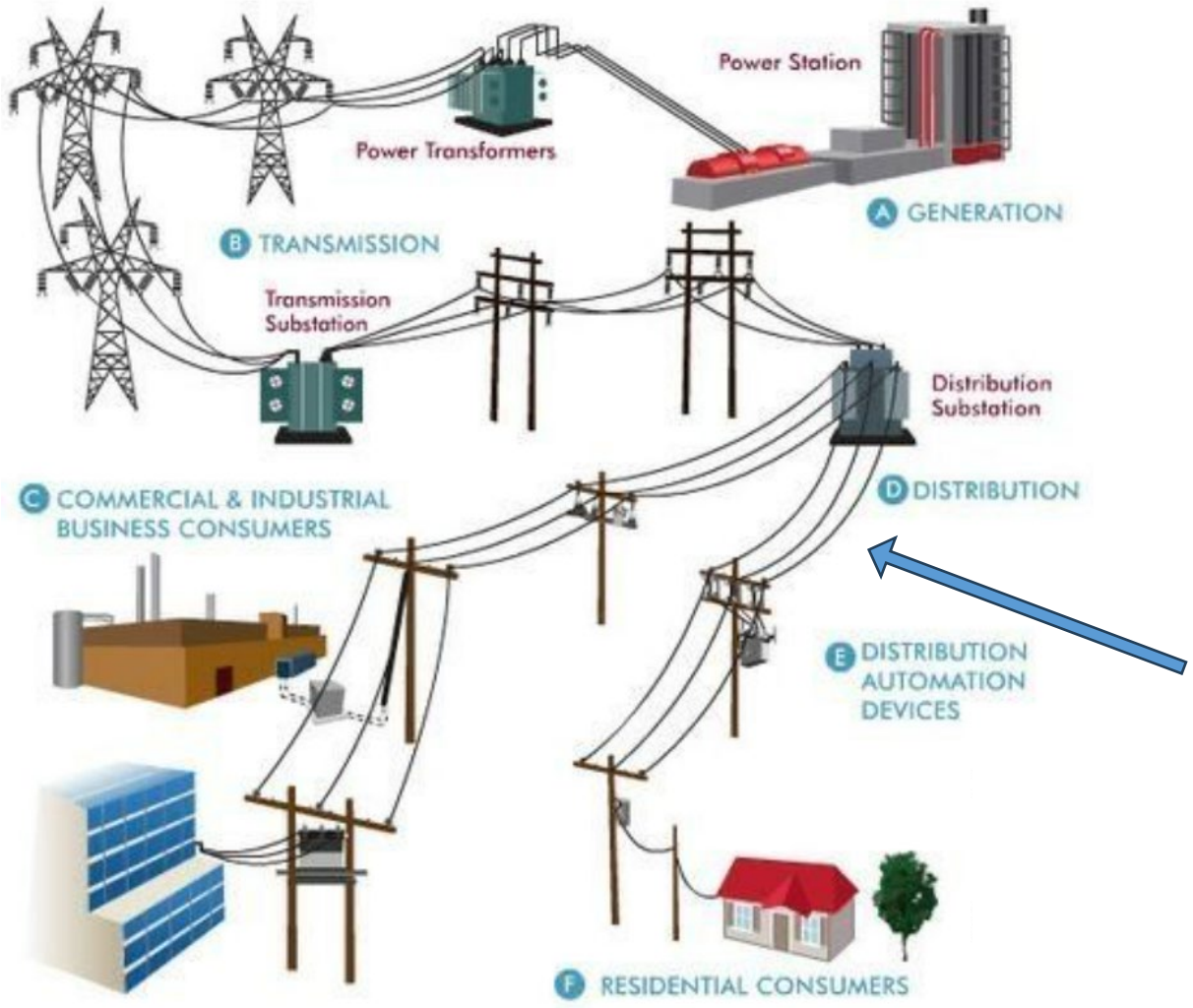


Nova Scotia's Community Solar Program

- The NS Community Solar Program seeks to expand solar energy to those residences or businesses who are interested in using green energy but unable to install solar PV panel
  - to build a community solar garden between 500 kW to 10 MW AC
  - Total Capacity for procurement: 100 MW AC
- How it works:
  - Project owners construct, generate and operate the community solar garden
  - Generated solar energy is connected to Nova Scotia Power Incorporated (NSPI)
  - Residences or businesses (Subscribers) enter a virtual subscriber agreement (PPA) with the Project Owner
  - NSPI administrates the solar energy to subscribers, such as billing, payments
  - Project owners continue to engage subscribers and manage subscription
- Program was Launched on March 1, 2024. Review at first come first serve basis.
- Contract Term: 25 Years



Community Solar Project – Distribution Connected



- The Community Solar Project would be connected to the local distribution grid and will service the local community.
- It will help increase grid stability and resilience.

Community Solar Project Example

Community Benefits

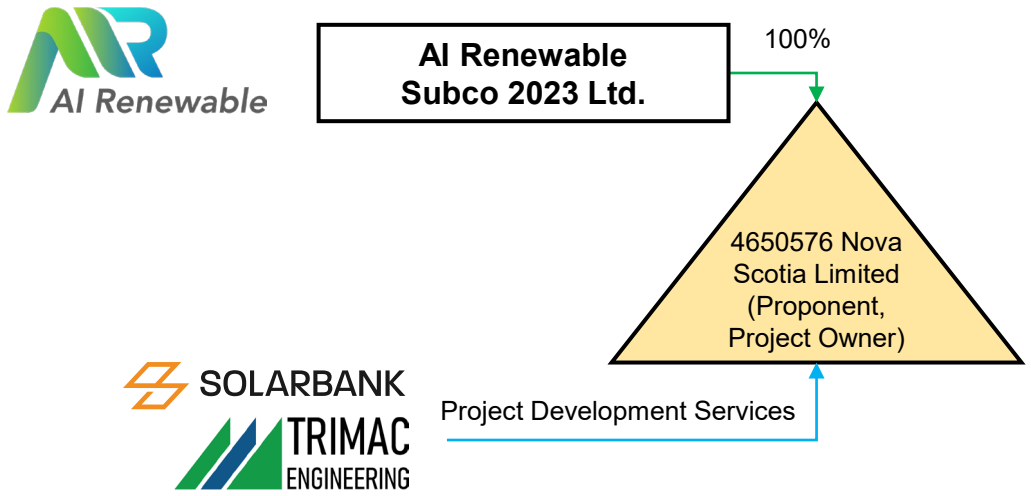
A community solar project in Richmond County has many **community benefits**, and can play a significant role in strengthening future renewable energy initiatives in the community in several ways:

- Energy Cost Savings: Subscriber will receive $0.02/kWh credit on their bills for the solar electricity subscribed
  - approx. 10-15% off your NSP bill.
  - No commitment & no fees.
  - Priority Subscription offered to local community and other marginalized communities.
- Local green energy generation to increase grid resilience
- Reduce emissions (GHG)
- Local job creation and economic growth

The Proponent

Proponents

Proponent means a Person registered under the Community Solar Program for the purpose of applying for the process, who is responsible to develop, finance, own and operate the Project. For greater certainty, the Proponent must have a Controlling Interest in the Project at the time of Proposal submission and at the time that the Agreement is executed.



AI Renewable 2023 Limited Partnership

The AI Renewable 2023 LP, Is A **Flow-through** Limited Partnership, To invest on **Clean Infrastructure** and/or **Renewable** Energy Projects That Help To Reduce Energy Costs and GHG Emissions In Canada While Producing **Tax Benefits** And **Long-term Steady Cash Flows** For Investors.

MISSION STATEMENT:

To Be Part Of The Solution To Climate Change Through Tax-effective Sustainable Investments In Clean Infrastructure & Renewable Energy Technologies.

SolarBank Highlights

SOLARBANK

$200M+	70 MWp+	$7.3M	10,000+	1GWp+	24/7/365	100+
Project Financing Managed	Projects Built	Cash/ Investment	Homes Powered	Development Pipeline	Control Center	Solar Plants Under Management

EXPERIENCED DEVELOPER

10+ years experience in the Ontario, New York, and Maryland renewable energy markets

Experts in Engineering, Procurement & Construction **(EPC)**

100+ solar projects permitted, constructed and operating to date

EXCELLENT MANAGEMENT

An executive management team with 100+ years of combined experience in solar, clean and renewable technology, and **finance**

In-depth knowledge of energy markets and off-take contracts

ATTRACTIVE OPPORTUNITY

Project pipeline with long-term site control and limited permitting and operating risk

100% customer retention since inception with **90% government contracts** and 10% C&I and municipal customers

LEADING RE+ MARKETS

Comprehensive understanding of regulatory climate, incentive programs and surging customer demand for **Net-Zero**

Access to low-cost development capital through U.S. and Canadian tax-advantage investment funds

Honeywell · Panasonic · PNC · RBC · MDOT Maryland Department of Transportation · Fiera Capital · Charleys · The Home Depot · ieso Power to Ontario. On Demand. · CanadianSolar · Sungrow · Morguard · RBI Solar · True Green Capital · JinkoSolar · Keenstar · EGING PV · ZNSHINESOLAR · Seminole Financial Services, LLC · Schneider Electric · Schletter · Polar Racking

Full Vertical Integration

SolarBank's expertise at every stage makes us highly competitive on cost and volume, and long-term interests align with the community's.

Development

Grid Interconnection, AHJ Permitting, Environmental Approvals, Incentives & ITC, Power Purchase Agreements

EPC

Engineering, Procurement, Construction, COD/PTO

Origination

Policy and Financial Analysis, and Site Control

Financing

Equity, ITC & Debt, Construction Financing

O&M

Operations & Maintenance, Subscriber Management, Asset Management

TRIMAC ENGINEERING

Your trusted advisor for engineering projects.

At TriMac Engineering, we empower clients to tackle their most ambitious projects by delivering technical excellence. Our team of industry leading engineers, designers and technologists design and execute projects across industrial, commercial, and institutional sectors in Nova Scotia.
We don't just say we'll get the job done right, we prove it.

AREAS OF EXPERTISE

- Mechanical Engineering
- Electrical Engineering
- Structural Engineering

PRINCIPAL ENGINEERS

Andrew MacNeil, P.Eng. Senior Mechanical Engineer

Blair MacNeil, P.Eng. Senior E&I Engineer

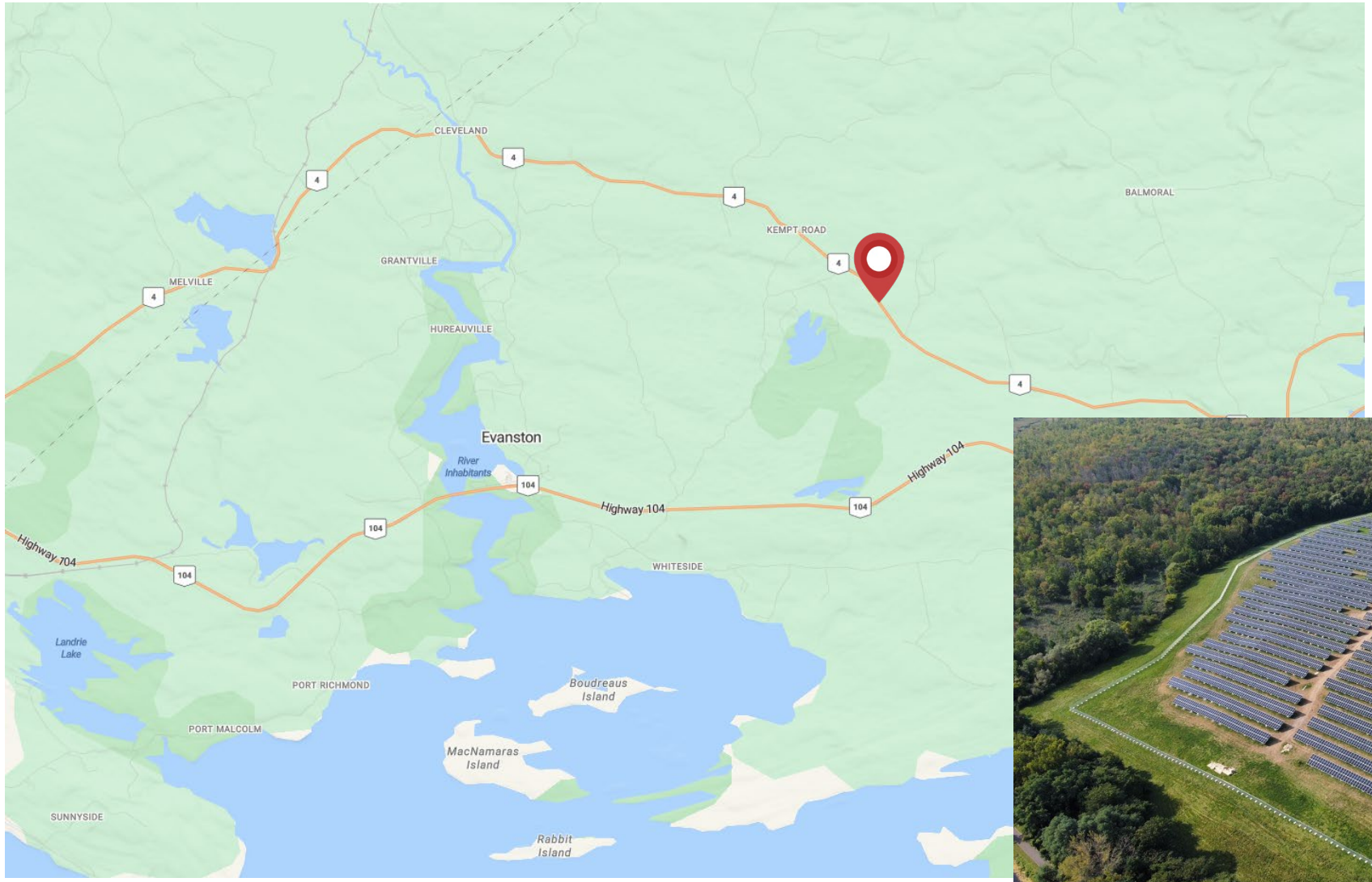
Joel MacNeil, P.Eng. Senior Mechanical Engineer

AWARDS

vital Cape Breton Unama'ki Excellence Awards

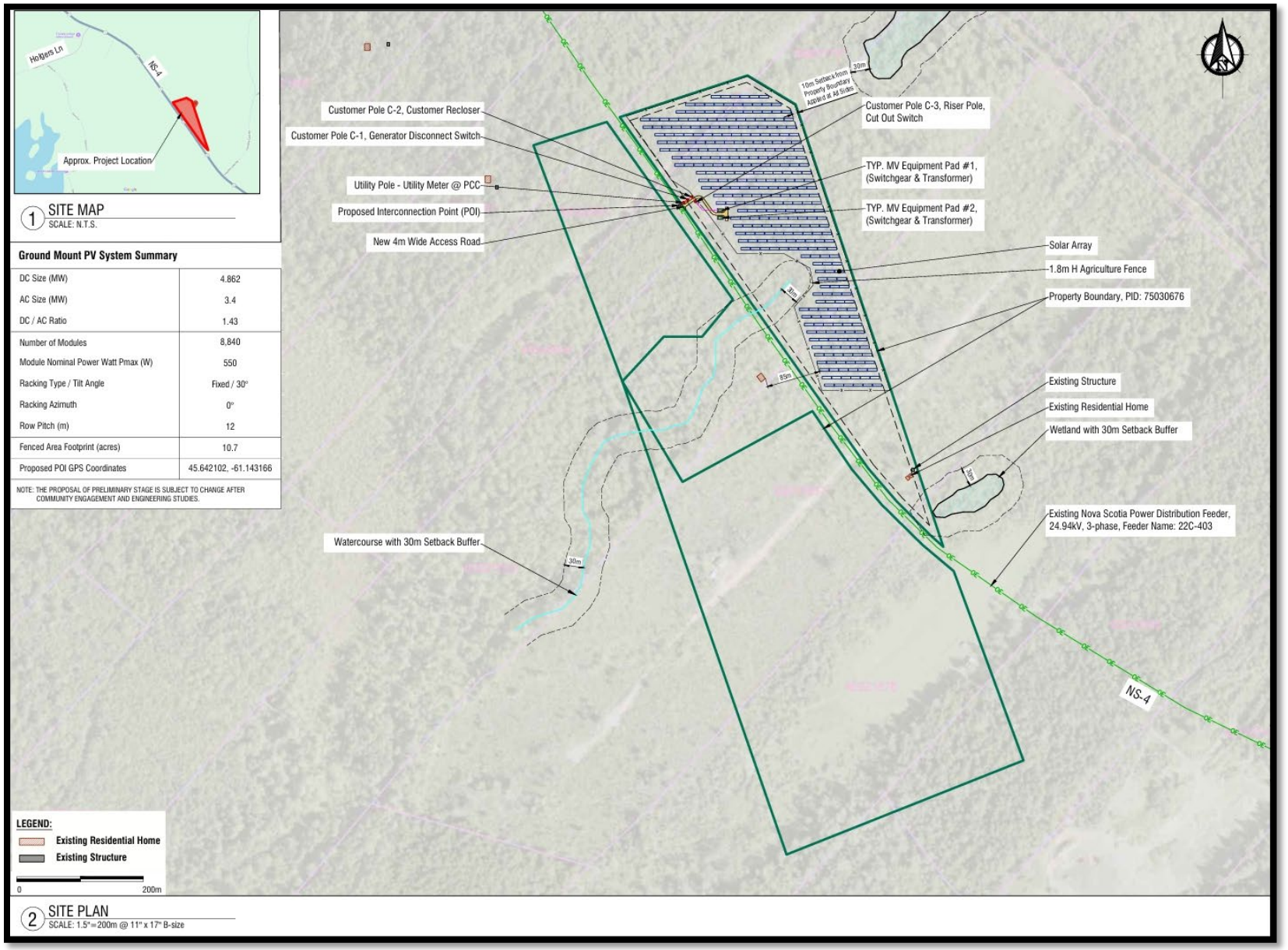
EXCELLENCE IN BUSINESS AWARDS 2024

Richmond County Solar Project



- Red dot shows the Location of the Solar Project.
- Private land with long-term Lease Agreement executed with the Landlord.

NS - 5305 Hwy 4 Solar Project – Site Location



- **Address:** 5305 Highway 4
- **GPS**: 45.642102, -61.143166
- **PIDs**: 75030676
- **Zoning:** RG-2 Rural General
- **AC Size**: 3.4 MW AC

Community Solar Development

- The program first launched on March 1, 2024 and operates on a first-come, first-serve basis until the full 100MW is allocated. We are currently in the phase of preparing a proposal to submit to the Nova Scotia Community Solar Program for review.

- We have completed the site assessment, preliminary design and Preliminary Interconnection Assessment
- We are currently working on fulfilling the program engagement requirements, which include **Community Engagement and Municipal Support,** other preliminary feasibility studies, and checking with Planner for solar permitting requirements
- Once we have completed all application requirements, we will submit a proposal submission to the province
- If selected for a contract, detailed engineering work will commence after the contract is granted; and all protocols including, but not limited to site plan review, geotechnical study, Wetland Delineation, Detail Interconnection Studies and other requirements, will be followed

Community Solar Application Requirements

Community solar projects require activities/plans in the program application process. Examples include but are not limited to:

- **Community Engagement**
- First Nation Engagement
- **Municipal Support Letter or Resolution**
- Permitting
- Geotechnical Preliminary Assessment
- Preliminary Engineering and Design
- Subscription Management Plan
- Financing Plan
- Construction Plan
- Economic Viability and Risk Assessment
- Community Benefits
- Interconnection Preliminary Assessment

Community Engagement Plan

- For Public:
  - **In-person** Public Meeting hosted near the project site; **On-line** Public Meeting
  - **Richmond County Public Meeting #1**
    Wednesday, May 21, 2025, 6:00 PM-7:30 PM
    26 Holgers Lane/Kempt Road, Cleveland, NS (Friends United Centre)
  - **Richmond County Public Meeting #2 Online**
    Wednesday, May 28, 2025, 6:00 PM-7:30 PM
    Microsoft Teams Meeting
  - **Council Meeting:**
    Thursday, May 22, 6:00 PM-7:00 PM
    Council Chambers
  - **Website** Notification (https://www.airenewable.ca/community-solar/)
  - Emailed or sent letter correspondence, notifying of project outline and public meeting to:
    - Residents and property owners near the site (around 60 letters)
    - The municipal staff and Council
- First Nations Engagement
- Marginalized Community Engagement
- Provided contact info for on-going inquiries and questions

Subscription Plan

Priority Subscription Plan

We are offering priority subscriptions to communities interested in green energy & energy savings

- Firstly, to the project's surrounding communities and marginalized communities, such as local residences, low income or senior housing, First Nation community
- Second, to other communities in project adjacent areas and other marginalized communities
- Finally, to the general public and businesses for the excessive capacity

Next Step: Municipal Support Resolution or Letter

NOVA SCOTIA CANADA

Urgent Times,
URGENT ACTION

Together, we make our planet a better place to live!

Thank You
Q&A

Contact:

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