



Sept. 3, 2024

What We Heard:

Summer 2024 Meadowview Community Solar Garden Open House Sessions and

Aug. 1 Meadowview Community Visit

Project partners hosted five Meadowview Community Solar Garden Open House Sessions this summer. The breakdown of when and where these sessions occurred is as follows:

- an afternoon and evening session in the Meadowview Community Hall on July 15,
- an evening session in Council Chambers for the Municipality of the County of Kings on July 16, and
- an afternoon and evening session in the Meadowview Community Hall on Aug. 22.

Guests were invited to arrive at a time that was convenient for them and explore the information stations at their own pace. Subject matter experts were available at each station to take questions and discuss the following topics: project overview and timeline, environmental studies and permits, project benefits, project owners and the former Meadowview landfill site.

On Aug. 1, representatives of the Projects Partners went door-to-door in Meadowview to invite residents to the Aug. 22 Open House sessions at the Meadowview Community Hall, drop off physical copies of documents with key project information, and discuss the project on a one-on-one basis.

The following are summaries of what we heard in the Open House sessions, during the Meadowview Visit, and in emails sent directly to the project team:

1. What We Heard During Open House Sessions this summer (followed by our responses in red):

Improved communication would help more community members understand what is being proposed.

- All three project partners must engage their communities to help community members understand the project and trust the process.

We want to answer your questions and receive feedback throughout this process! We will continue to host public information sessions at important stages of the project and post project information online at www.countyofkings.ca/meadowviewsolar

- Community members want opportunities to discuss this project with the decision-makers in their communities.

You don't have to wait for a public meeting to have your say and ask questions. We welcome your questions and feedback throughout this process. The project team can be reached at meadowviewsolar@countyofkings.ca and 902-690-6136.

- There would be less fear about the unknowns if information was shared more often.

We will continue to post Information that does not impact the competitive nature of the forthcoming Provincial application on www.countyofkings.ca/meadowviewsolar

- Multiple Open House guests attended to learn more about the project and believed it would be beneficial to continue gathering information and making it available to the public.

The project team has done a lot of homework to create a proposal outlining how the Meadowview Community Solar Garden could be a successful project resulting in environmental, social, and economic benefits. We will continue to post important information online at www.countyofkings.ca/meadowviewsolar throughout the extensive research and development process.

- Mail is the best way to reach folks who are not online, and many residents of Meadowview want to receive the project updates and information, including invites to information sessions, by mail.

We are grateful a community member speaking on behalf of peers in Meadowview attended the July 15 Open House to tell us how to reach more people offline. From this feedback, we planned additional Open House sessions in Meadowview for Aug. 22 and, as requested, sent mailouts directly to the homes in the Meadowview area to let folks know about the upcoming meetings and opportunities to request additional information by mail. We also placed ads in local newspapers and had project representatives go door-to-door in Meadowview to deliver additional project information to folks interested in learning more about the project.

- There is a lot of interest in the project and potential benefits for residents, with Open House attendees generally supportive and primarily looking to gather information and learn about the project.

The Project Partners appreciated this support and interest and remain committed to informing and engaging the community throughout this process.

- One community member wanted to know the exact dollar amount the Meadowview Community Development Association would receive as an annual community grant.

This amount will depend on the Power Purchase Agreement rate the Province agrees to if this project is approved under the Community Solar Program. Once the approved rate is established, and financial forecasts are finalized, the Project Partners commit to meeting with Meadowview Community Development Association representatives again to discuss the grant amount and to be fully transparent to the community.

Do your research to ensure there is a solid plan that is environmentally, socially and financially responsible before agreeing to move forward.

- Complete all necessary technical studies and create a sound business plan before agreeing to construct and operate the solar garden.

A lot of this work has been done already. Engineering reports and site studies completed to date include: geotechnical analysis (weight bearing ability of the landfill cap), species at risk, ground and surface water reviews, civil engineering reports, electrical and interconnection studies on Nova Scotia Power's distribution system.

Subject matter experts have been engaged over the past several years to analyze the unique aspects of a closed landfill and to project capital and operating costs, including the eventual decommissioning of the facility.

- Learn from other solar garden projects located on a closed landfill to further your understanding of how to operate the proposed solar garden without disturbing what lies below the surface.

Research is an ongoing part of the process. Click on the following links for examples of successful solar gardens built on former landfills: [Shepard Landfill Solar Project in Alberta](#) and [Mount Olive Solar Farm in New Jersey](#).

- Develop plans for continually monitoring methane levels at the project site and consistently test the area.

In March 2024, the Municipality checked landfill methane gas levels at the former landfill and the results indicate that landfill gas is not an issue.

In August 2024 the Municipality awarded a contract to a third-party consultant to conduct an Environmental Monitoring Program for the closed Meadowview Landfill. The resulting work will include landfill gas, surface and groundwater monitoring at the site for a three-year period, with the option to extend by an additional two years.

- Tell us more about how the solar garden would be developed/operated in a safe and responsible manner that does not negatively impact the capped landfill.

All activities undertaken for this project are done so with safety, responsibility, and maintaining the integrity of the existing landfill site as the top priorities. Information about the project is available at www.countyofkings.ca/meadowviewsolar. We can also be reached by phone at 902-690-6136 or by emailing meadowviewsolar@countyofkings.ca

- Projections estimating the reduction in greenhouse gas (GHG) emissions should include GHG emissions associated with producing, decommissioning and recycling solar panels.

Subject matter experts in the solar industry prepared GHG estimates for the production, operations, and decommissioning phases of the proposed project. These estimates indicate that the reduction in GHG emissions that will be achieved throughout the life of the solar garden will far outweigh the emissions associated with the construction and decommissioning phases of the project.

The overall GHG emissions reduction associated with this project is estimated to be between 53,185 and 55,525 tCO₂e of net emissions avoided, broken down as follows:

<u>Emissions Created</u>	<u>Emissions Avoided</u>
Construction activities: 1,695 tCO ₂ e	Facility operation and solar generation: 58,000 tCO ₂ e
Decommissioning: 780-3,120 tCO ₂ e	

- Are solar panels recyclable?

A Canadian Renewable Energy Association (CanREA) paper called “Sustainable Energy: Recycling Renewables” noted that up to 90% of a solar panel can be recycled using the following steps:

1. The aluminum frame can be removed and is 100% reusable.
2. The glass can be separated from the panel and is 95% reusable.
3. The solar cell material is collected and 80% of it can be reused or recycled.
4. Plastic that is no longer useful can be evaporated using thermal processing (high heat) and reused as a heat source.
5. The silicon can be scraped off and melted into reusable blocks (85% reusable).

There are residents in the area that identify as being part of the “community of Meadowview” but may not be included in the geographic boundaries currently being used by the Project Partners.

- Establishing the boundaries of the community of Meadowview has proven difficult as it’s not defined by either the Municipality or the Province.
- Project Partners had previously discussed this issue with members of the Meadowview Community Development Association to establish the list of roads that are currently being included.
- However, based on further examination, it has been determined that this list of roads should be expanded.
- The Project Partners will continue to examine the list of roads being used in the future for any additional expansion that may be necessary.

2. What We Heard during Meadowview Community Visit (followed by our responses in red):

- Residents were very interested in the project, with many asking how it may impact them personally.

Project representatives explained how the provincial program creates opportunities for residents wishing to participate to receive a 2-cent per kilowatt hour reduction on their Nova Scotia Power bills, which should result in an estimated 12% decrease in electricity costs for the average home.

- Some residents expressed a desire to participate but did not think they had the proper roof and orientation.

Project representatives indicated that this specific program did not involve panel installations on homes. Program participants would continue to buy electricity from Nova Scotia Power and the green energy savings would be deducted from their bills.

- Residents have questions about the amount of methane gas remaining from the landfill.

Readings at the site have shown very low levels of methane and additional checks and readings will continue through the engagement of a third-party monitoring company.

3. Questions and Responses via Email:

- I have a question about how this would affect recreational access to that land. I go up there to observe wildlife and I'm not sure if you realize the variety of species that are living up there including deer, foxes & turtles. I assume you would need to fence off part of the land to protect the equipment? What exactly is the extent of this? And would it involve a total block of access to the area for recreation including the forests that border the hill?

With respect to your question about recreational access to the area and the proposed solar garden, only the areas that contain solar panels and related infrastructure would be planned to be fenced in (for site security & health and safety reasons). Our understanding would be that the remaining site lands would not be affected by restrictive fencing.

- For a project of this size, has anyone on the team thought of the value of the due diligence involving a Glint and Glare Assessment? Transport Canada and NAV Canada do have a software application that they endorse (from the FAA) to be sure of any impacts to local residents.

I believe that "Solar farm developers need to carefully consider the impact of glint and glare from photovoltaic (PV) panels, particularly before construction near towns and settlements. Sunlight reflecting off PV panels can cause annoying visual discomfort and even hazardous glare to surrounding receptors such as residents, motorists or pilots."

Glint and glare from the solar modules have been a consideration of the Project Partners since the project's inception. As part of the initial feasibility study conducted for the project, the Project Partners collaborated with Transport Canada to determine if glint and glare from the site would be a problem for local airspace. Transport Canada's Civil Aviation department found the project does not require an Aeronautical Assessment or require a formal glint and glare study.

Regarding the potential visual impacts to local residents and motorists, the Project Partners have modelled sight lines to the project and found that the finished project will not be visible from any local household, businesses, or publicly accessible roadways (Lanzy Rd., Brook St, or Brooklyn St.).

Additionally, the modules selected for use in the project have an anti-reflective coating applied to their surface to further mitigate any possible vectors for glint and glare issues to surrounding receptors.