Public Open House for Golden Leaf Agrivoltaics

Date: 11th February 2025
Time: 6:00 pm to 8:30 pm
Location: Royal Canadian Legion Branch 244

Proponent Contact Information:	info@goldenleafagrivoltaics.ca
Project Name:	Golden Leaf Agrivoltaics
Maximum Nameplate Capacity:	Approx 9.5 MWac
Technology:	Solar

PRESENTERS

Compass Greenfield Development

Jonathan Cheszes
Roberto Caputo
James Marzotto
Seyara Wijesinghe

AGENDA

The Public Open House provided attendees with the opportunity to view poster boards displaying key Proponent and Project information. The presenting team engaged attendees, responded to their questions, and solicited their feedback on the Project.

Displayed poster boards covered the following topics:

- CGD's Projects in Canada
- Ontario's Power Needs

- What is Agrivoltaics?
- About the Project
- Preliminary Project Design
- Why your Municipality?
- Regulatory & Environmental Compliance/Development Timelines

Please refer Appendix A for the poster boards displayed at the public open house, which includes the Project details.

OVERVIEW OF OPEN HOUSE

During the meeting, approximately 60 people attended. Several participants were curious about the project and the impacts, others had questions, some left having no concerns. However, several participants raised concerns which have been summarized below. If you are reviewing these minutes and don't see your concern summarized, please reach out to the project team at: info@goldenleafagrivoltaics.ca

Summary of questions/concerns:

1) Why did you choose this location for an agrivoltaics project?

In general, this site was chosen because it satisfied several criteria to allow for a solar project in Ontario.

Non-Prime Agricultural Area: The province has restricted ground mount solar development on Prime Agricultural Areas as defined in the Provincial Policy Statement. This proposed agrivoltaics project is located on land designated as Rural in the Lanark County Official Plan and currently is used for sheep grazing.

Electrical Capacity: The 44-kilovolt distribution line that is close to the project has capacity for the project.

Willing landowner: The landowner is willing to host the project and would maintain the flock of sheep.

Agrivoltaics: The property already has a flock of sheep that will continue to pasture in the location of the solar power project and ensure that the property has an agricultural use for the next 20 + years.

Supportive Official Plan: The Official Plan of Lanark County supports the development of renewable energy projects.

2) Will the agrivoltaics project lower neighbouring property value?

Some attendees expressed concern regarding the impact of the solar project on neighboring property values. The presenting team highlighted that there are four other solar projects of similar size and scale in the surrounding area (within 7 km of the site). There have been several third-party studies demonstrating large-scale solar arrays often have no measurable impact on the value of adjacent properties, and in some cases may even have positive effects.

3) There will be several impacts on the neighbours, how will the neighbours and the local community benefit from this agrivoltaics project?

a. Visual Appearance of site from neighbouring properties

Compass Greenfield Development ("CGD") is committed to minimizing the visual impacts on neighbours by installing a vegetative visual screen around the site where one does not already exist. We will work with an arborist to determine the best type of visual screen for the soil class on site. Additionally, a poster was presented (see Appendix A) highlighting trees will be planted such that they are at 10ft at the start of operations with a projection to reach 15ft in 2 to 3 years.

There were comments about CGDs past projects and willingness to make changes to our design based on neighbour feedback. The team is actively evaluating design changes for this project to further reduce visual impacts and concerns and will be presenting the changes to the community prior to going to Municipal Council.

b. Who benefits from the Project?

Energy demand in Ontario is expected to increase by 75% leading up to 2050 according to the Independent Electricity System Operator (IESO)[1]. This proposed project will help to satisfy this growing need ensuring Ontario's homes, hospitals, educational institutions, factories etc. will have enough power.

CGD will also be committing to an annual $1,000/MW Community Benefit Agreement (so $9,500.00 in the first year).

[1] More on the IESO's Long Term 2 Request for Proposal process can be found here: https://ieso.ca/Sector-Participants/Resource-Acquisition-and-Contracts/Long-Term-2-RFP

CGD will also be paying the increased municipal tax base to the municipality which helps to fund local infrastructure.

c. *How many panels will be installed?*

The project is currently in the preliminary design stages, the numbers of panels will be verified on final design, the solar site will be situated on land in which the project has land rights to build (for reference see Appendix A - "About the Project" Poster). Additionally, the current preliminary design identifies the footprint of panels (for reference see Appendix A - “Preliminary Project Design” Poster).

d. *How will notices be issued and how can we be notified of events?*

Notices were mailed to all neighbours with land parcels within 500m from the proposed site and hand delivered to the neighbours immediately adjacent to the proposed site. The project will post upcoming municipal meeting attendance on the project website[2] .

If the proposed project is successful at securing a contract and advances to the permitting phase, neighbours will also be notified of any applications to the municipality through the municipal by-law process.

4) ***Decommissioning***

a. *Who is responsible for decommissioning and what assurances are in place that it will be completed?*

As part of our lease agreement, we have a commitment to fund decommissioning midway through the life of the contract with the IESO. Therefore, the landlord will have the ability to pay for decommissioning if we go bankrupt. If we go bankrupt before year 10, our lenders, who will fund most of the project, will be obligated to honour the contract (lease) we have with the landowners.

b. *How much waste is created?*

Most equipment on site by mass (solar panels, racking and foundations) are recyclable and will have value at the end of their useful life. For example, solar panels are 90% recyclable by mass.[3] Steel and

[2] Golden Leaf Agrivoltaics Project Website: https://goldenleafagrivoltaics.ca/
[3]Canadian Renewable Energy Association Fact Sheet: https://renewablesassociation.ca/wp-content/uploads/2025/01/CanREA-factsheet-Recycling-solar-panels.pdf

aluminium from foundations and racking are also recyclable. Copper or aluminum used in wiring will continue to have scrap value at the end of the project life.

c. What's the decommissioning process?

All removal of equipment will be done per the applicable regulations and manufacturer recommendations. The below summarizes the decommissioning procedure that would be enacted at the end of project life for each component.

Solar PV – Disconnect all above-ground wirings. Remove all PV modules and support structures.

Medium Voltage (MV) Stations, Substation – Disconnect and remove all electrical equipment. Remove the inverter and associated equipment. Remove high-voltage substation transformer. Remove concrete foundations for MV Stations and substation components.

Access roads and other components – Consult with the property owner to determine if access roads should be left in place for their continued use. If roads are to be removed, the aggregate materials will be excavated by a backhoe/front-end loader, along with any underlying geotextile fabric. Compacted areas restored.

5) Environmental impacts to neighbours

There were several questions regarding the environmental impacts of the project, summarized below. This proposed agrivoltaics project would be subject to provincial and municipal permitting, including a Renewable Energy Approval which will require several environmental studies focused on the existing environmental features and impacts from the project. On a municipal side, there will also be permits for the design and construction of the project, such as site plan approval and zoning by-law amendments.

a. Water Table Impacts

Piles are typically 2 to 3 meters in the ground, like the other solar projects in the area, and will not impact ground water. Although, as part of the regular development process, the project will conduct a geotechnical study, this will provide insight on the site-specific sub-surface conditions.

b. Storm Water Run-off and Design

As part of our permitting process, we will complete a storm water management plan to manage the flow of water, this storm water design will require approval from the respective permitting authorities. The project's solar panel design is currently set back 30m from the known desktop identified watercourse. There is currently a proposed access road planned as part of the preliminary

design that crosses this water course. The project will install a culvert parallel to the existing watercourse to ensure the water can follow its existing path. Prior to construction, field surveys will be conducted to identify any wetlands and watercourses, the project will ensure compliance with any additional regulatory requirements

c. Species at Risk

As part of regular development, the project will conduct environmental species surveys on the proposed site through a third-party environmental consultant. If there are any potential for species at risk, the project will ensure regulatory approvals are obtained by the Ministry of the Environment, Conservation and Parks. The studies will be conducted in 2026 - post a successful contract from the IESO. These studies will be available on our project website.

Any concerns or feedback can be submitted to: info@goldenleafagrivoltaics.ca

6) Impact of Project to Human Health

a. Ground Water Contamination (Cadmium)

The project will not be using thin film modules which are the ones that contain cadmium. We will be using polysilicon modules that are the most common and do not contain cadmium. Additionally solar panels do not leach chemicals.

b. Health Impacts from Communication Towers

As part of the proposed design there will be a pole / communication tower to communicate with the Smith Falls Transformer Station. Communication towers are widely distributed everywhere across Ontario to facilitate cell phone signals. This tower will only be used to communicate with the Smith Falls Transformer station and not for any other purpose. Additionally, as shown in the preliminary design, the tower is sited at the back of the site near the tree line to ensure it's setback from any homes.

7. Sound from Facility

a. During Construction

With any type of construction activity there will be short term general disturbances in the immediate vicinity. All construction activities would occur following regulations as dictated by Provincial and Municipal regulations. Construction activities would be conducted by a reputable General Contractor and are anticipated to last over a 9 to 12 month period in total.

b. During Operations

Our projects are designed to comply with the provincial regulations on noise and our equipment will be selected to ensure we meet noise limitations as outlined by the Ministry of the Environment's "Environmental Noise Guideline – Stationery and Transportation Sources – Approval and Planning (NPC-300) for Class 3 receptors". These guidelines are differentiated for urban vs. rural environments and have different standards for noise between day and nighttime.

8. ***Monitoring and Maintenance of site***

The site will be monitored remotely 24 hours a day, 365 days a year and we will be able to respond to any alarms or emergencies that may arise. Further, we will have a third-party operations and maintenance provider including landscaping that will maintain the regular day to day operations including grass levels. Additionally, sheep will continue to be grazing the fields maintaining grass levels.

9. ***What happens if CGDs goes bankrupt? Who will maintain the project?***

After obtaining a contract and prior to construction, we would require third party financing. Financing of our projects are conducted by large, reputable third-party financial institutions like banks or insurance companies, and those institutions would take over the responsibilities of the project if we were to go bankrupt.

APPENDIX A – POSTERS FROM THE PUBLIC COMMUNITY MEETING

WELCOME

TO THE PUBLIC OPEN HOUSE FOR

GOLDEN LEAF AGRIVOLTAICS

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CGD's Projects in Canada

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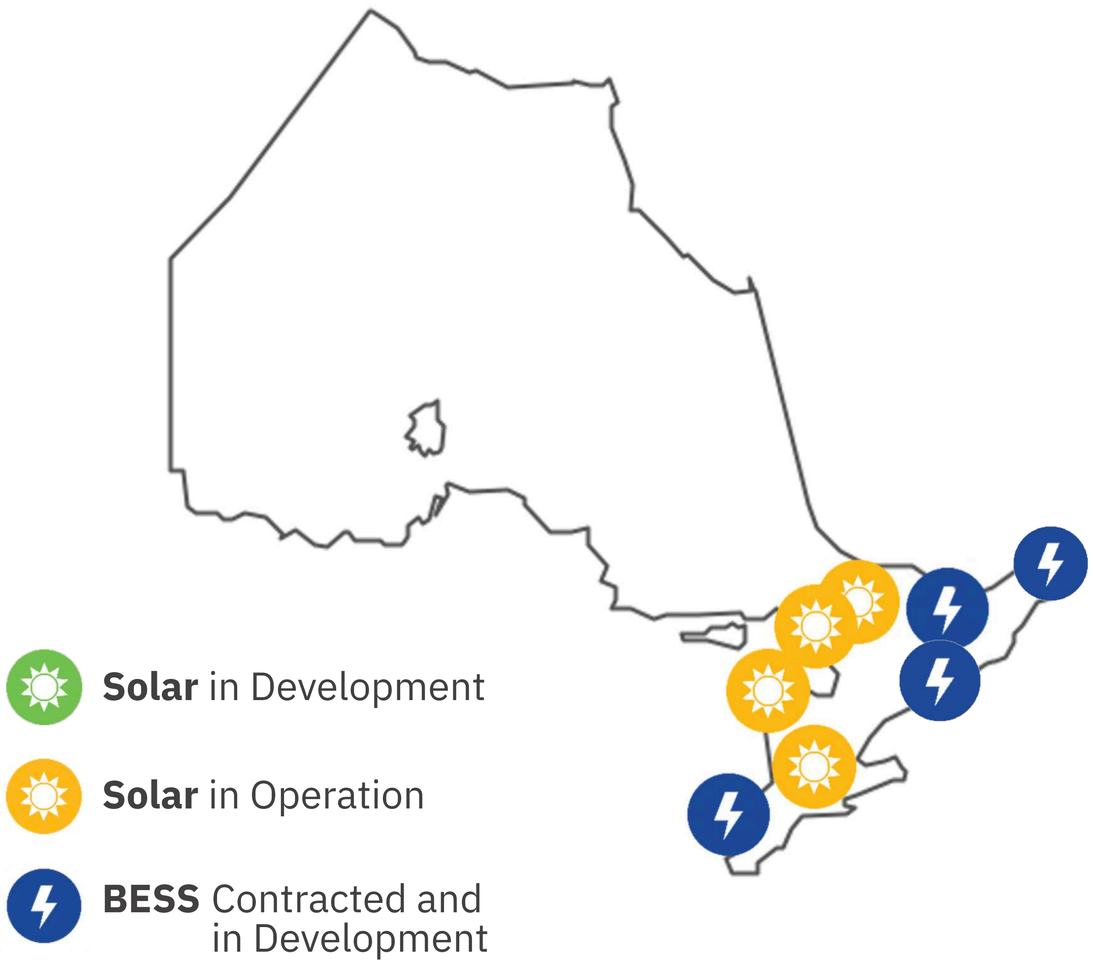
Ontario



Saskatchewan

In total, Compass has over 50 MW of solar and battery storage operating, under construction or contracted, and an additional 500 MW in early stages of development in ON and SK.

10 + years Experience in Energy Development in Ontario

- An industry leader in renewable and clean energy development across Ontario.
- We have developed over 100 renewable energy projects in Ontario representing over 100 megawatts (MW) in the last 6 years
- Track record of success with principles that designed and launched Ontario's renewable and clean energy procurements in the public sector.
- Awarded six projects representing over 45 MW/200 MWh of battery energy storage in the last two IESO Procurements.

Ontario's Power Needs

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In October 2024, Ontario's Independent Electricity System Operator (IESO) updated its demand forecast for Ontario and indicated that it is anticipating a 75% increase in energy demand between 2025 and 2050.

ieso
Connecting Today.
Powering Tomorrow.

Annual Energy Demand by Forecast

75% Demand Growth by 2050

What is Causing this Growth?

- Large increases in demand in the near and medium term
- Industrial sector and data centre growth are the primary drivers of new demand
- Industrial electric vehicle production and supply chain sub-sector
- Commercial sector growth, increasing population, and electrification are also continuing to escalate electricity demand across the province.

What is Agrivoltaics?

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- Agrivoltaics is dual use of land for agricultural and solar generation activities.
- Agrivoltaics is already common in Ontario, where sheep are used on several projects to maintain the vegetation on solar farms.
- The Solar Projects fenced area provides protection for the flock and the panels provide shade, while the sheep maintain the vegetation.

Learn More About Agrivoltaics

About The Project

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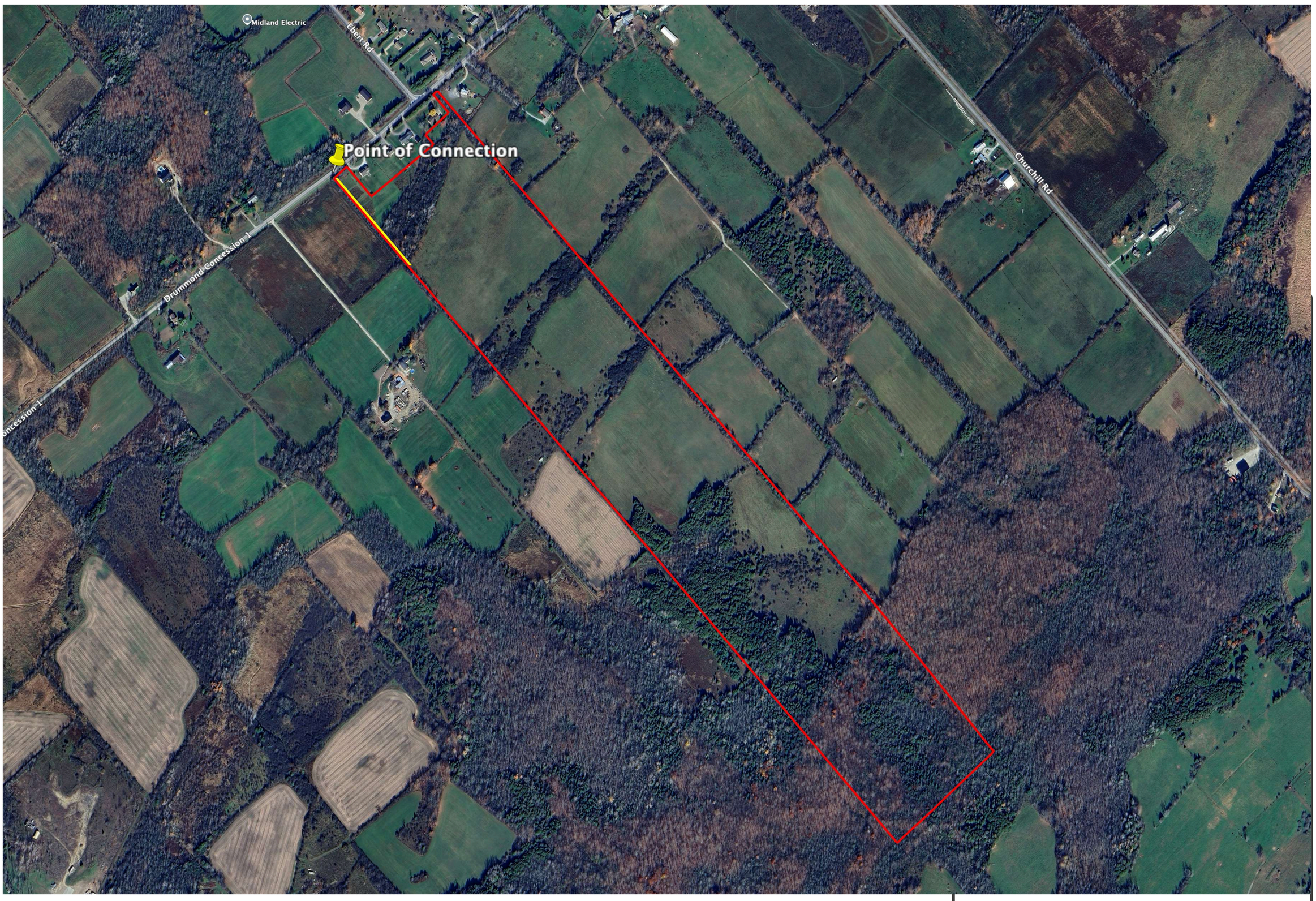


Project Name
Golden Leaf Agrivoltaics

Developer
Compass Greenfield Development

Max Name Plate Capacity
Up to 9.5MWac

Property Identification Number (PIN)
05232-0010

Technology
Solar (Agrivoltaics)

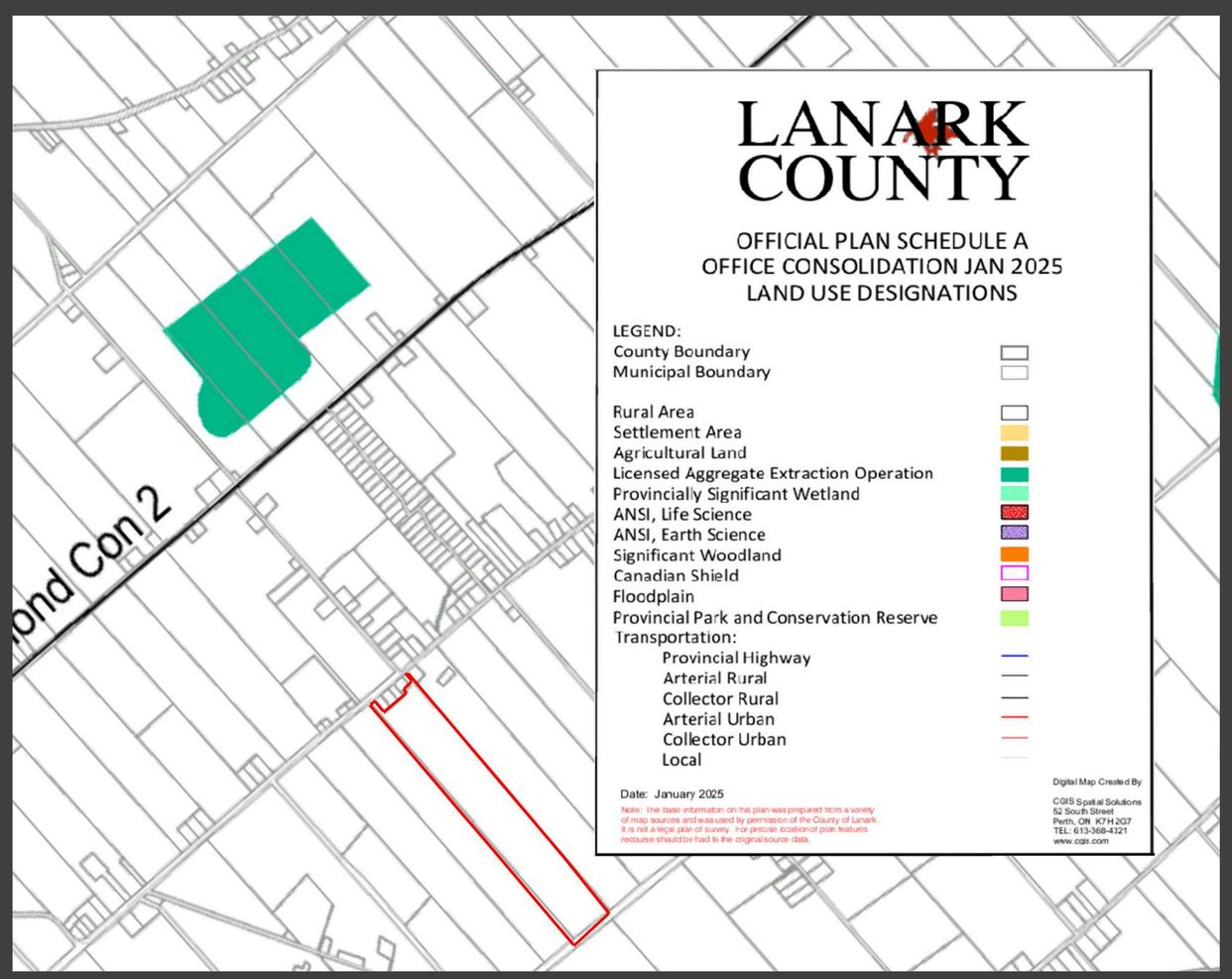
Main Intersection Location
Drummond Concession 1 and Ebert Road

Interconnection Point
Hydro One powerlines that run along Drummond Concession Rd 1

Project Website
www.goldenleafagrivoltaics.ca

Contact
info@goldenleafagrivoltaics.ca

Official Plan Designation



Preliminary Project Design

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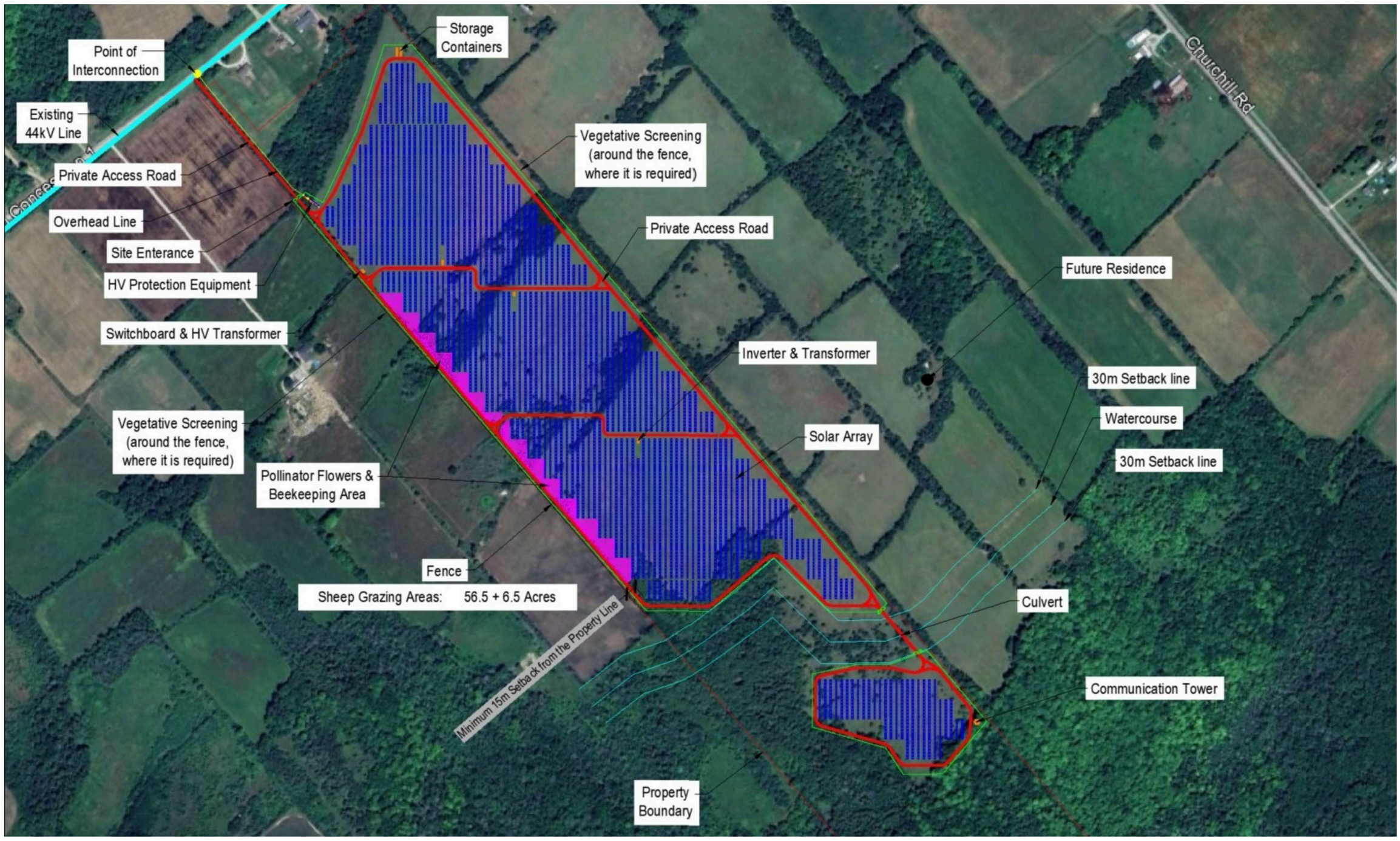

Racking Foundations

Steel piles are screwed into the ground. At decommissioning, piles can be removed, and the land use is returned to its prior state.

Racking Design and Spacing

Rows are typically 25 feet apart. The racking will either be fix-tilt or tracking.

Footprint Size

55 to 80 acres.

Visual Screening

Commitment to add vegetative buffer along perimeter where it doesn't already exist.

Security

Project is fenced in and locked.

Operations

Project is 24/7 remote monitored and controlled. Operations and maintenance contractors are locally based in Ontario.

Scheduled site visits occur 4 times a year.

Interconnection

The solar system is connected to the Hydro One distribution grid.

Decommissioning Security

Will be posted mid-way through the project's contract to ensure the landowner has funds to pay for decommissioning.

Agrivoltaics

Golden Leaf Agrivoltaics will continue to be home for sheep farming.

Why your Municipality?

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Drummond/North Elmsley Official Plan

- Promotes alternative energy systems and renewable energy systems including solar, wind and bio-mass generation.
- Parcel is not located on Prime Agricultural designated land as required by the IESO LT2 RFP Procurement.

Lanark County Climate Action Plan

The 2024 Climate Action Plan Report Card Provides support for solar generation through:

- Identifying guiding principles including optimizing energy / water efficiency and increase renewable energy generation.
- Increasing the use of local and renewable energy generation and security.
- Encouraging future solar photovoltaics (PV) developments where suitable (for net metering and microgrids) and solar thermal for domestic hot water use

Lanark County's Sustainable Communities Official Plan

Lanark County's OP is in line with Township of Drummond/North Elmsley:

"It is a policy of this Plan to encourage the use of alternate energy sources, such as wind, solar and energy from waste heat or gases."

Drummond North Elmsley TOWNSHIP

LANARK COUNTY

Community Benefits

Optimize Land use
Original sheep grazing operations will remain present at the project site while solar generation is added.

A stronger local energy grid
Distributed connected energy generators add to a municipalities electrical grid resiliency.

Job creation, local economic stimulus
Construction will lead to a creation of jobs. On-site activity will boost the revenues of local business.

Community Benefit Agreement (CBA)
CGD will commit to an annual payment of $1,000 / MWac to the municipality. CGD will pay for any third-party costs incurred by the municipality to support this project.

Diversified income stream for local landowners
Keep landownership within your municipality.

Increased tax based for the municipality

Regulatory Compliance

Compass Greenfield Development has made careful note of the regulatory bodies that it must engage to secure the permits and approvals.

- Drummond North Elmsley Township
- Hydro One
- Ontario Ministry of Energy and Electrification
- Independent Electricity System Operator
- Ontario Ministry of Environment, Conservation and Parks
- Local Conservation Authorities
- Electrical Safety Authority

Environmental Compliance

Compass Greenfield Development is committed to the health and safety of the communities we develop in and work with AHJ's to obtain and comply with permits, as such we will thoroughly study:

- Species at Risk
- Wetland and watercourses
- Sound Emissions

Development Timeline

Land Lease

- Permitting review
- Municipal Support
- Interconnection assessment

Successful developments require up to five years to reach commercial operation.

IESO Procurement

- Consultation with municipality and neighbours

Engineering Design & Permitting Approvals

- IESO contract award
- Indigenous Community Engagement
- Provincial Permitting
- Municipal Permitting
- Electrical Permitting
- Design and construction is planned with the landowner’s land-use in mind.

Commercial Operation

- Construction
- Solar array is installed
- Local electrical grid connection occurs
- Remote monitoring
- Annual maintenance

Decomissioning

- Equipment is removed
- Land fully remediated
- Opportunity for re-commissioning

2024 2025 2026 2027/2028 2051+