COMPASS
GREENFIELD DEVELOPMENT

Public Open House for Golden Leaf Agrivoltaics

Date: 14th May 2025 / 6:30 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:	9.5 MWac
Technology:	Solar Photovoltaics (PV)

PRESENTERS

Compass Greenfield Development (CGD)

James Marzotto
Roberto Caputo
Sean Abdul
Seyara Wijesinghe

COUNCILLORS IN ATTENDANCE

Steve Fournier
Paul Kehoe
John Matheson

AGENDA

The Public Open House included a formal presentation on the project conducted by the CGD team and 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
- Recap - Feb 11th Community Meeting/Changes to Preliminary Design

Please refer to Appendix A for the poster boards displayed at the public open house, which includes the project details. Please refer to Appendix B for the slides presented during the meeting, and Appendix C for photographs of the public open house.

OVERVIEW OF OPEN HOUSE

This meeting was attended by 10+ people. Several participants requested information about the project and its impacts. Some participants raised questions. The questions raised during the open house 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. **Preliminary Project Design Layout**

a. *Are there any potential alternate locations or changes to the current designs' pathway to the site for the permanent access road? Is there a specific reason for the access road being proposed at the current location in the preliminary project layout? We would like to make a formal request for the access road to be at an alternate location during construction.*

The current proposed permanent access road was selected based on the landowner's preference. The project team will continue to collaborate with the landowner to refine the alignment of the permanent access road in order to minimize tree clearing and reduce direct line of sight at the site entrance. Additionally, a temporary construction access road is being planned to the east of the property to reduce construction-related traffic impacts and noise. This adjustment will be incorporated into an updated design.

b. *How long are the wires connecting the step-up transformer? Could we get the line specifications for these? Will these wires be underground?*

The primary connection will consist of a 44 kV underground cable, approximately 650 meters in length, linking the step-up transformer to Hydro One Infrastructure on Drummond Concession 1.

c. *What are the plans for the next revision of the preliminary project design layout?*

Once CGD reaches an agreement with the project property landowner about the location of the temporary construction access road, we will revise the project layout accordingly and present the revised design layout at the next council meeting and formally request for a Municipal Support Resolution. This is subject to IESO releasing the final LT2(e) W1 procurement documents.

2. Communication Tower

a. *Will the 100ft communication tower installed for this project be for CGD's communication? Is the whole project area monitored from the communication tower?*

The communication tower will be used solely to communicate with the Smiths Falls Transformer Station and monitor the project site.

3. Project Footprint

a. *Once the agrivoltaics facility has been constructed, is there any possibility of the project footprint being increased? If CGD needs to increase the footprint, would township approval be needed?*

Upon completion of the project, the facility will fully utilize the available capacity of the Smiths Falls Transformer Station, leaving no room for future expansion. Should local system upgrades create additional capacity in the future, any expansion would require securing additional land and obtaining new regulatory approvals.

b. *What percentage of the year does the facility actually operate at its peak capacity of 9.5 MWac?*

Solar facilities like this one are designed with a peak capacity—in this case, 9.5 MWac—which represents the maximum amount of power the facility can produce under ideal conditions (i.e., full sun, optimal temperature, and system performance). However, because solar generation depends on sunlight, the facility does not operate at peak capacity all year round.

In Ontario, a typical solar project will produce electricity at or near peak capacity primarily during sunny midday hours in the spring and summer.

4. Long-Term Planning

a. *What is Compass Greenfield Development's 5 year and long-term plan as an organization? Is there any chance of the company being acquired by another organization?*

Compass Greenfield Development (CGD) is committed to being a long-term owner and operator of the solar and battery energy storage (BESS) projects it develops. Our strategy is to own and manage these assets throughout their full operational life, ensuring reliable performance and responsible stewardship over the long term.

Over the next five years—and into the foreseeable future—CGD plans to continue expanding its portfolio by participating in clean energy procurement opportunities in Ontario and other provinces across Canada.

At this time, there are no plans or expectations for CGD to be acquired by another organization. Should a change in ownership ever occur in the future, the ongoing operation of our projects would continue uninterrupted, with all regulatory obligations and community commitments remaining in place.

We value transparency and long-term partnerships with the communities we operate in, and we are here for the long haul.

5. <u>Environmental Impacts</u>

a. How will this solar farm affect our water and water table?

The solar farm will have no impact on nearby wells or other local water sources. Foundation depths will range from approximately 2 to 3 metres—well above the minimum required depth for domestic wells in Ontario. The only potential source of contamination is the oil used in the step-up transformer; however, this equipment will be equipped with an oil containment system designed to prevent any environmental impact in the rare event of a spill or leak. This is a standard measure also used by major utilities such as Hydro One.

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APPENDIX A

POSTERS FROM THE PUBLIC COMMUNITY MEETING

WELCOME

TO THE PUBLIC OPEN HOUSE FOR

GOLDEN LEAF

AGRIVOLTAICS

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Ontario's Power Needs

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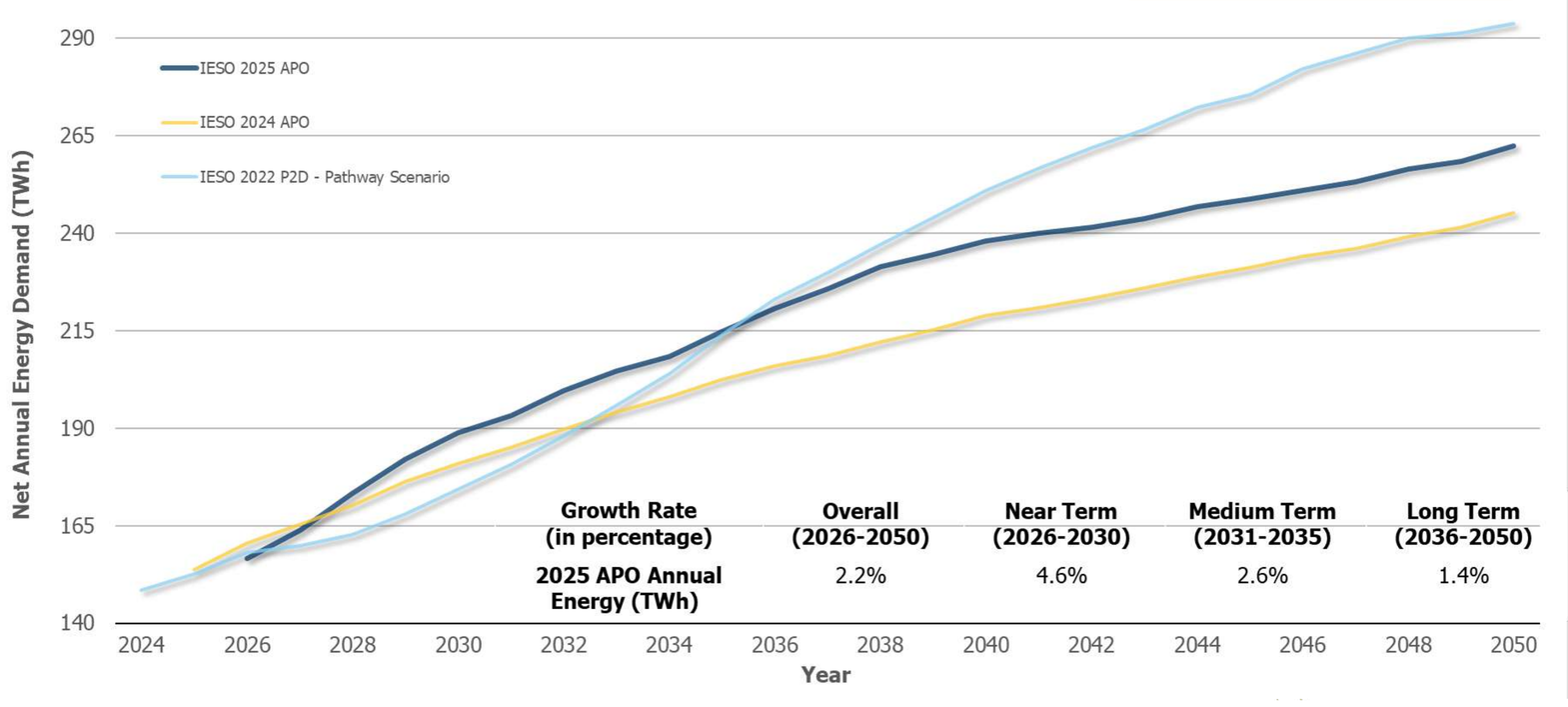
In October 2024, Ontario's Independent Electricity System Operator (IESO) updated its demand forecast for Ontario and indicated that it is anticipating a 75% increase in energy demand between 2025 and 2050.

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 Proposed Project

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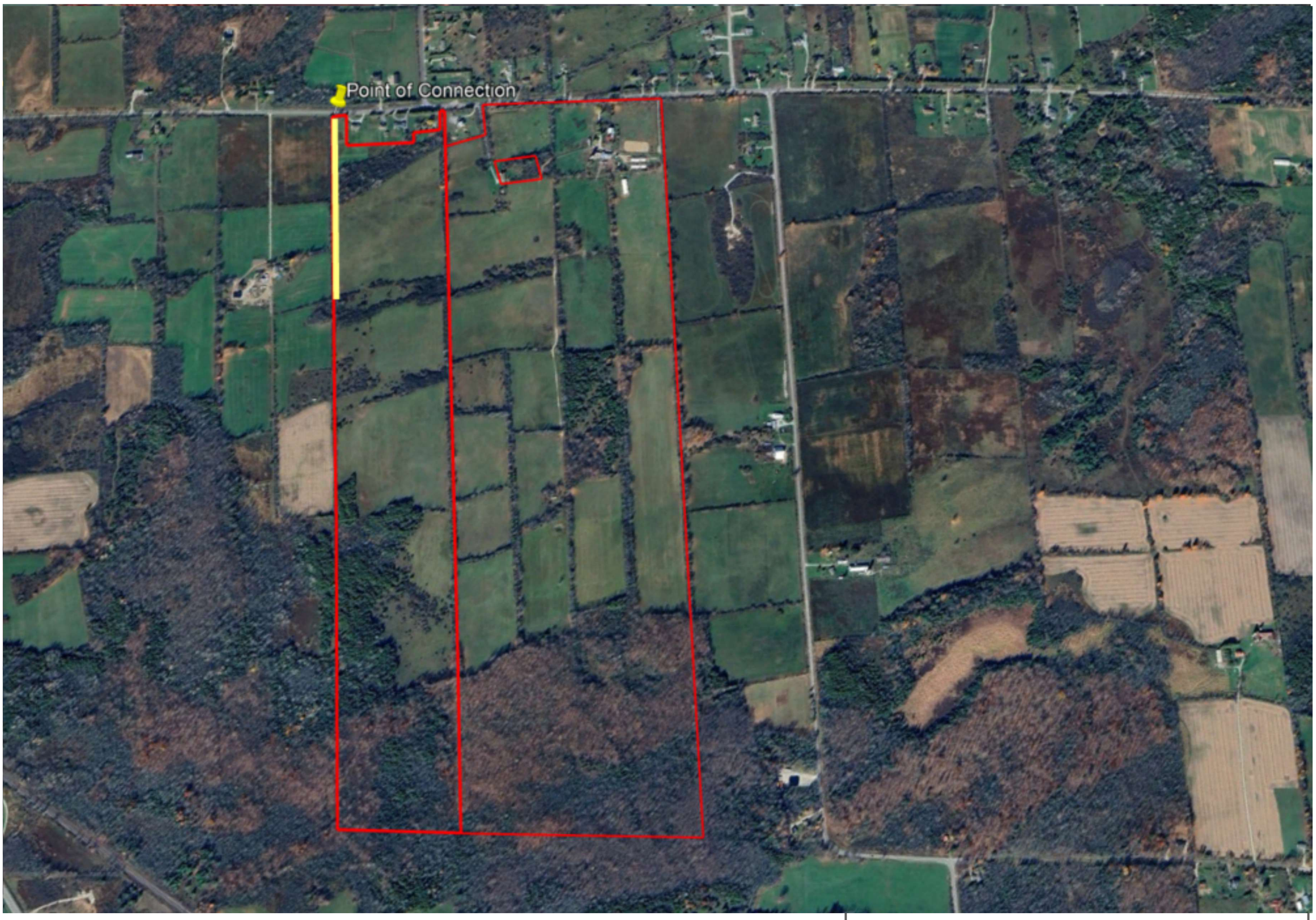

Project Name
Golden Leaf Agrivoltaics

Developer
Compass Greenfield Development

Max Name Plate Capacity
Up to 9.5MWac

Property Identification Number (PIN)
05232-0010, 05232-0015

Technology
Solar Photovoltaics (Agrivoltaics)

Main Intersection Location
Drummond Concession 1 and Ebert Road

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

Project Website
goldenleafagrivoltaics.ca

Contact
info@goldenleafagrivoltaics.ca

Official Plan Designation

Preliminary Project Design

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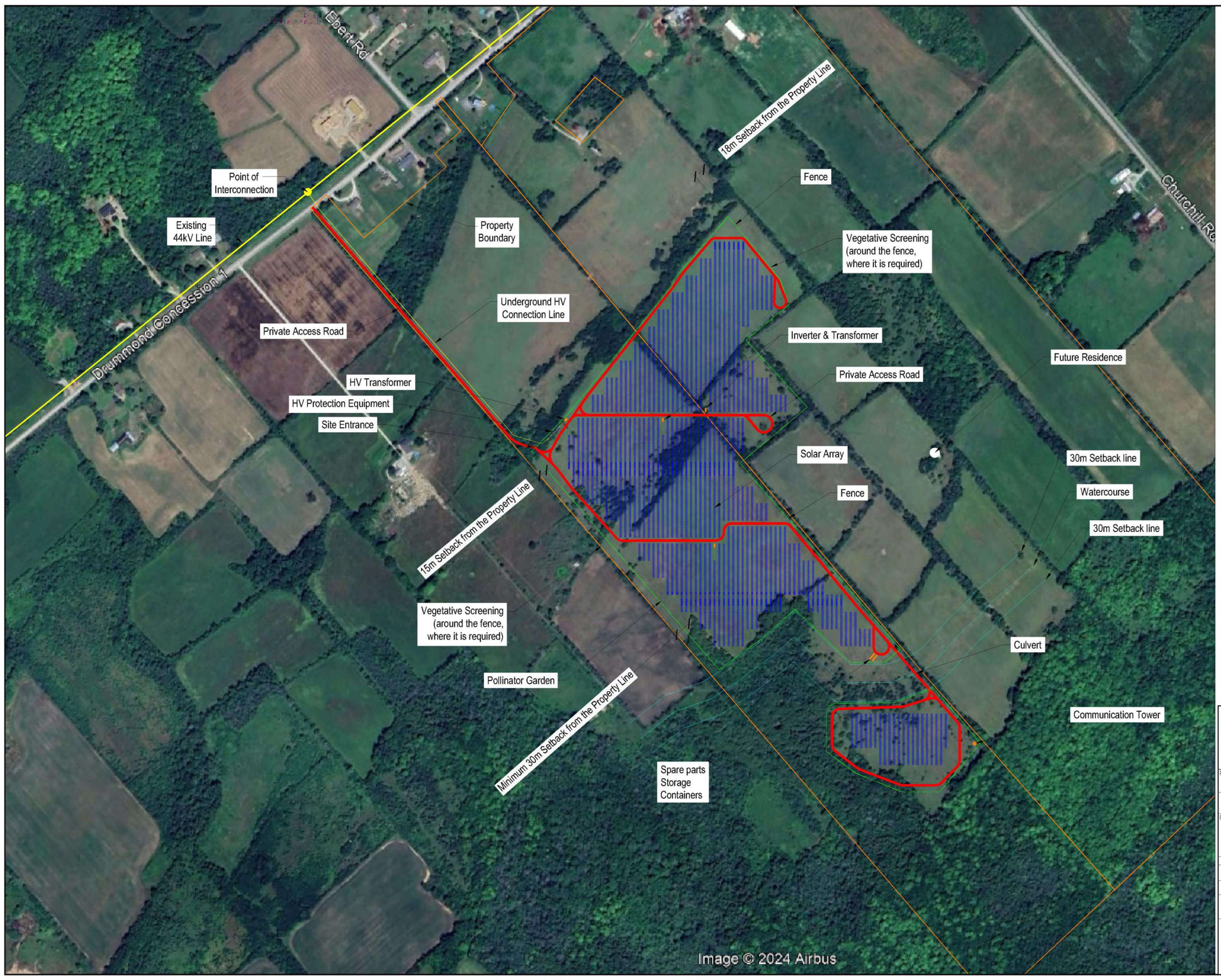

N

250 500 1000ft

Notes:

1- All the fenced area will remain in the existing vegetation buffer layer. Proper vegetation will be added where it is required.

2- Any tree clearing by the developer will ensure compliance with all applicable permits.

3- There is a setback of 30 meters from the property line to the solar panels on the west side, and a setback of about 15 meters on all other sides of the property.

AGRIVOLTAICS SYSTEM SPECIFICATIONS:

Primary Usage:	**Sheep Farm**
Secondary Usage	**Pollinator Garden**
Total Grazing Area	**55 Acres**
Number of the Sheep:	**Approx. 200**

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PROJECT NAME:	**Golden Leaf Agrivoltaics**
AGRIVOLTAICS SYSTEM - PRELIMINARY LAYOUT	DATE: 2025-05-02
PROJECT LOCATION: 44° 55' 15"N 76° 11' 18"W	PROJECT MANAGER: Jonathan Cheszes PROJECT DESIGNER: Jonathan Cheszes

APPLICATION	Sheep Farm + Pollinator Garden	
RACKING	Single Axis Tracker	
ARRAY	**AC CAPACITY (MW)**	**9**

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

Approximately 55 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 farming activity.

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."

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+

Compass Projects in Canada

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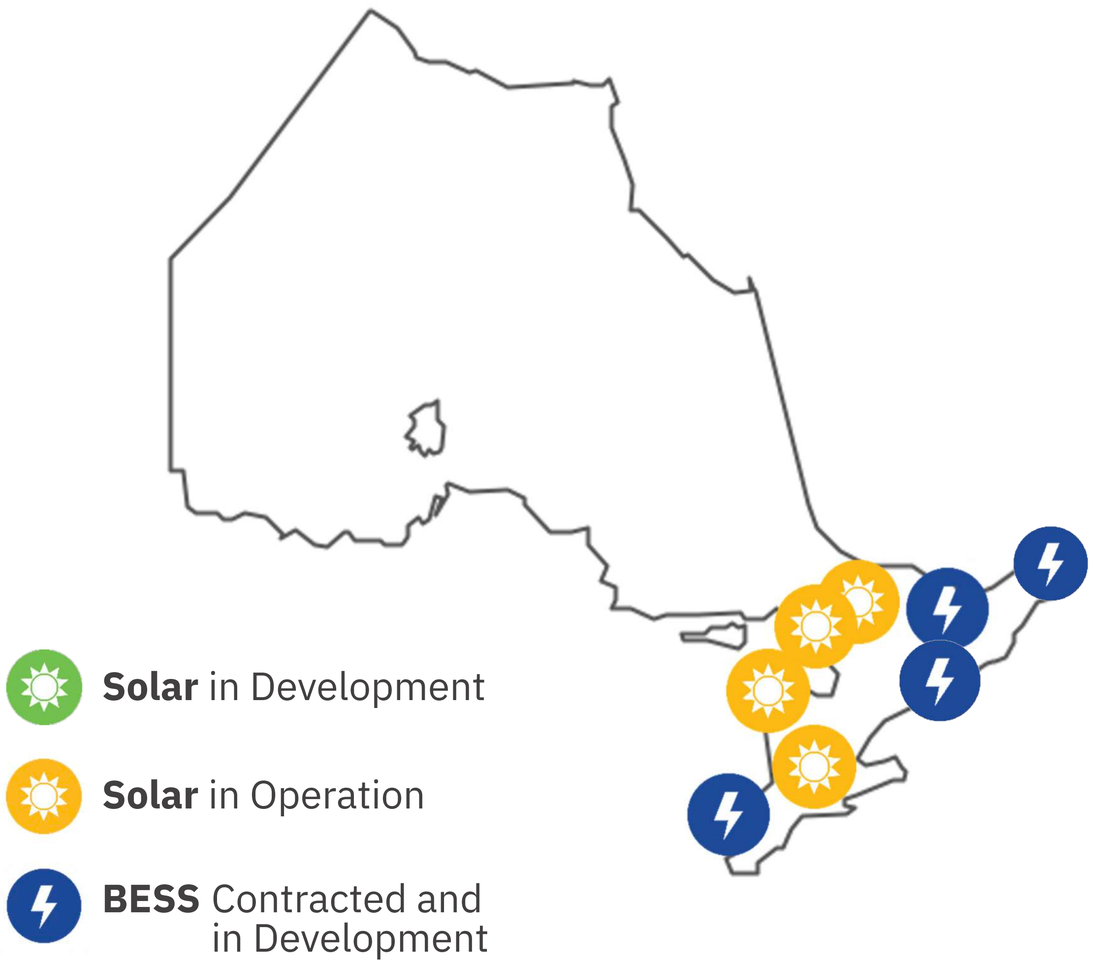
Ontario



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 46 MW/200 MWh of battery energy storage in the last two IESO Procurements.

Recap - Feb 11th Community Meeting

Topics addressed were as follows:

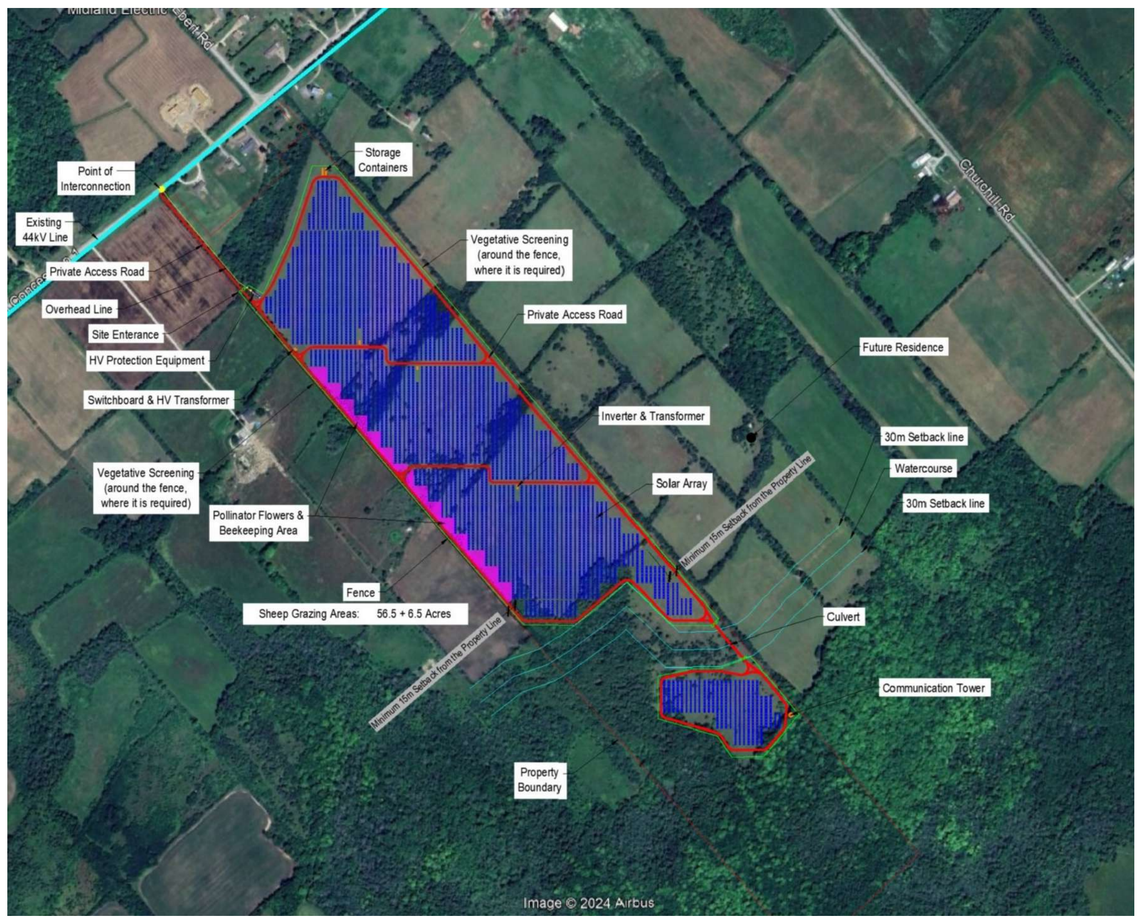
- Property Selection Criteria
- Timeline of the Development Phase and Notification Procedure
- Impacts of the Project on Local Infrastructure
- Impacts of the Project on Property Values
- Impacts of the Project to the Environment
- Visual Barriers
- Decommissioning
- Benefits of the Project
- Health and Safety Concerns
- Preliminary Project Design

Minutes from our previous community meeting were uploaded February 28th, 2025 and can be found on our project website:

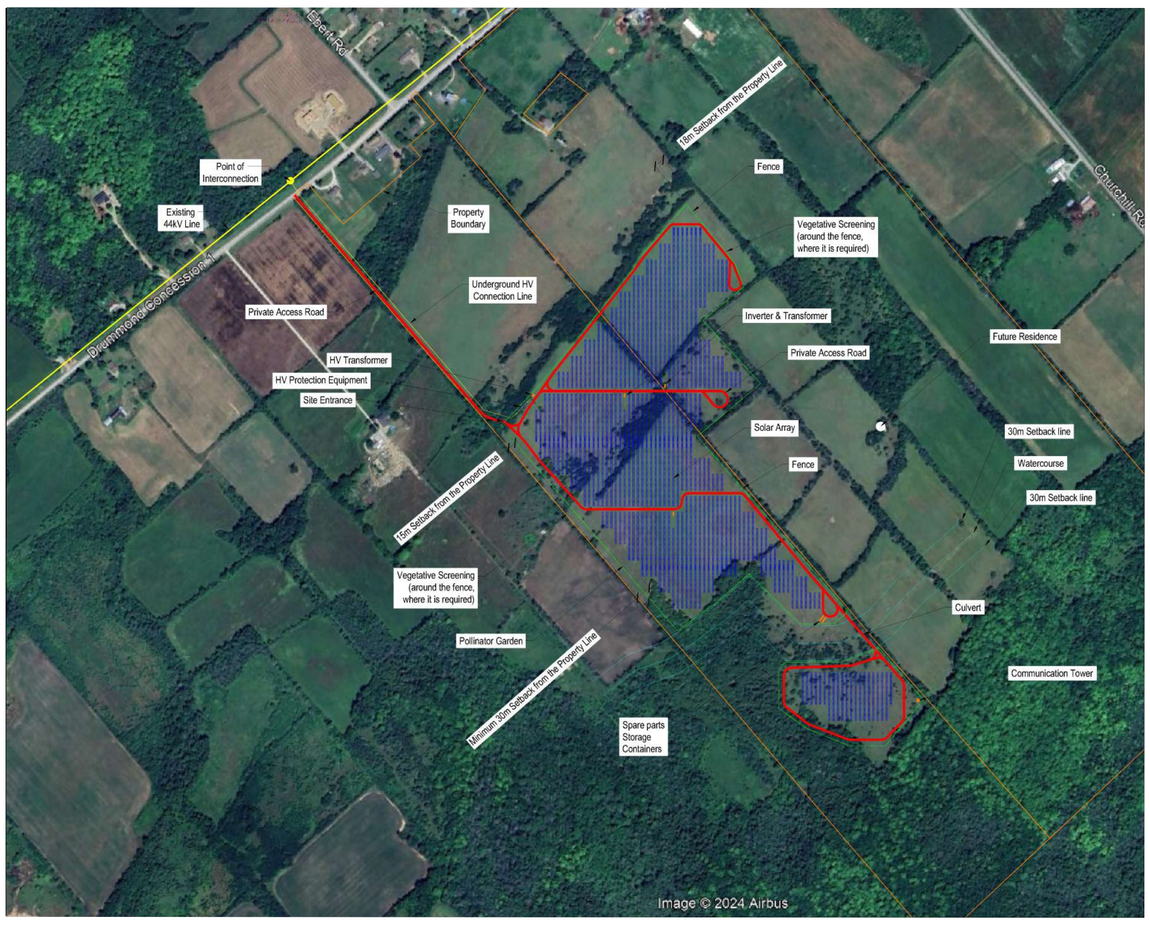
Project Website
www.goldenleafagrivoltaics.ca

Contact
info@goldenleafagrivoltaics.ca

Changes to Preliminary Design



Previous Design



New Design

Summary of Design Changes in New Proposed Project:

- New land signed to expand project to the east of property, this eliminated solar arrays at the front of property.
- Solar arrays setback further at approximately 500m from Drummond Concession 1
- Larger Property line setback from the western portion of the property
- HV Transformer moved away from the boundary of the project site

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APPENDIX B

PRESENTATION SLIDES

Welcome to the Golden Leaf Agrivoltaics Project

May 14th, 2025

Project Website: www.goldenleafagrivoltaics.ca
Contact: info@goldenleafagrivoltaics.ca

Drummond North Elmsley TOWNSHIP

COMPASS GREENFIELD DEVELOPMENT

Agenda

1. Executive Summary
2. About Compass Greenfield Development (CGD)
3. CGD's Projects in Canada
4. Ontario's Urgent Need for New Power
5. What is Agrivoltaics
6. Why your municipality?
    - Community Benefits
7. Recap – Feb 11th Community Meeting
8. Changes to Preliminary Design
9. About the Proposed Project
10. Preliminary Project Design
11. Development Timeline
12. Regulatory Compliance
13. Thank You/Questions

Example of a solar project – Compass Greenfield Development's NM Solar 2020 Inc., Lomond Saskatchewan – approximately 7 acres

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About Compass Greenfield Development

Our sister company Compass Renewable Energy Consulting Inc., has been consulting and developing renewable and clean energy projects in Ontario since 2011. We have experience across the development lifecycle from pre-screening, contracting, construction and operations. **It's our local knowledge, local success and hands on approach that distinguishes us from our competition.**

10 + years Experience in Energy Development in Ontario

- An industry leader in renewable and clean energy development across Ontario.
- Track record of success with principles that designed and launched Ontario's renewable and clean energy procurements in the public sector.
- Our projects provide clean, renewable energy to communities while offering land-owners long-term, guaranteed passive income through lease payments.
- We have developed over 100 renewable energy projects in Ontario representing over 100 megawatts (MW) in the last 6 years
- Awarded six projects representing over 46 MW/200 MWh of battery energy storage in the last two IESO Procurements.

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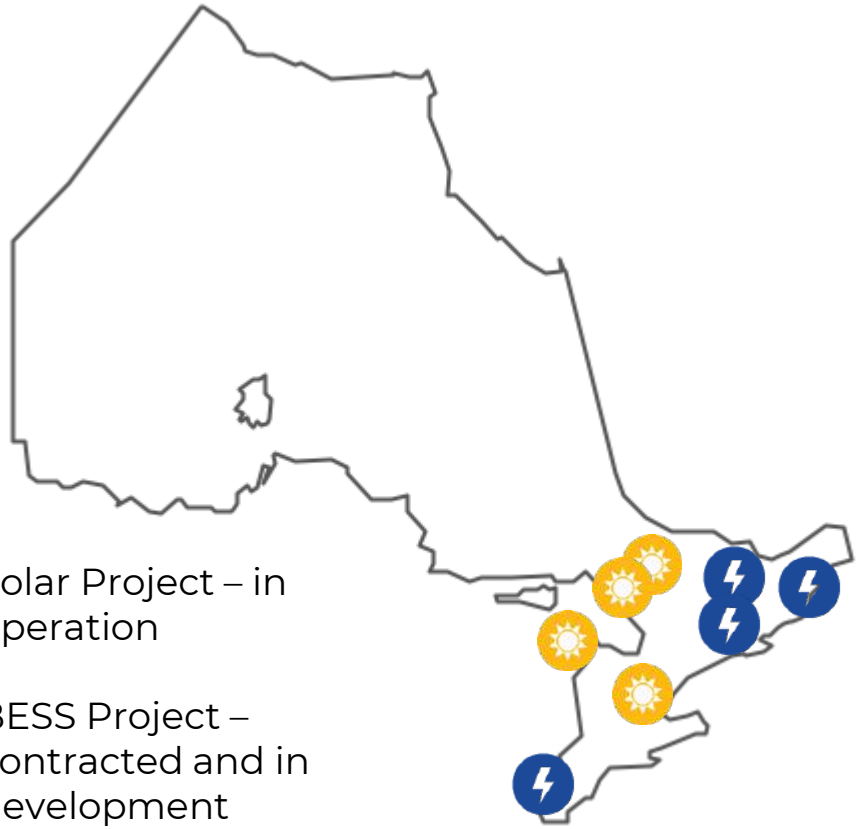
CGD's Projects in Canada

In total we have 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.

Ontario (>200 MW*)



Solar Project – in operation

BESS Project – contracted and in development

Saskatchewan (>300 MW*)

Solar Project – in development

*operating or under development

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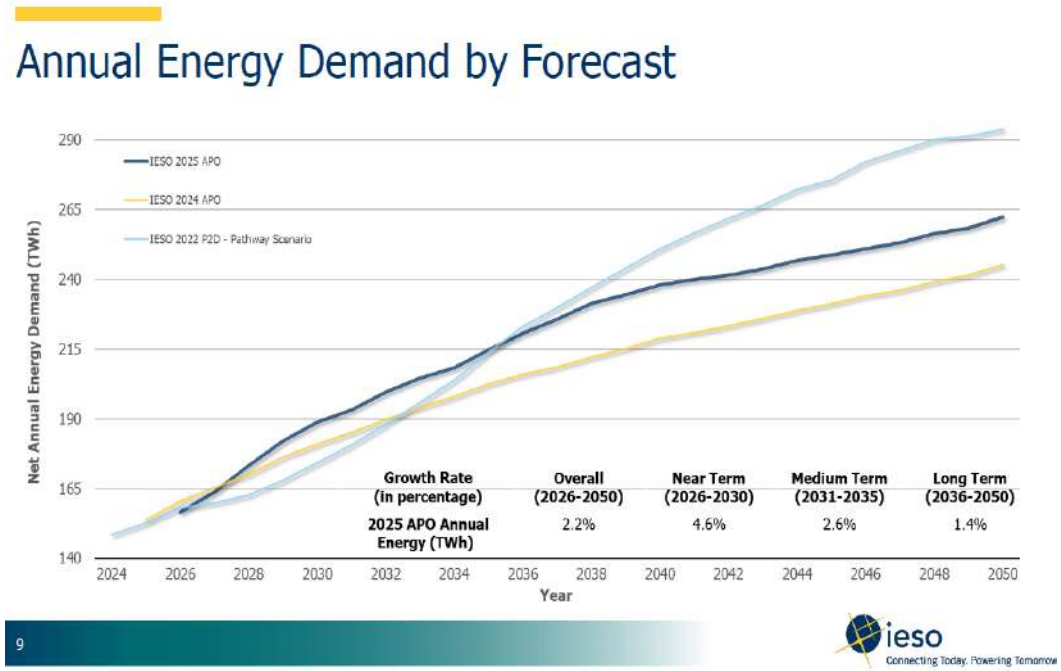
Ontario's Urgent Need for New Power

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.

75% Demand Growth by 2050



What is driving demand 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.
- A procurement for new electricity generation and storage is being finalized, and targets and timelines will reflect faster demand growth.

What is Agrivoltaics?

- 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.

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- "It is a policy of this Plan to encourage the use of alternate energy sources, su ch as wind, solar and energy from was te heat or gases."

Community Benefits

- ✓ ***Optimize Land use:*** Original sheep grazing operations will remain present at the project site while solar generation is added.
- ✓ ***Increased tax based for the municipality***
- ✓ ***Community Benefit Agreement (CBA):*** CGD will commit to an annual payment of $1,000 / MWac to the municipality
- ✓ ***Job creation, local economic stimulus:*** construction will lead to a creation of jobs. On-site activity will boost the revenues of local business.
- ✓ ***Diversified income stream for local landowners:*** keep landownership within your municipality.
- ✓ ***A stronger local energy grid:*** distributed connected energy generators add to a municipalities electrical grid resiliency.

Recap - Feb 11th Community Meeting

- **Topics addressed were as follows:**
  - Property Selection Criteria
  - Timeline of the Development Phase and Notification Procedure
  - Impacts of the Project on Local Infrastructure
  - Impacts of the Project on Property Values
  - Impacts of the Project to the Environment
  - Visual Barriers
  - Decommissioning
  - Benefits of the Project
  - Health and Safety Concerns
  - Preliminary Project Design

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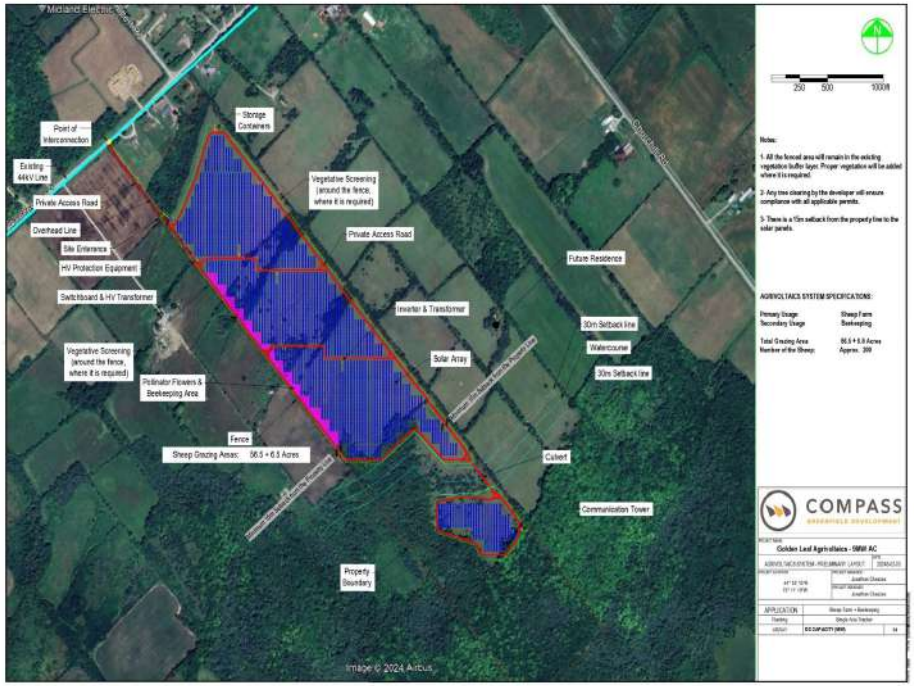
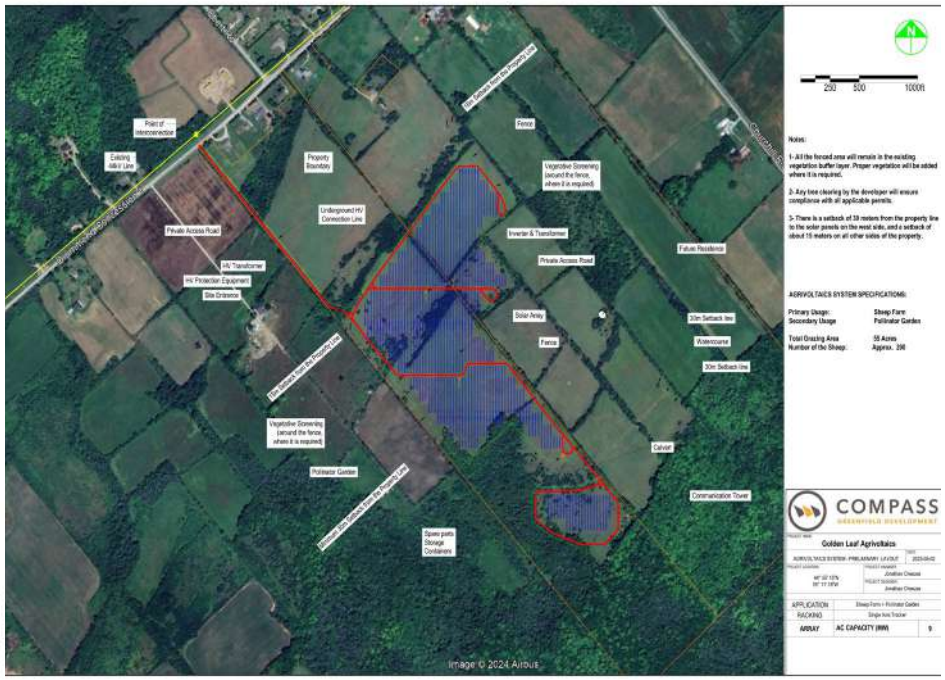
Changes to Preliminary Design

Previous



New



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- HV Transformer moved away from the boundary of the project site

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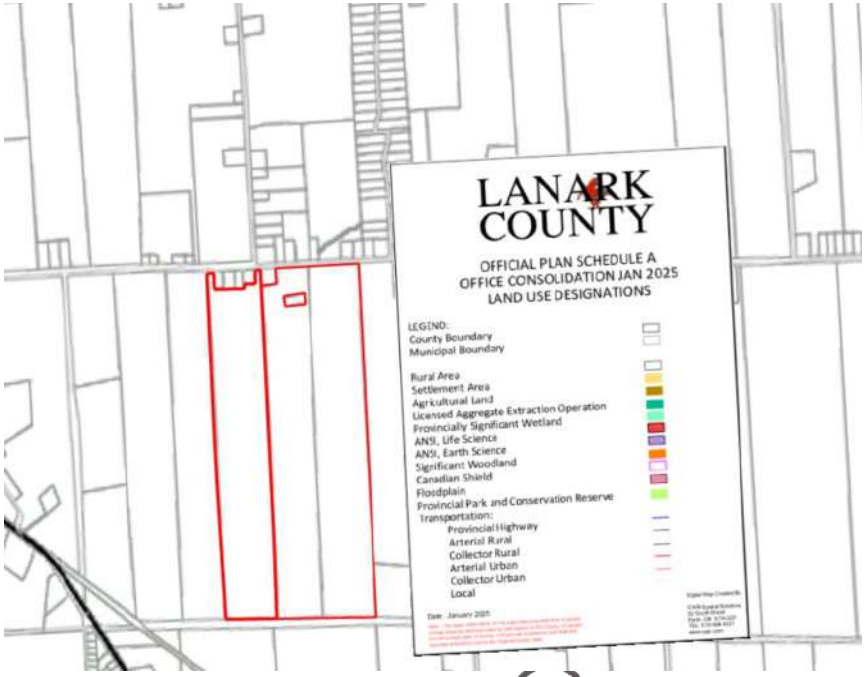
About the Proposed Project

Developer: Compass Greenfield Development
Name of Project: Golden Leaf Agrivoltaics
Max. Name Plate Capacity: Up to 9.5MWac
Property Identification Number (PINs): 05232-0010, 05232-0015
Technology: Solar Photovoltaics (Agrivoltaics)
Project Website: https://goldenleafagrivoltaics.ca/
Project Email: info@goldenleafagrivoltaics.ca

Further Details:
Main Intersection Location: Drummond Concession 1 and Ebert Road
Interconnection Point: Hydro One powerlines that run along Drummond Concession Rd 1

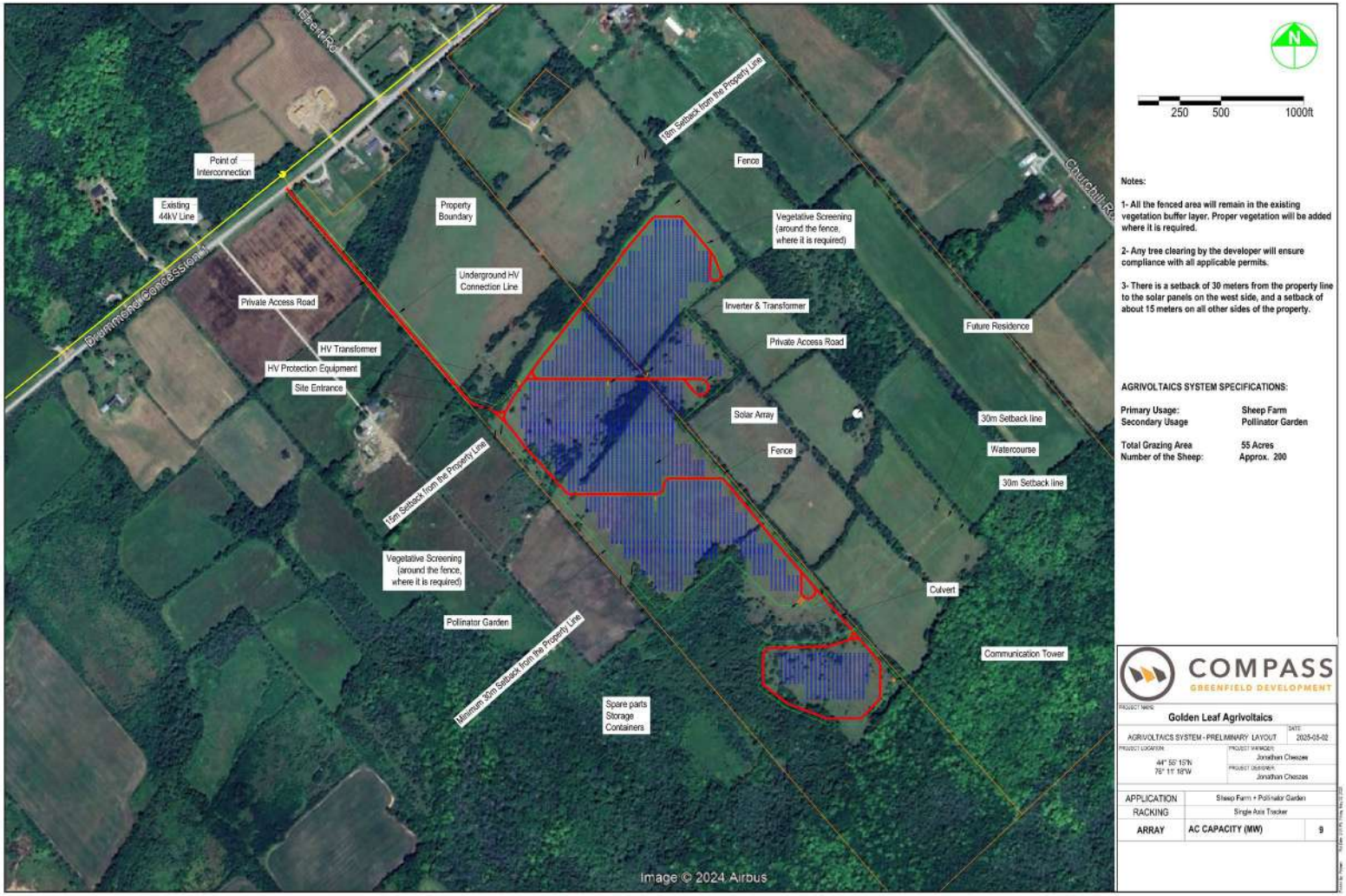
Project Overview

Official Plan Designation



COMPASS GREENFIELD DEVELOPMENT

Preliminary Project Design



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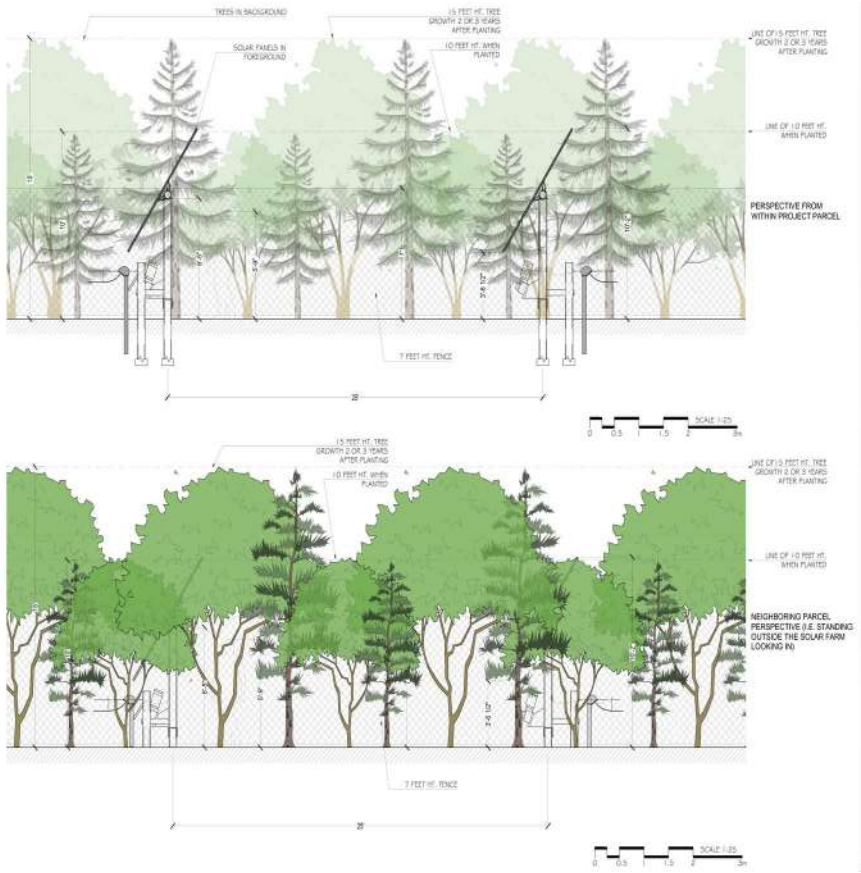
Preliminary Design: How does this impact the land?

Details of Project

- **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:** Approximately 55 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.



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Development Timeline

- Permitting review
- Municipal Support
- Interconnection assessment

- Consultation with municipality and neighbours

- 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.

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

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

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

2024 — 2025 — 2026 — 2027/2028 ⋯→ 2051+

COMPASS GREENFIELD DEVELOPMENT

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
- Drummond North Elmsley Fire Department

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

Thank you

Contact

James Marzotto
Associate Director, Development

Compass Greenfield Development
192 Spadina Ave., Suite 506, Toronto, ON, M5T 2C2

Email: james@compassgreenfield.ca
Phone: 1-905-650-3682

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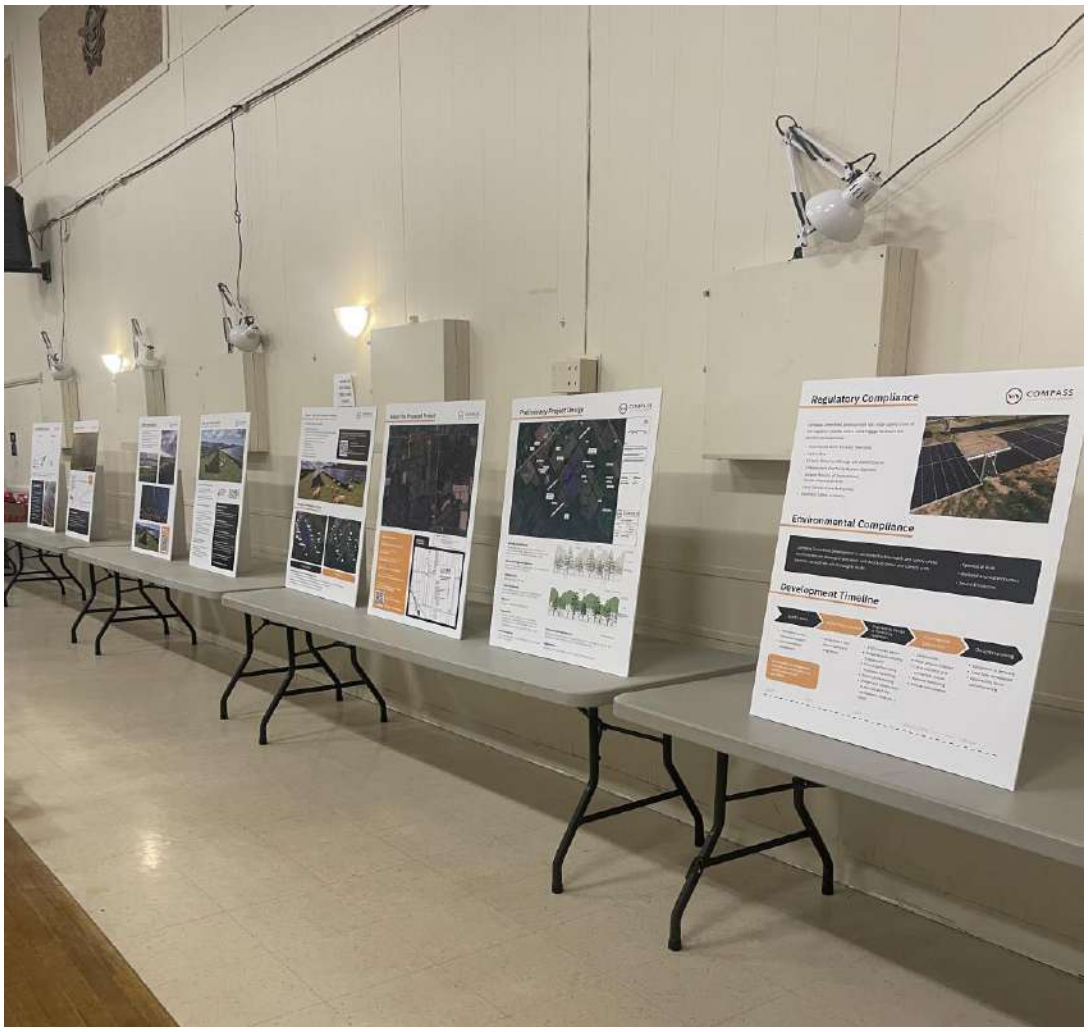
APPENDIX C

PHOTOGRAPHS FROM THE PUBLIC COMMUNITY MEETING


EXIT
WELCOME
TO THE PUBLIC OPEN HOUSE FOR
GOLDEN LEAF
AGRIVOLTAICS
COMPASS
GREENFIELD DEVELOPMENT


Regulatory Compliance
COMPASS
Environmental Compliance
Development Timeline