

FAQ MEMO

Compass Greenfield Development

Golden Leaf Agrivoltaics

September 25, 2026

FAQ Question	Proposed FAQ response
Why is this agrivoltaics project being proposed here?	The Project is being considered because of the site's rural and agricultural setting, the opportunity to connect to the local electricity system, and its potential to support both renewable-energy generation and continued agricultural use. The Golden Leaf Agrivoltaics Project is proposed on approximately 56 acres of rural land in Lanark County, with a maximum nameplate capacity of 9.0 MW AC. The preliminary Project layout may continue to be refined as engineering, environmental studies and consultation progress. The Project remains subject to detailed studies, consultation and required regulatory and municipal approvals.
What is agrivoltaics?	Agrivoltaics is the combined use of land for agricultural activity and solar-electricity generation. It allows agricultural activity to continue alongside solar infrastructure.
How will agriculture continue at the site?	The Project is being planned to support agricultural use during operations. Initial agricultural activity is expected to include sheep grazing to help manage vegetation around the solar panels. Other agricultural uses may also be considered as the Project develops, considering site conditions and agricultural planning.
How will the panels be designed to accommodate sheep?	Final equipment dimensions will be confirmed through detailed engineering. Panel height and row spacing are intended to allow sheep to move beneath and between the solar arrays. The current design assumes a rotating-axis height of approximately 2 metres above ground. Tracking technology would allow the panels to

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	rotate during the day while maintaining clearance for sheep grazing. The current design also proposes interrow spacing of approximately 7m.
How will water, drainage, wetlands and watercourses be protected?	Environmental and technical studies are being completed to assess potential effects on drainage, erosion, stormwater, wetlands and watercourses. The final Project design will incorporate applicable setbacks, regulatory requirements and mitigation measures identified through those studies and the approval process.
What visual screening is proposed?	The Project will consider opportunities to retain existing vegetation where practical (does not impact solar production) and to add vegetative screening along property lines where needed. Any proposed screening will be informed by the final layout, site conditions, consultation and applicable requirements. When planting new vegetative screening, we will work with local arborists to identify species and planting methods.
How close will the solar panels and fencing be to neighbouring properties?	The preliminary project layout includes minimum setbacks of 20 metres between solar equipment and neighbouring property lines. The final location of panels, fencing, access routes and other equipment will be confirmed through detailed design, technical studies, consultation and the approval processes.
What will site preparation and construction involve, and how will impacts be managed?	Construction is expected to take approximately 12 to 18 months and would include site preparation, fencing, access roads, installation of solar equipment and electrical work. Construction planning will consider traffic, noise, dust, erosion and sediment control, drainage and soil protection. Specific measures will be confirmed through detailed design, permits and applicable approval requirements.
What about noise?	Solar panels themselves do not produce operational noise. Equipment such as inverters and transformers produce sound. The Project will be designed to meet applicable provincial noise requirements and comply with applicable municipal noise by-laws during construction.
What archaeological and cultural-heritage	Archaeological and cultural-heritage assessments are being completed as part of Project planning. These studies help identify and

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work is being completed?	protect potential archaeological resources and cultural-heritage features on the Project site. The work is being carried out in accordance with applicable requirements and includes engagement with relevant Indigenous communities and authorities.
How are natural features and species being considered?	A Natural Heritage Assessment (NHA) study is being completed through the applicable regulatory approval processes. This NHA involves a Records Review, Site Investigation, Evaluation of Significance and Environmental Impact Study, which collectively identifies and evaluates natural heritage features and species within and around the Project Location. In particular, the EIS will include measures to avoid or mitigate the potential impacts of the project.
Will upgrades be required to connect the Project to the electricity grid?	Any required connection or distribution-line upgrades will be determined through Hydro One's engineering and connection process. Final design, safety requirements and timing will be confirmed through that process.
How will the site be maintained during operations?	The site is expected to be monitored remotely, with scheduled maintenance visits as needed to support safe and reliable operations. Additional visits may occur for inspections, repairs, emergency response or agricultural activities.
Will the Project provide community benefits?	If the Project proceeds, CGD has committed to an annual community-benefit payment of \$1,000 per MW AC to the municipality. The Project may also provide local economic benefits through construction and supplier opportunities, municipal tax revenue, and continued agricultural use. The Project was selected through a competitive process and will provide power at some of the lowest rates selected.
Will the Project meet applicable standards?	Solar facilities are required to meet applicable codes, standards, certification requirements and regulatory approvals (e.g., Electrical Safety Authority).

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Will the Project affect neighbouring property values?	Third-party research has examined the relationship between utility-scale solar projects and nearby property values. The available studies generally find limited or no measurable effects in many settings, though outcomes can vary by location and project context. Sites where there is visual screening and continued agricultural activity tend to show less impact.
What happens at the end of the Project's life?	At the end of the Project's operating life, the site would be decommissioned in accordance with applicable requirements and the approved Decommissioning Plan Report. Project equipment would be removed, materials reused or recycled where practical, and site restoration would be completed in accordance with the approved plan.
Who is responsible for the Project, and what did municipal support mean?	The Project is being developed by Golden Leaf Agrivoltaics Inc. Municipal support was provided in connection with participation in the provincial Independent Electricity Systems Operator Long Term 2 Energy (Window 1) procurement process. The Project must still complete the applicable provincial Renewal Energy Approval and municipal <i>Planning Act</i> approval processes, including required studies and consultation, before construction can proceed.

GOLDEN LEAF AGRIVOLTAICS PROJECT

Project	Sessions Included	Meeting Count
Golden Leaf Agrivoltaics	Drummond/North Elmsley Public Open House	1

PUBLIC OPEN HOUSE ENGAGEMENT SUMMARY

Purpose

This document provides a project-specific summary of participation, questions, concerns, feedback and recorded responses from the Golden Leaf Agrivoltaics public open house held in Drummond/North Elmsley on July 22, 2026.

Frequent Topics Raised at the Golden Leaf Meeting

- Project footprint, technology improvements, and capacity.
- Visual impacts, sightlines, and vegetative screening.
- Agricultural use of the site, including sheep farming and nearby livestock.
- Panel tracking and Project design.
- Environmental field work, potential effects on barn swallows, and drainage questions.
- Construction impacts, decommissioning and requests for continued Project information.

Meetings at a Glance

Session	Date and Time	Location	Attendance
Drummond/North Elmsley Public Open House	Wednesday, July 22, 2026 5:00 p.m. – 7:00 p.m.	Royal Canadian Legion Branch 244 26 Beckwith St E, Perth, ON K7H 1B5	17

Drummond/North Elmsley Public Open House

Date: Wednesday, July 22, 2026

Time: 5:00 p.m. – 7:00 p.m.

Location: Royal Canadian Legion Branch 244, 26 Beckwith St E, Perth, ON K7H 1B5

Attendance: 17 people

Project Team Presenters

Compass Greenfield Development (CGD): Jonathan Cheszes, Cameron McCullough, James Marzotto and Paulo Cortellazzi

Dillon Consulting: Dave Restivo and Wesley Reibeling

The meeting notes identify three councillors among those in attendance, including Councillor Steve Fournier and one Town Planner. The session included a range of perspectives: some participants expressed support for climate action and solar energy development, while others expressed opposition to the proposed Project. Both supportive and critical feedback formed part of the consultation record.

Questions, Concerns and Recorded Responses

Project footprint and technology. Attendees asked why Golden Leaf has a smaller land area than some older solar developments with similar generating capacity. The Project footprint discussed at the meeting was approximately 56 acres. The Project team explained that improvements in solar-panel technology and more efficient layouts allow newer projects to achieve similar generating capacity using less land.

Agricultural use and nearby livestock. Attendees asked about the existing agricultural use of the Project site and potential effects on nearby cattle and horses. The site is currently used for sheep farming, and sheep farming is expected to continue following Project construction through the agrivoltaics approach. The Project team indicated that solar facilities generally have minimal long-term impacts on surrounding livestock; animals may notice increased activity during construction but typically adapt once the Project is operating. The response recorded in the client notes also stated that solar facilities operate quietly, do not emit harmful radiation, and can be designed to coexist with agricultural activities, including livestock grazing in appropriate areas.

Panel tracking and rotation. Participants asked how the solar panels would move. CGD indicated that Golden Leaf proposes single-axis tracking solar panels that rotate from east to west throughout the day to follow the sun.

Environmental field work and barn swallows. Questions were raised about how nearby areas are assessed when surveyors do not enter neighbouring properties and about potential effects on Barn Swallows that nest in their barn. Technical staff identified that some natural heritage and water body assessment surveys include visual and auditory observations of habitat on adjacent properties. Also, adjacent land surveys have been completed. Technical staff also indicated that the project will not affect the nesting activity of Barn Swallows, including in barns on neighbouring properties. These items were identified for follow-up by the Project's natural heritage assessment specialists through the applicable studies and Renewable Energy Approval documentation.

Visual impacts, sightlines, and vegetative screening. Visual impacts and sightlines were among the most prominent concerns. Community members asked who would be responsible for maintaining proposed vegetative screening and whether it would remain effective throughout the year. CGD indicated that vegetative screening would be installed where natural screening does not exist. The Project team would work with a local arborist or landscape contractor and the Project natural heritage assessment specialists to identify appropriate species and planting depths based on soil conditions and topography. The meeting notes indicate that proposed trees would be approximately 5-10 feet tall at the start of operations and are expected to reach approximately 15 feet within two to five years, with regular maintenance throughout the operational term.

Drainage and the southern access road. An attendee asked whether construction of the southern access road could affect water flow onto an adjacent hay field. The question was recorded as to be followed up by the Project water resource engineering specialist who is responsible for modelling surface water and preparing the stormwater management (SWM) plan. Technical staff at the meeting identified that the objective was to maintain pre-construction surface water flow, conveyance, retention and infiltration characteristics to the extent possible during the post-construction operational phase.

Tree removal. An attendee asked whether trees would be removed for Project construction. Technical staff commented that there will be tree removal the extent of which will be discussed in the Natural Heritage Assessment.

Construction effects on animals and neighbouring agricultural operations. Questions included how construction impacts on surrounding animals would be minimized, including concerns about gates and livestock containment. The Project team indicated that impacts on wildlife habitat will be minimized as the Project Location is primarily in pastureland and other areas where livestock graze. Also, residual impacts to wildlife habitat would be mitigated, and animal movement would be possible around the Project's perimeter fence.

Furthermore, construction would follow applicable provincial and municipal requirements and health and safety guidelines, would be carried out by a reputable general contractor, and was expected to last approximately 9 to 12 months. CGD indicated that it would work to minimize short-term disturbances to neighbours.

Decommissioning. Attendees asked who would be responsible for decommissioning. The meeting record states that Golden Leaf Agrivoltaics Inc. would be responsible for carrying out decommissioning activities at the end of Project operations and restoring the Project site in accordance with applicable regulatory requirements and commitments made in the Decommissioning Plan Report which will be included in the Project's Renewable Energy Approval.

Requests for continued information. Nearby residents requested continued Project information as it becomes available. One attendee provided written feedback stating that the meeting was informative and that they would appreciate receiving new information as it becomes available.