Golden Leaf Agrivoltaics Inc.

Construction Plan Report

Golden Leaf Agrivoltaics Project, Drummond-North Elmsley, Ontario, Canada

Project #: 263072

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Submitted by
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1.0 Introduction

Golden Leaf Agrivoltaics Inc. (Golden Leaf Agrivoltaics) is proposing the Golden Leaf Agrivoltaics Project (the Project), a proposed Class 3 ground-mounted solar facility with a maximum nameplate capacity of up to 13.2 Megawatts alternating current (MWac). The Project consists of solar panels and associated equipment and infrastructure located on private land in Township of Drummond-North Elmsley, Ontario (the Project Location) (**Figure 1**). Figures are provided in **Appendix A**.

The Project is being designed using agrivoltaics, which is the practice of combining agriculture and solar energy production on the same land. As part of this approach, sheep grazing may be implemented as a vegetation management strategy to control plant growth beneath and between the solar panels, providing both sustainable land management and agricultural benefits.

Golden Leaf Agrivoltaics was awarded a contract by the Independent Electricity System Operator (IESO) under the Long Term 2 Energy – Window 1 (LT2 (e-1)) process in April 2026. The Project is subject to several approvals including an *Ontario Regulation 359/09 (O. Reg. 359/09) – Renewable Energy Approval (REA)* under Part V.0.1 of the Ontario *Environmental Protection Act*.

As outlined in Chapter 5 the Technical Guide to Renewable Energy Approvals (2016), the principal content of the Construction Plan Report (CPR) is defined in Table 1 of *O. Reg. 359/09* and includes a description of the planned construction phase activities, including temporary activities/structures at project locations proposed within setback areas outlined in the REA regulation. This includes a description of:

- details of any construction or installation activities;
- the location and timing of any construction or installation activities for the duration of the construction or installation;
- any negative environmental effects that will or are likely to occur from construction or installation activities within a 300-metre radius of the activities; and
- mitigation measures in respect of any negative environmental effects that will or are likely to occur.

This CPR provides detailed information as required under the REA regulation, as summarized in **Table 1**.

Table 1: Checklist for Requirements under O. Reg. 359/09 – Construction Plan Report

Required Documentation	Location in Report
Details of any construction or installation activities.	**Section 5**, *Construction Activities*
The location and timing of any construction or installation activities for the duration of the construction or installation.	**Section 3**, *Project Location* **Section 5**, *Construction Activities* **Section 6**, *Construction Schedule and Sequencing*
Negative environmental effects that may result from construction or installation activities.	**Section 7**, *Environmental Effects, Proposed Mitigation Measures and Monitoring Activities*
Mitigation measures in respect of negative environmental effects mentioned in paragraph 3.	

2.0 The Proponent

Golden Leaf Agrivoltaics Inc. (Golden Leaf Agrivoltaics) is the proponent partnership between Compass Greenfield Development Inc. (Compass) and Algonquins of Pikwakanagan First Nation (AOPFN) responsible for the development and permitting of the Golden Leaf Agrivoltaics Project (the Project) renewable energy facility. Compass is a renewable and clean energy developer, investor and asset manager working across Canada. Compass advances greenfield development opportunities for solar and battery energy storage (Compass Greenfield, 2026).

Compass is coordinating and managing the approvals process for the Project. The primary contact at Compass/ Golden Leaf Agrivoltaics is as follows:

Full Name of Company:	*Golden Leaf Agrivoltaics Inc. (Compass Greenfield Development Inc.)*
Prime Contact:	*Bhavin Mistry*
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Dillon Consulting Limited (Dillon) has been retained by Golden Leaf Agrivoltaics to prepare the REA application for the Project. The primary contact at Dillon is as follows:

Full Name of Company:	*Dillon Consulting Limited*
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3.0 Project Location

The proposed Class 3 solar agrivoltaics facility is to be located within the Township of Drummond-North Elmsley, Ontario. The Project Location is generally bounded by Drummond Concession 1 to the north and Churchill Road to the east. The Project site will be contained within three privately-owned land parcels, Lot 17, Concession 10 (Property Identification Number (PIN) 05232-0010) and Lot 16, Concession 10 (PINs 05232-0237 and 05232-0238). These lands will continue to be privately owned and leased by Golden Leaf Agrivoltaics, with the approximate centroid at the following geographic coordinates:

- Latitude: 44.919350 N
- Longitude: -76.184856 W

The Project Location is defined in O.Reg. 359/09, which identifies the location of all project components. The term "Project Location" is defined in O.Reg. 359/09 to be "a part of land and all or part of any building or structure in, on or over which a person is engaging in or proposes to engage in the Project". Project components, including solar panels and electrical facilities such as inverters, transformers, substations and electrical collector lines; as well as Project access roads will be located on private land.

4.0 Project Overview

4.1 General Timing

It is anticipated that construction will last approximately 12 to 18 months. Pending receipt of all necessary approvals and permits, construction is tentatively scheduled to begin in fall/winter 2027. **Section 6.0** outlines the anticipated duration of each key construction activity. It is expected that the Project will remain operational for a period of at least 20 years. However, it is possible that the Project would remain operational for longer a period of time due to the lifecycle of facility components along with repowering of the generating equipment and/or receiving a subsequent form of power purchase agreement. Construction activities will be staged such that seasonal activity restriction timing windows related to natural heritage features are avoided.

4.2 Overview of Materials and Equipment

In general, the materials to be used for construction will include standard building materials such as concrete, wood, aggregate, aluminum, steel, and metal. To the extent practicable, these materials will be procured from local and/or regional sources where they are available in sufficient quality and quantity and at competitive prices.

Hazardous materials used during construction are limited to fuels, lubricants, fluids, and coolants that are associated with machinery, vehicles and equipment. These materials will be managed according to the activities set out in the Environmental Effects Monitoring Plan (EEMP) and through practices developed by the contractor that are consistent with the EEMP provided in the Design and Operations Report. Given the implementation of a Spills Prevention and Contingency Plan, the likelihood of a spill is very low, and the types of materials used on site are not expected to cause any adverse effects in the unlikely event that a spill occurs. Any residual impact will be promptly addressed. The contractor's plan will be outlined in the Emergency Response and Communication Plans (ERCP), and any spills will be managed per the procedures outlined in a Spills Prevention and Contingency Plan to be prepared prior to construction. Decisions on waste disposal or recycling during, and immediately after construction, will be made by the on-site contractor (who will abide by the requirements of the *Environmental Protection Act*).

Table 2 summarizes the construction activities, their anticipated duration, and the likely equipment and materials needed during this phase. Construction equipment and vehicles, including those that transport materials, will access the site via the entrance from Drummond Concession 1 (**Figure 1**).

It is expected that dump trucks, half-ton trucks, semi-trailer trucks, and other transports will bring materials and equipment to and from the site. The transportation of materials will occur throughout the construction phase; however, the majority of trips will occur in months one to nine (with the transport of materials for access roads, PV panels, electrical equipment and associated racking/support structures). A Traffic Management Plan that details the transportation route of construction materials will be developed prior to the start of construction.

It should be noted that while an attempt has been made to identify all solar facility and construction equipment, the exact size, weight and technical specifications of the materials and equipment will not be known until suppliers and contractors have been selected. It is anticipated that the types and sizes of equipment used will be similar, regardless of which suppliers and -site contractors are selected for the Project.

Table 2: Anticipated Construction Materials and Equipment

Construction Activity	Material and Equipment Brought On-site[1]					Material Generated and Taken Off-site			
	Type of Material (Estimate Quantity)	Estimated Number of Truck Loads	Vehicle used to Transport material	Equipment used during activity	Weight (Tonnes)	Type (Estimated Quantity)	Stored On-site	Number of Truck Loads	Vehicle used to Transport Material Off-site
Site survey and construction layout.	Survey stakes, flagging tape, markers (TBD)	5	Pickup / light Truck	GPS / GNSS receivers, total stations, light handheld tools	<10	None	N/A	N/A	N/A
All delivery trucks and equipment used to transport, unload and move materials and equipment within the project area.	Transportation of bulldozers, excavators, lifts and other large equipment. This includes all trucks delivering panels, racking foundations, inverters, electrical cables, equipment and floats for all equipment to move Balance of System (BOS) electrical and structural elements around the site.	100-175	Flatbed Semi-Trailer Trucks	Telehandlers, rough-terrain forklifts, mobile cranes	200–500	None	Equipment temporarily stored on-site	N/A	N/A
Construction of access roads, temporary storage and construction areas and temporary facilities.	Granular A and B Miscellaneous Access Road and Base Materials (TBD) Culverts, geotextile	250-500	Dump Truck Semi-Trailer	Bulldozers, graders, rollers/compactors, excavators	5,000–12,000	Topsoil	Yes*	TBD	N/A
Installation of perimeter fence.	Fence posts and chain-link fence (2.5km metres est.), concrete	5-10	Semi-Trailer	Post drivers, augers, skid steers, concrete mixer trucks	150–300	None	No	N/A	N/A
Construction of foundations for arrays and equipment.	Ground screws, grouting material	10-15	Semi-Trailer	Hydraulic ground screw drivers/rigs, concrete mixer trucks, skid steers	400-800	N/A	N/A	N/A	N/A

[1] Estimates based on typical construction standards/techniques for a typical 13.2 MW solar project and are subject to change as the design and construction process progresses. As appropriate, all construction materials and equipment (when not in use) will be temporarily stored in construction laydown areas.

* *Topsoil will be temporarily stored on-site and covered until it can be redistributed within the Project Location.

Construction Activity	Material and Equipment Brought On-site[1]					Material Generated and Taken Off-site			
	Type of Material (Estimate Quantity)	Estimated Number of Truck Loads	Vehicle used to Transport material	Equipment used during activity	Weight (Tonnes)	Type (Estimated Quantity)	Stored On-site	Number of Truck Loads	Vehicle used to Transport Material Off-site
Installation of support, racking and PV modules.	Racking support (TBD) Steel and aluminum racking (TBD) Solar PV panels (TBD)	10-30	Semi-Trailer Semi-Trailer Semi-Trailer	All-terrain forklifts, telehandlers, torque drivers, hand assembly tools	1,200–2,200	None	N/A	N/A	N/A
Installation of DC collection system, inverter and transformer equipment, siring, grounding and monitoring systems.	Inverters Medium Voltage Power Stations (x3), transformer, AC & DC electrical cabling, conduit, connectors, ground wire, etc.	15-35	Semi-Trailer Semi-Trailer	Trenchers, mini-excavators, cable pullers, crane trucks	200–450	None	N/A	N/A	N/A
Restoration and clean-up of work areas.	None	N/A	N/A	Skid steers, loaders, waste compactors, tractors	10-30	Construction waste and miscellaneous materials	No***	TBD	Semi-Trailer Dump Truck Pickup Truck
Site landscaping and vegetation.	Vegetative seed (to cover 26 hectares approx.); imported topsoil (as needed)	5-20	Pickup Truck	Tractors, hydroseeders, terraseeders, drill seeders, broadcast seeders, harrows	10-500	None	N/A	N/A	N/A
Testing and commissioning.	None	N/A	N/A	Electrical testing equipment, secondary injection test kits, thermal cameras, light utility vehicles	<5	None	N/A	N/A	N/A

4.3 Temporary Uses of Land

During the construction phase, there will be several temporary uses of land, which may include sediment and erosion control structures, construction laydown areas, temporary fencing, site trailers, washrooms, first aid station, parking, and temporary access roads. Temporary sediment, dust and erosion control measures will be in place for the duration of the construction of the solar facility until reclamation and revegetation is complete.

Construction laydown areas will be used during Project construction and are anticipated to be located throughout the Project Location. Pending the final design, any part of the Project Location may be used as temporary storage, which will be dependent on how construction will be staged. These areas are where construction equipment such as excavators, bulldozers and graders, and materials for construction (including PV panels) will be temporarily stored. Laydown areas within the Project Location boundary will be surrounded by permanent fencing which will remain in place during the operations phase.

In the case where the use of the construction laydown areas may remain during the operations phase of the Project (e.g., to be used for parking or other uses), they would then be considered as permanent Project components.

During construction, temporary storage of hazardous materials may occur, including fuels, oils, fluids, etc. These materials will be stored in a secure location on site. Storage of these materials will be temporary and as required. Spill prevention measures and spill response measures will be prescribed in the Spills Prevention and Contingency Plan. This plan will be in place prior to the start of construction.

Temporary and disturbed areas may be rehabilitated after the construction of the solar facility is complete. Trailers and construction equipment will be removed from the Project Location. Temporary sediment structures will also be removed. Areas of compacted soil due to the presence of heavy machinery may be rehabilitated and decompacted by tilling and the spreading of existing topsoil to restore soil density and drainage. These areas may also be planted or seeded with vegetation to control erosion, as necessary.

4.4 Construction Workforce

The workforce will include construction supervisors and specialists, general and skilled labour, equipment operators, technicians for electrical systems and commissioning, plant installation and operation staff, security and general maintenance staff. The construction workforce is estimated to require 120-180 workers on average over the construction period. In the Township of Drummond/North Elmsley, there is currently no standalone municipal noise by-law establishing mandatory hours of operation or statutory holiday restrictions for general construction equipment. Construction activities and site noise are governed through individual building and site plan permit conditions, municipal property standards, and general nuisance provisions, with after-hours disturbances enforceable through the Ontario Provincial Police (OPP) under provincial disturbance regulations.

5.0 Construction Activities

5.1 Site Investigation

5.1.1 Preliminary Investigations (LiDAR, legal survey, geotechnical)

Prior to construction, surveying and geotechnical investigations will be completed to support the detailed engineering design and layout of the Project.

A topographic survey of the Project Location has been completed using LiDAR data to establish existing ground elevations and identify site features relevant to the design of the solar facility, drainage infrastructure, access roads, and electrical collection system. The LiDAR data provides a detailed topographic surface that will be used during detailed engineering and construction planning.

A legal land survey has been completed by a licensed Ontario Land Surveyor to confirm property boundaries, easements, rights-of-way, existing infrastructure, and other legal constraints that may influence the final Project layout. Survey monuments and control points were established as required to support detailed design and construction staking.

A geotechnical investigation following within the Project Location includes boreholes, test pits, probing, and/or other subsurface testing, as required, to characterize soil and groundwater conditions and to support the detailed design of foundations, access roads, equipment pads, collector system trenches, and other civil infrastructure. The results of the investigation will be used to confirm the suitability of the site for construction and to finalize foundation designs, earthworks requirements, and construction methodologies.

Additional survey staking and layout activities may be undertaken immediately prior to construction to identify the locations of Project components, environmental protection measures, property limits, and construction work areas.

5.1.2 Site Surveying and Construction Layout

Prior to the commencement of construction, surveyors will complete construction layout and staking activities to establish the locations of Project infrastructure in accordance with the final engineering design. Survey control points established during the legal land survey will be used to accurately position Project components within the approved Project Location.

Construction staking will identify the locations of solar array blocks, access roads, inverter stations, the transformers, underground collector circuits, drainage features, perimeter fencing, gates, temporary construction areas, and other Project infrastructure. Environmental protection measures, including setbacks from watercourses, wetlands, woodlands, archaeological resources, and other environmentally sensitive features, will also be clearly delineated in the field where required. Areas to be avoided will be fenced and/or flagged, as appropriate.

Survey crews may utilize Global Navigation Satellite System (GNSS) equipment, total stations, laser levels, and conventional surveying equipment to complete the construction layout. Survey stakes, flagging, paint markings, or other temporary markers will be installed to guide construction activities and verify that all Project components are constructed in accordance with the approved design.

Construction staking will be completed progressively as required throughout the construction phase. Additional survey work may be undertaken to verify foundation locations, underground infrastructure alignments, finished grades, and the final installation of Project components. Temporary survey markers will be removed upon completion of construction where appropriate.

Survey activities will be limited to the approved construction areas and will be undertaken in a manner that minimizes disturbance to existing agricultural operations, drainage features, environmentally sensitive areas, and adjacent properties.

5.2 Site Preparation

5.2.1 Stormwater Management and Erosion and Sediment Control

Prior to commencement of construction activities involving ground disturbance, stormwater management and erosion and sediment control (ESC) measures will be implemented throughout the Project area. These measures will be installed and maintained throughout the construction period to minimize potential impacts associated with soil disturbance, surface water runoff, sediment transport, and changes to existing drainage patterns.

The design and implementation of a stormwater management (SWM) Plan and Erosion and Sediment Control (ESC) Plan measures will be based on site-specific conditions, including existing drainage patterns, soil characteristics, topography, and the final Project layout. Measures will be developed and implemented during construction in accordance with applicable regulatory requirements, the REA, and industry best management practices.

5.2.1.1 Pre-Construction Installation of ESC Measures

Prior to clearing, grubbing, grading, access road construction, or other earth-disturbing activities, the following measures may be installed, as required:

- Silt fencing and other perimeter sediment controls;
- Rock check dams or sediment barriers;
- Straw bale barriers or equivalent sediment control measures;
- Stabilized construction entrances;
- Temporary drainage controls;
- Sediment traps or temporary sediment retention areas;
- Surface water diversion measures;
- Other site-specific erosion control measures identified through detailed design.

ESC measures will be installed in locations where disturbed soils may contribute sediment to drainage features, adjacent lands, or environmentally sensitive areas.

5.2.1.2 Stormwater Management During Construction

During construction, stormwater runoff will be managed to maintain existing drainage patterns to the extent practicable and prevent uncontrolled discharge from disturbed areas.

Stormwater management activities may include:

- Maintaining natural drainage pathways where feasible;
- Directing runoff away from exposed soils and active construction areas;
- Minimizing the duration that soils remain exposed;
- Stabilizing completed areas as construction progresses;
- Managing runoff from temporary access roads and laydown areas;
- Inspecting and maintaining ESC measures following rainfall events and periods of significant runoff.

Temporary stormwater management features may be adjusted throughout construction based on field conditions, construction sequencing, observed deficiencies and recommended corrective actions, and weather conditions.

5.2.1.3 Inspection and Maintenance

ESC and stormwater management measures will be routinely inspected throughout construction to confirm effectiveness and identify areas requiring maintenance or improvement.

Inspection activities may include:

- Reviewing ESC measures before and after significant rainfall events;
- Removing accumulated sediment from control measures;

- Repairing damaged or ineffective controls;
- Stabilizing exposed soils;
- Maintaining drainage pathways;
- Updating controls as construction progresses.

Construction activities will be modified, where required, to address observed erosion, sediment migration, or drainage concerns.

5.2.1.4 Construction Completion and Restoration

Following completion of construction activities, temporary stormwater and erosion control measures will be removed once disturbed areas have been stabilized and the risk of erosion has been minimized.

Permanent stormwater management features, where required, will remain in place for the operational life of the Project. Disturbed areas will be restored through grading, stabilization, agricultural restoration, or revegetation measures, as applicable.

5.2.2 Vegetation Clearing and Grubbing

Vegetation clearing and grubbing will be limited to areas required for the construction of Project infrastructure, including solar array areas, access roads, inverter stations, transformers, underground collector circuits, temporary construction areas, and other associated facilities. Construction activities will be planned to minimize disturbance to existing vegetation and agricultural lands to the extent practicable.

Prior to the commencement of clearing activities, the limits of disturbance will be clearly identified in the field through construction staking, flagging, fencing, or other appropriate delineation methods. Environmental protection measures, including erosion and sediment control measures and setbacks from environmentally sensitive features, will be installed where required before vegetation removal begins.

Within cultivated agricultural fields, vegetation removal is expected to be minimal, as most of the Project Location is actively farmed. Existing crops will be harvested by the landowner prior to construction where practicable. Any remaining vegetation within the construction footprint will be removed using conventional agricultural or construction equipment.

Where woody vegetation, shrubs, hedgerows, or isolated trees require removal to accommodate Project infrastructure, clearing will be limited to the minimum area necessary. Grubbing activities will include the removal of stumps, roots, and other organic material where required to facilitate construction. Merchantable timber, brush, and woody debris will be salvaged, chipped, reused, or disposed of in accordance with applicable permits, landowner agreements, and regulatory requirements.

Vegetation clearing activities will be scheduled, where practicable, to comply with applicable environmental commitments, including restrictions related to breeding birds, species at risk, and other protected natural heritage features identified through the natural heritage assessment and water bodies assessment processes. Should additional environmental constraints be identified during construction, work procedures will be modified as necessary in consultation with the Project's Environmental Inspector and applicable regulatory agencies.

Upon completion of clearing activities, construction areas will be prepared for subsequent earthworks, including topsoil stripping, grading, and access road construction.

5.2.3 Topsoil Stripping and Stockpiling

Topsoil stripping will be undertaken only where necessary to facilitate the construction of permanent Project infrastructure, including access roads, inverter stations, transformers, equipment pads, underground electrical infrastructure, and other areas requiring engineered foundations or granular surfacing. Topsoil stripping within the solar array areas will be minimized to the extent practicable, as the majority of tracker foundations will be installed using driven steel screws or other low-disturbance foundation methods.

Prior to stripping, the limits of disturbance will be confirmed through construction staking. Topsoil will be removed using conventional earthmoving equipment such as bulldozers, graders, excavators, scrapers, and loaders. Topsoil and subsoil will be handled separately wherever practical to preserve soil quality and facilitate site restoration.

Stripped topsoil will be stockpiled within designated temporary storage areas located inside the Project Location. Stockpile locations will be selected to avoid environmentally sensitive features, drainage channels, and areas susceptible to erosion or flooding. Where practical, stockpiles will be stabilized through grading, temporary vegetation, erosion control blankets, or other appropriate erosion and sediment control measures if they are expected to remain in place for an extended period.

Topsoil will be reused during construction and site restoration wherever feasible. Following completion of construction activities, stored topsoil will be redistributed in areas requiring restoration to promote the re-establishment of vegetation and maintain the long-term agricultural capability of the lands, where applicable.

Construction activities associated with topsoil stripping and stockpiling will be scheduled, where practicable, to avoid excessively wet soil conditions in order to minimize rutting, soil compaction, and degradation of soil structure. Appropriate construction practices will be implemented throughout the Project to preserve soil productivity and facilitate post-construction restoration.

5.2.4 Grading and Earthworks

Earthworks will be undertaken only where necessary to facilitate the safe construction and long-term operation of the Project. Grading activities will be designed to minimize soil disturbance, maintain existing drainage patterns to the extent practicable, and reduce the need for imported or exported fill materials.

Minor grading may be required to prepare access roads, inverter stations, transformers, equipment pads, laydown areas, and other Project infrastructure. The solar array areas will generally follow the existing site topography, with localized grading performed only where necessary to achieve acceptable construction tolerances, improve site access, or address localized drainage concerns.

Earthworks may include excavation, filling, proof rolling, compaction, placement of engineered granular materials, and stabilization of disturbed areas. Fill materials, where required, will consist of suitable native soils or imported granular materials that meet the Project specifications and applicable Ontario Provincial Standard Specifications (OPSS). Disturbance and/or removal of large volumes of soil from the site is not anticipated. Accordingly, *O. Reg. 406/19: On-Site and Excess Soil Management* with respect to excess soil removal from the Project Location is not expected to be applicable.

Existing drainage features, including municipal drains, agricultural drainage systems, roadside ditches, swales, and culverts, will be protected during construction. Where existing drainage infrastructure must be modified or temporarily interrupted, the work will be completed in accordance with the approved engineering design and any applicable permits or approvals. Permanent drainage features will be restored or reconstructed to maintain pre-construction drainage patterns to the extent practicable.

Construction activities will be planned to minimize the movement of soils during periods of excessive precipitation or saturated ground conditions. Disturbed soils will be stabilized as soon as practicable through grading, compaction, temporary erosion and sediment control measures, and establishment of vegetative cover where appropriate.

Earthworks will be completed using conventional civil construction equipment, including excavators, bulldozers, graders, compactors, loaders, dump trucks, and water trucks for dust suppression, as required.

Upon completion of earthworks, all disturbed areas not occupied by permanent Project infrastructure will be stabilized to reduce the potential for erosion and sediment transport. Final site grading will be completed prior to the installation of permanent surface treatments, access roads, fencing, and other Project components.

5.3 Access Road, Laydown Areas, and Temporary Facilities

5.3.1 Overview

Access roads, temporary laydown areas, and temporary construction facilities will be established to support the safe and efficient construction, operation, and maintenance of the Project. These areas will provide access for construction personnel, delivery of equipment and materials, temporary storage of construction materials, and workspace required for installation of the solar energy generating system and associated infrastructure.

The location and extent of access roads, laydown areas, and temporary facilities will be determined based on the final Project design, existing site conditions, environmental constraints, and construction requirements. Where practicable, existing agricultural access routes and disturbed areas will be utilized to minimize new disturbance. One access road is anticipated, connecting from Drummond Concession 1 Road located north of the site.

Construction activities will be completed in accordance with applicable environmental protection measures identified through the REA process, including erosion and sediment control measures, drainage management, and protection of identified natural heritage and cultural heritage features.

5.3.2 Access Road Construction

Temporary and permanent access roads will be constructed to provide access to the Project site for construction equipment, material deliveries, and future operations and maintenance activities.

Access road construction activities may include:

- Surveying and staking of approved access road alignments;
- Clearing and grubbing of vegetation, where required;
- Removal of unsuitable soils or organic materials;
- Installation of drainage features, including culverts, where required;
- Placement and compaction of suitable granular materials;
- Grading and shaping of road surfaces to promote proper drainage;
- Installation of temporary traffic controls, as required.

Access roads will generally consist of a compacted granular surface designed to support construction traffic, including delivery vehicles, cranes, and specialized installation equipment. Road widths and construction specifications will be confirmed during detailed engineering based on anticipated equipment requirements.

Following construction, temporary access roads or portions of access roads not required for Project operation may be removed and the areas restored in accordance with the restoration plan. Permanent access roads required for operations and maintenance activities will remain in place.

5.3.3 Laydown Area Construction

Temporary construction laydown areas will be established within approved Project areas to support construction activities. Laydown areas will provide temporary workspace for equipment assembly, material storage, contractor activities, and staging of solar modules, racking components, electrical equipment, and other construction materials. Temporary laydown and construction staging areas will be located within the Project Location boundary as shown on **Figure 2**.

Construction activities associated with laydown areas may include:

- Surveying and delineation of approved laydown locations;
- Stripping and stockpiling of topsoil;
- Clearing and grubbing, where required;
- Grading to provide a stable and level working surface;
- Installation of temporary drainage and erosion control measures;
- Placement and compaction of granular material, where required;
- Installation of temporary fencing, signage, or access controls.

Laydown areas will be managed throughout construction to minimize impacts to surrounding lands, including implementation of dust control measures, stormwater management practices, and spill prevention procedures.

Upon completion of construction activities, temporary laydown areas that are not required for Project operations will be decommissioned. Restoration activities may include removal of temporary aggregate surfaces, grading, replacement of topsoil (where applicable), and stabilization through agricultural restoration or revegetation measures.

5.3.4 Temporary Construction Facilities

Temporary facilities will be installed to support construction personnel and Project activities. These facilities may include:

- Construction trailers and administrative offices;
- Worker facilities, including portable washrooms;
- Temporary parking areas;
- Equipment storage areas;

- Temporary electrical service and communications infrastructure;
- Waste management and recycling areas.

Temporary facilities will be located within designated construction areas and maintained in accordance with applicable health, safety, and environmental requirements. Temporary utilities may be provided through existing services, temporary connections, generators, or other approved methods.

All temporary facilities will be removed following completion of construction unless required for ongoing Project operations. Areas impacted by temporary facilities will be restored in accordance with the Project restoration requirements.

5.3.5 Water Crossings

Based on water assessment and the project layout, no water crossings are anticipated for this Project. There are no water bodies mapped in the Project Location, as defined under *O. Reg. 359/09*. However, crossings may be over drainage features that do not meet the definition of water bodies. Water bodies are discussed in further detail in Section 7.4 of this report.

5.4 Perimeter Fence Construction and Security

A perimeter security fence will be installed around the Project area to provide site security, restrict unauthorized access, protect electrical infrastructure, and support the Project's agrivoltaic operations. As the Project may incorporate sheep grazing within the solar facility area, the perimeter fence will also serve as a livestock containment and predator exclusion measure.

The perimeter fence will be designed and installed in accordance with applicable electrical safety requirements, including requirements established by the Electrical Safety Authority (ESA), and will consider the operational requirements of the solar generating facility and agricultural activities occurring within the Project area.

The final fence alignment will be established based on the approved Project layout, detailed engineering design, environmental constraints, and operational requirements. The fence will be located within the approved Project footprint while maintaining required setbacks from identified environmental features and other site constraints.

During construction, the site will be monitored by the supervising construction staff and may include part-time night security. For security and maintenance purposes, security cameras will be installed, lights will be installed near the site entrances to the facility and task-specific lights will be installed where necessary.

5.4.1 Fence Specifications and Installation Activities

The Project perimeter fence will consist of approximately 1.8-metre-high chain link fencing including three strands of barbed wire installed above the chain link fence, providing a total fence height suitable for security and livestock management purposes.

To support the agrivoltaic use of the Project area and maintain livestock protection, the fence may include an embedded below-grade component designed to reduce the potential for wildlife intrusion. The fence installation will assist in preventing predators, including foxes and coyotes, from entering the fenced area and accessing grazing livestock.

Fence construction activities may include:

- Surveying and staking of the approved fence alignment;
- Mobilization of fencing equipment and materials;
- Minor vegetation clearing or trimming along the fence alignment, where required;
- Installation of fence posts and supports;
- Installation of below-grade fence components;
- Installation of chain link fencing and barbed wire strands;
- Installation of gates and controlled access points;
- Inspection and adjustment of completed fencing.

Fence posts may be installed using driven, augured, or other approved installation methods depending on site-specific soil conditions and final engineering requirements.

5.4.2 Gate and Access Control Installation

Access gates will be installed at designated Project entrances to allow controlled access for construction activities, operations and maintenance personnel, emergency response, agricultural activities, and livestock management.

Gate locations will be designed to maintain secure access while allowing safe movement of authorized personnel, equipment, and agricultural vehicles. Gates will be constructed to maintain the integrity of the perimeter fence system and prevent livestock escape or predator entry.

5.5 Array/Equipment Foundation, Racking System and PV Module Installation

Following completion of site preparation activities, including implementation of stormwater management and erosion and sediment control measures, access road construction, laydown area establishment, and perimeter fence installation (where applicable), installation of the solar generating equipment will commence.

This phase of construction will include the installation of foundations required to support the photovoltaic (PV) array, inverter/transformer equipment, and other Project infrastructure, followed by installation of the solar module racking system and photovoltaic modules.

Foundation systems will be designed to provide long-term structural support for Project equipment and will be developed based on site-specific conditions, including geotechnical conditions, loading requirements, equipment specifications, and applicable engineering standards.

The completed solar array layout will be designed to accommodate the Project's agrivoltaic operations, including continued agricultural use of the site through managed sheep grazing. The array configuration will maintain appropriate spacing, access, and clearance requirements to support livestock movement, vegetation management, and ongoing operation and maintenance activities.

5.5.1 Array Foundation Installation

Foundations for the solar array will be installed throughout the approved Project footprint in accordance with the final detailed engineering design. These foundations will provide structural support for the racking system and photovoltaic modules.

The Project is expected to use ground screws, or another approved foundation technology depending on site conditions and final design requirements.

Array foundation installation activities may include:

- Surveying and staking foundation locations;
- Mobilization of foundation installation equipment;
- Delivery and staging of foundation materials;
- Installation of foundations at designated locations;
- Verification of installation depth, alignment, and tolerances;
- Completion of quality control inspections.

Where site conditions prevent installation in accordance with the engineered design, alternative foundation methods or design modifications may be implemented.

5.5.2 Equipment Foundation Installation

Foundations for Project equipment, including inverter/transformer skids and other electrical infrastructure, will be installed in accordance with the final engineered design.

Equipment foundation installation activities may include:

- Surveying and staking of equipment locations;
- Preparation of foundation areas;
- Excavation and grading, where required;
- Placement and compaction of suitable foundation materials;
- Installation of foundations, structural supports, or equipment mounting systems;
- Installation of embedded components, conduits, or grounding provisions;
- Placement and securing of inverter/transformer skids and associated equipment.

Equipment foundations will be designed to provide adequate structural support, equipment stability, drainage, and accessibility for operations and maintenance activities.

5.5.3 Racking System Installation

Following installation and verification of array foundations, the solar module racking system will be assembled and installed.

The racking system will support the PV modules and maintain the required orientation, spacing, and elevation for optimal energy production and safe maintenance access.

Racking installation activities may include:

- Delivery and staging of racking components;
- Assembly of structural members;
- Installation of rails, beams, and mounting hardware;
- Installation of tracker components, where applicable;
- Alignment and adjustment of racking assemblies;
- Completion of structural inspections and quality assurance checks.

The Project will utilize a single-axis tracking system. Where tracking technology is used, additional mechanical components such as torque tubes, bearings, motors, and controllers may be installed.

5.5.4 Photovoltaic Module Installation

Following completion of the racking system installation, photovoltaic modules will be installed.

Module installation activities may include:

- Delivery and temporary storage of PV modules;
- Transportation of modules from laydown areas to installation locations;
- Placement and fastening of modules onto racking structures;
- Installation of module mounting hardware;
- Completion of visual inspections and quality control checks.

Photovoltaic modules will be installed in accordance with manufacturer specifications, electrical requirements, and the final Project design.

Care will be taken during module handling and installation to prevent damage to modules, racking components, and surrounding infrastructure.

5.6 Electrical Collection System Installation

Following completion of the array and equipment foundation installation, the Project's electrical collection system will be installed, concurrent with racking system installation and photovoltaic module installation activities.

The electrical collection system will collect the direct current (DC) electricity generated by the photovoltaic modules, convert it to alternating current (AC) through inverter equipment, and transmit the generated electricity through the Project's medium-voltage collection system to the Project step up transformer and interconnection facilities.

The electrical collection system will include DC wiring, inverter/transformer equipment connections, underground medium-voltage collector circuits, grounding systems, communications infrastructure, and associated electrical components required for safe and reliable operation of the solar generating facility.

All electrical installation activities will be completed in accordance with applicable electrical codes, standards, manufacturer specifications, and requirements established through the Project's detailed engineering design.

5.6.1 DC Collection System Installation

The DC collection system will collect electricity generated by individual photovoltaic modules and transfer it to the inverter equipment located throughout the Project area.

DC electrical installation activities may include:

- Installation of module-level wiring and interconnections;
- Routing of DC cables along racking systems;
- Installation of cable management systems, clips, or supports;
- Installation of underground DC cable systems where sufficient embedment depth is available;
- Installation of Cable Aboveground Bus (CAB) systems where site conditions do not allow for adequate cable burial depth;
- Connection of PV strings to inverter equipment;
- Installation of DC disconnects and associated electrical components;
- Testing and verification of DC circuits.

Where sufficient embedment depth is available, DC cables will be installed underground within designated cable routes. Installation activities may include:

- Surveying and marking of DC cable routes;
- Excavation of cable trenches;
- Placement of cables and associated protective measures;
- Installation of warning tape or cable markers, where required;
- Backfilling and compaction of trenches;
- Restoration of disturbed areas.

In areas where site conditions prevent installation of buried DC cabling, including locations with insufficient embedment depth, geotechnical constraints, or other design considerations, a Cable Aboveground Bus (CAB) system will be utilized. CAB systems provide a protected aboveground cable management solution designed to maintain electrical performance while reducing the need for additional excavation or disturbance.

CAB installation activities may include:

- Installation of supporting structures or cable management assemblies;
- Routing and securing of DC cables within the CAB system;
- Connection of cable transitions between buried and aboveground systems;
- Inspection and verification of installed cable management systems.

The final DC cable installation approach will be determined through detailed engineering based on site-specific conditions, including soil conditions, topography, agricultural requirements, and equipment layout. DC cabling will be installed in a manner that protects electrical infrastructure from environmental exposure, mechanical damage, and operational impacts associated with agricultural activities, including sheep grazing and routine Project maintenance.

5.6.2 Inverter and Transformer Equipment Installation

Inverter and transformer equipment will be installed on the previously constructed equipment foundations.

Installation activities may include:

- Delivery and placement of inverter/transformer skid assemblies;
- Mechanical securing of equipment to foundations;
- Connection of DC inputs from photovoltaic arrays;
- Connection of AC outputs to the medium-voltage collection system;
- Installation of auxiliary power, controls, and communications connections;
- Installation of additional service connection from Hydro One Networks Inc. (HONI) line to separate auxiliary transformer
- Completion of equipment grounding and bonding requirements.

Equipment installation will be coordinated with the mechanical and civil construction activities to ensure proper access, drainage, and long-term operation and maintenance requirements.

5.6.3 Medium-Voltage Collection System and Interconnection Facilities Installation

The Project's medium-voltage collection system will transmit electricity from the inverter/transformer equipment located throughout the solar facility to the Project's interconnection facilities.

Electricity generated by the photovoltaic modules will be converted from DC to AC through inverter equipment and stepped up to the required collection voltage through transformer equipment. The output from the inverter/transformer equipment will be collected through the Project's medium-voltage collection system and directed to pad-mounted switchgear, step-up transformer equipment, and associated interconnection infrastructure.

The medium-voltage collection and interconnection system will include underground cabling, pad-mounted switchgear, step-up transformation equipment, overhead protection equipment, and an overhead connection to the existing HONI distribution infrastructure at the approved Point of Common Coupling (PCC). HONI will be responsible for infrastructure from the PCC to the Point of Interconnection (POI).

5.6.3.1 Medium-Voltage Collection System Installation

Installation activities may include:

- Surveying and staking of underground cable routes and equipment locations;
- Excavation of cable trenches;
- Installation of medium-voltage cables and associated protective systems;
- Installation of conduit systems, where applicable;
- Installation of cable markers and warning systems;
- Backfilling and compaction of trenches;
- Restoration of disturbed areas following installation.

The underground medium-voltage collection system will be installed within approved collection routes and coordinated with Project drainage, access requirements, and environmental protection measures.

5.6.3.2 Pad-Mounted Switchgear and Step-Up Transformer Installation

Following installation of the underground collection system, electrical collection circuits will terminate at pad-mounted switchgear and associated transformer equipment.

Installation activities may include:

- Preparation of equipment foundation areas;
- Installation of equipment foundations and grounding systems;
- Delivery and placement of pad-mounted switchgear;
- Installation of the step-up transformer;
- Connection of underground medium-voltage cables;
- Installation of protection, control, and auxiliary systems;
- Completion of electrical testing and inspections.

The equipment layout will be designed to provide safe operation, maintenance access, appropriate clearances, and compatibility with the Project's interconnection requirements.

5.6.3.3 Overhead Protection Equipment and Interconnection Line Installation

Following transformation of the collected electricity, power will be transmitted through an overhead connection to the existing HONI pole line at the approved POI.

Installation activities may include:

- Installation of utility poles or support structures within the Project's interconnection area;
- Installation of overhead conductors;
- Installation of protective equipment, including switches, disconnects, and other required electrical protection devices;
- Installation of associated grounding and communications equipment;
- Installation of equipment for connection of the Project facilities to the existing HONI infrastructure (noting that connection will be completed by HONI).

The overhead interconnection facilities will be designed and constructed in accordance with applicable utility standards, electrical safety requirements, and the requirements established through the interconnection process.

5.6.4 Grounding and Lightning Protection System Installation

A grounding system will be installed throughout the Project area to provide electrical safety and protect Project infrastructure.

Grounding installation activities may include:

- Installation of grounding conductors;
- Bonding of photovoltaic modules, racking systems, equipment, and electrical components;
- Installation of grounding electrodes where required;
- Testing of grounding continuity and resistance.

Lightning protection measures, where required by the final electrical design, will be installed to protect Project equipment from electrical surges and lightning-related events.

5.6.5 SCADA Communications and Monitoring System Installation

The Project will include a Supervisory Control and Data Acquisition (SCADA) system to support monitoring, control, and operational management of the solar generating facility.

The SCADA system will collect operational data from Project equipment, including photovoltaic modules, inverter/transformer equipment, medium-voltage collection equipment, and interconnection facilities. The system will support real-time monitoring, equipment status reporting, performance analysis, fault detection, and remote operational control, where applicable.

The SCADA system will be designed and installed in accordance with applicable electrical standards, equipment manufacturer requirements, and interconnection requirements established by the applicable utility and system operator.

5.6.5.1 SCADA Installation Activities

SCADA and communications installation activities may include:

- Installation of communication infrastructure between Project equipment;
- Installation of fibre optic, copper, wireless, or other communication systems;
- Installation and configuration of plant controllers;
- Integration of inverter monitoring and control systems;
- Integration of switchgear, transformer, and protection equipment monitoring;
- Installation of weather monitoring equipment, where applicable;
- Installation of revenue metering and operational data interfaces;
- Configuration and testing of communication networks.

5.6.5.2 Control and Monitoring Functions

The SCADA system may provide monitoring and control capabilities, including:

- Real-time monitoring of electrical generation output;
- Monitoring of inverter and transformer equipment status;
- Monitoring of alarms, faults, and operational conditions;
- Remote control functions, where required;
- Collection and transmission of operational data;
- Support for troubleshooting and maintenance activities.

5.6.6 Installation of Connection Line System

The connection line will be constructed to connect the Project to the HONI line. The installation of poles on the connection line route will be undertaken by HONI, while the Project will be required to install cabling.

5.7 Commissioning, Testing, and Energization

Following completion of construction activities, the Project will undergo a comprehensive commissioning and testing process to verify that all solar generating equipment, electrical systems, protection systems, communications systems, and interconnection facilities have been installed in accordance with the approved design, applicable codes and standards, manufacturer requirements, and utility interconnection requirements.

Commissioning activities will confirm the safe and reliable operation of the solar generating facility prior to commercial operation. Testing will be completed by qualified personnel and will include mechanical inspections, electrical testing, control system verification, protection system testing, and coordination with the applicable utility and system operator prior to energization.

5.7.1 Mechanical Completion and Inspection

Prior to energization, the Project will undergo mechanical completion inspections to verify that major equipment, structures and associated systems have been installed correctly.

Mechanical inspection activities may include:

- Verification of solar module installation and alignment;
- Inspection of tracker/racking systems and structural connections;
- Verification of foundation installation and equipment mounting;
- Inspection of inverter/transformer skid and other medium voltage equipment installations;
- Verification of equipment clearances and access requirements;
- Inspection of fencing, access roads, and operational areas;
- Confirmation that construction areas are ready for commissioning activities.

Any deficiencies identified during inspections will be corrected prior to proceeding with electrical commissioning.

5.7.2 Electrical Testing and Verification

Electrical testing will be completed to confirm the integrity and performance of the Project electrical systems.

Testing activities may include:

- DC circuit testing and verification;
- Verification of PV string connections;
- Insulation resistance testing;
- Continuity testing;
- Grounding system testing;
- Medium-voltage cable testing;
- Transformer testing;
- Switchgear testing;
- Verification of electrical equipment connections;
- Testing of protection devices and controls.

Testing will be completed in accordance with applicable electrical standards, equipment manufacturer requirements, and utility interconnection requirements.

5.7.3 Protection, Controls, and SCADA Testing

The Project's protection, control, and SCADA systems will be tested prior to energization to confirm proper operation and communication between Project components.

Testing activities may include:

- Verification of inverter controls and operational settings;
- Testing of protection relays and protective devices;
- Verification of communication between field equipment and SCADA systems;
- Testing of monitoring, alarms, and reporting functions;
- Verification of remote monitoring capabilities;
- Confirmation of required utility communication interfaces.

Protection settings and operational controls will be coordinated with the applicable utility and system operator requirements.

5.7.4 Energization and Interconnection

Following successful completion of pre-energization testing and verification activities, the Project will proceed through energization and interconnection activities.

Energization activities may include:

- Energization of underground collection circuits;
- Energization of inverter/transformer equipment;
- Energization of pad-mounted switchgear and step-up transformer equipment;
- Verification of overhead protection equipment operation;
- Coordination with HONI for connection to the existing HONI pole line and approved POI;
- Confirmation of safe operation of electrical systems.

The Project will only be energized following completion of required inspections, approvals, and coordination activities with applicable authorities and the interconnecting utility.

5.7.5 Hot Commissioning

Following successful energization and connection to the electrical grid, the Project will undergo hot commissioning activities to verify operation of the solar generating facility under live operating conditions.

Hot commissioning activities may include:

- Verification of solar tracker operation, communications, positioning, and control functions under energized operating conditions;
- Verification of inverter operation under energized and operating conditions;
- Confirmation of proper operation of inverter/transformer equipment;
- Verification of electrical output and operating performance of individual circuits and equipment;
- Confirmation of proper operation of protection systems;
- Verification of live SCADA communications, monitoring, alarms, and control functions;
- Confirmation of communication interfaces with applicable utility and system operator systems;
- Verification of operating parameters and system settings;
- Verification of applicable power quality and grid operating parameters.

Hot commissioning will allow the Project team to identify and resolve any operational issues prior to completion of final acceptance testing and commercial operation.

5.7.6 Performance Testing

Following completion of hot commissioning activities, performance testing will be conducted to verify that the Project performs in accordance with the approved design, equipment specifications, and applicable contractual requirements.

Performance testing activities may include:

- Verification of expected electrical output under suitable operating conditions;
- Confirmation of inverter and transformer performance;
- Verification of plant controller and SCADA functionality;
- Confirmation of active power, reactive power, and voltage control capabilities, where applicable;
- Evaluation of system response to operational commands;
- Verification of energy production monitoring and reporting systems.

Performance testing results will be documented and reviewed to confirm that the Project meets required operational criteria prior to commercial operation.

5.8 Restoration and Demobilization

Following completion of construction, commissioning, and performance testing activities, temporary construction areas will be restored, and construction equipment will be demobilized from the Project site. Restoration activities will be completed in accordance with the Project's environmental commitments, REA requirements, applicable permits, and agricultural management objectives.

The restoration process will transition the Project area from construction activities to long-term solar energy generation and agrivoltaic operations.

Temporary disturbance areas, including construction staging areas, temporary laydown areas, temporary access routes, and other areas no longer required for Project operations, will be restored where applicable.

Construction-related waste from the Project site will be removed, reused and/or recycled where applicable once the project is complete.

5.8.1 Removal of Temporary Construction Facilities

Following completion of construction activities, temporary facilities and equipment will be removed from the Project site.

Demobilization activities may include:

- Removal of construction trailers and temporary offices;
- Removal of temporary storage areas and equipment;
- Removal of temporary signage and construction controls;
- Removal of temporary utilities and associated infrastructure;
- Removal of temporary erosion and sediment control measures once stabilization is achieved;
- Removal of surplus construction materials and waste.

Construction materials, waste, and temporary infrastructure will be removed and managed in accordance with applicable regulatory requirements.

5.8.2 Restoration of Temporary Disturbance Areas

Temporary disturbance areas will be restored following completion of construction activities.

Restoration activities may include:

- Removal of temporary aggregate surfaces, where required;
- Grading and contouring of disturbed areas;
- Replacement or redistribution of topsoil, where applicable;
- Stabilization of exposed soils;
- Restoration of drainage patterns;
- Agricultural restoration and preparation for future land use;
- Revegetation or other stabilization measures, where required.

Restoration activities will be completed to minimize erosion risks and return disturbed areas to conditions compatible with the intended long-term use of the Project lands.

In some locations, vegetation will be retained or may be planted to provide visual screening from neighbouring properties.

5.8.3 Agricultural Restoration and Agrivoltaic Operations

As an agrivoltaic solar project, restoration activities will be coordinated with the transition to agricultural operations within the Project area.

Following completion of construction, the site will be prepared for managed sheep grazing and continued agricultural use, where applicable.

Agricultural restoration activities may include:

- Establishment or restoration (e.g., seeding) of forage areas;
- Confirmation of safe livestock access within fenced areas;
- Removal of construction-related hazards;
- Verification that grazing areas are suitable for livestock use;
- Coordination of agricultural activities with ongoing solar facility operations and maintenance requirements.

The final Project configuration will support the continued coexistence of solar energy generation and agricultural activities throughout the operational life of the Project.

5.8.4 Final Site Inspection and Demobilization Completion

Prior to completion of construction demobilization, a final site inspection will be completed to confirm:

- Temporary construction areas have been restored as required;
- Construction equipment and waste have been removed;
- Permanent Project infrastructure is operational and accessible;
- Drainage and erosion control measures are functioning appropriately, and vegetation has established over exposed ground;
- The Project site is ready for long-term operation and maintenance activities.

Following completion of restoration activities, construction personnel and equipment will be demobilized from the Project site.

6.0 Construction Schedule & Sequencing

6.1 Construction Timeline

Construction of the Project will be completed through a series of phased activities. The anticipated construction schedule is outlined below and is based on the expected sequencing of major construction milestones (**Table 3**).

The actual timing and duration of activities may vary depending on factors including regulatory approvals, equipment procurement, contractor availability, weather conditions, site conditions, utility coordination, and agricultural considerations. Certain activities may overlap to optimize construction efficiency while maintaining compliance with environmental protection requirements.

Table 3: Construction Timeline and Key Activities

Construction Phase / Milestone	Anticipated Timing	Estimated Duration	Key Activities
Pre-Construction Activities	Prior to construction commencement	Variable	Final engineering, geotechnical, construction planning, procurement of major equipment, contractor mobilization, regulatory and utility coordination
Site Preparation and Environmental Protection Measures	Q3-Q4 2027	~1 month	Installation of stormwater management and erosion and sediment control measures, establishment of construction access, clearing and grubbing, preparation of work areas
Access Roads, Laydown Areas, and Temporary Facilities	Q4 2027	~1–2 months	Construction of access roads, preparation of temporary laydown areas, installation of construction trailers, equipment staging areas, and temporary facilities
Perimeter Fence Construction	Q4 2027	~1 month	Installation of security fencing, buried fence components for livestock/predator protection, barbed wire, gates, and access controls

Construction Phase / Milestone	Anticipated Timing	Estimated Duration	Key Activities
Array and Equipment Foundation Installation	Q4 2027-Q2 2028	~2-3 months	Installation of PV array foundations, inverter/transformer skid foundations, equipment foundations, and associated civil works
Racking System Installation and Module Installation	Q2-Q3 2028	~5-6 months	Assembly and installation of racking systems, tracker components (where applicable), photovoltaic modules, and associated mechanical components
Electrical Collection System Installation	Q2-Q3 2028	~9-12 months	Installation of DC collection systems, underground DC cabling where feasible, CAB systems where required, inverter/transformer connections, medium-voltage collection system, switchgear, step-up transformer, overhead protection equipment, and interconnection facilities
SCADA, Communications, and Monitoring System Installation	Q3 2028	~1 month	Installation and integration of communications infrastructure, plant controls, monitoring equipment, SCADA systems, and utility communication interfaces
Commissioning, Testing, and Energization	Q4 2028	~3 months	Mechanical completion inspections, electrical testing, protection testing, SCADA verification, energization, grid interconnection, and utility coordination
Hot Commissioning and Performance Testing	Following energization	~1–3 months	Live system testing, inverter and transformer verification, operational testing, performance verification, and completion of acceptance testing
Restoration and Demobilization	Following construction completion	~1–3 months	Removal of temporary facilities, restoration of disturbed areas, agricultural restoration, removal of surplus materials, and transition to operations

6.2 Construction Sequencing and Activity Overlap

While construction activities will generally follow the sequence outlined above, certain activities may occur concurrently to improve construction efficiency.

Potential activity overlap may include:

- Access road construction occurring concurrently with site preparation activities;
- Fence installation occurring while array construction progresses;
- Equipment foundation installation occurring concurrently with array foundation installation;
- Electrical collection installation occurring concurrently with racking and module installation;
- Restoration activities occurring progressively as individual construction areas are completed.

Construction sequencing will be managed to ensure that stormwater management and erosion and sediment control measures remain in place throughout construction and that environmental and agricultural considerations are incorporated into construction planning.

7.0 Environmental Effects, Proposed Mitigation Measures & Monitoring Activities

7.1 Archaeological Resources

7.1.1 Existing Conditions

Matrix Heritage was retained by the Proponent to complete *Stage 1 and Stage 2 Archaeological Assessments* as required under *Ontario Regulation 359/09*.

The Stage 1 assessment included a review of the MCM archaeological site databases, a review of relevant environmental, historical, and archaeological literature, as well as primary historical research including: historical maps, land registry, and census records. The Stage 1 background assessment concluded that, based on criteria outlined in the Standards and Guidelines for Consultant Archaeologists (Section 1.3, (2011)), the study area has both pre-contact Indigenous as well as historical Euro-Canadian archaeological potential.

The Stage 2 AA was undertaken from June-September 2026. A total of thirteen (13) artifacts were collected from two positive test pits and subsequent intensification. The initial positive test pits were identified over 40 metres apart in the central western portion of the study area. The assemblage consists of historic 19th to 20th century domestic material. Based on the results of this investigation it is recommended that no further archaeological study is required for the study area.

7.1.2 Potential Effects

Construction activities at the Project Location have the potential to cause negative effects to archaeological resources by altering, disrupting and/or destroying items of cultural heritage value or interest.

7.1.3 Proposed Mitigation and/or Monitoring Plans

Based on the results of the Stage 1 and 2 Archaeological Assessments, additional field work is not required. No construction activities will take place in the vicinity of known archaeological finds until clearance has been obtained from the MCM.

Should previously undocumented archaeological resources be discovered, alteration of the site will immediately cease, and additional fieldwork will be undertaken by a licensed archaeologist in accordance with Section 48(1) of the Ontario Heritage Act.

Should human remains be found, site alteration will immediately cease, and the local police or regional coroner's office will be notified immediately. If the coroner determines the remains are not subject to a forensic investigation, the Registrar of Burial Sites (under the Funeral, Burial and Cremation Services Act, 2002) and the provincial ministry responsible for heritage will be notified, and the discovery will be managed in accordance with applicable legislation.

7.2 Cultural Heritage Resources

7.2.1 Existing Conditions

Matrix Heritage was retained by the Proponent to complete a Cultural Heritage Assessment Report as required under *O. Reg. 359/09* for the proposed Golden Leaf Agrivoltaics Project.

The assessment included background research, consultation with appropriate agencies and Indigenous communities, and a site visit to survey potential cultural heritage resources within the study area. The assessment identified one potential built heritage resource (the stone house at 1161 Drummond Concession 1, has been identified in the study area but outside of the project area) and zero cultural heritage landscapes.

Following evaluation under *Ontario Regulation 9/06*, it was determined that the property does not possess cultural heritage value or interest. The study did not identify any protected properties within the study area. This was determined by investigating several municipal, provincial, and federal heritage registers and databases to determine the presence or absence of potential protected properties identified in Section 19 of *O. Reg. 359/09*. Because no heritage resources of value or protected properties were confirmed, no direct or indirect adverse impacts are anticipated from the project, no alternatives are recommended in relation to cultural heritage. However, it is recommended that the Township of Drummond / North Elmsley consider the designation of BHR-1 under Part IV of the Ontario Heritage Act for its design/physical value, and contextual value.

7.2.2 Potential Effects

As no built heritage resources or cultural heritage landscapes have been identified within the study area, no direct or indirect adverse heritage impacts, or positive heritage impacts are anticipated from the proposed development.

7.2.3 Proposed Mitigation and/or Monitoring Plans

Based on the results of the Cultural Heritage Assessment, as no built heritage resources or cultural heritage landscapes demonstrating cultural heritage value have been identified within the study area, no specific mitigation measures or alternatives are required under *O. Reg. 359/09*.

The Cultural Heritage Assessment is currently under review by the Ministry of Citizenship and Multiculturalism (MCM).

7.3 Natural Heritage Resources

The Proponent has undertaken an NHA consisting of a Records Review, Site Investigation, Evaluation of Significance and Environmental Impact Study to identify natural features within the Project Location and surrounding 50 m. Specific details related to the identification, evaluation and mitigation of environmental effects are available in the NHA reports. The following provides a summary of both significant and non-significant natural heritage features, along with potential environmental effects during construction and recommended mitigation measures. No residual effects are anticipated after mitigation measures are implemented. Environmental effects for which mitigation measures require subsequent monitoring have been included in **Table 4**.

7.3.1 Existing Conditions

The NHA identified the following natural heritage features within 50 m of the Project Location:

- Two woodland units were identified within 50 m of the Project Location (Woodland A within the 50 m setback; Woodland B within the Project Location and 50 m setback) and required evaluation.
- Woodland Raptor Nesting Habitat (Specialized Habitat for Wildlife; located within the Project Location and 50 m setback; requires evaluation).
- Open Country Bird Breeding Habitat (Habitat of Species of Conservation Concern; located within the Project Location and 50 m setback; requires evaluation).
- Eastern Wood-Pewee Habitat (Special Concern and Rare Wildlife Species; located within the Project Location and 50 m setback; previously evaluated).
- SAR Bats Habitat (Special Concern and Rare Wildlife Species; located within the Project Location and 50 m setback; requires evaluation).

No natural features within the Project Location or surrounding 50 m were evaluated as not significant; all identified features either require further evaluation or have been previously evaluated.

The layout of the project will allow for the natural features evaluated to be significant (or treated as significant) to be maintained in the local landscape after the Project is constructed and operational.

The following candidate significant wildlife habitat (SWHs) was determined to be significant:

- Woodland B – treated as significant

The following Habitat of Species of Conservation of Concern was determined to be significant:

- Open Country Bird Breeding Habitat – treated as significant

The following Special Concern and Rare Wildlife Species were determined to be significant:

- Eastern Wood-Pewee
- SAR bats

For the purposes of the Project, features identified as significant or treated as significant will be subjected to the mitigation measures outlined in the *NHA Environmental Impact Study Report* to minimize or avoid negative environmental effects.

The remaining candidate wildlife habitat was evaluated as not significant or no longer was located within the Project Location or surrounding 50 m once the Project Location was refined following the site investigation field work. Features evaluated as not significant within the Project Location or surrounding 50 m do not require further study or mitigation. For detailed information on natural heritage features within and surrounding the Project Location, please refer to the NHA.

Figure 3 is a summary of significant natural heritage features within and adjacent to the Project Location and is based on the results of the NHA Evaluation of Significance Report.

7.3.2 Potential Effects

The potential natural environmental effects to natural features during construction may include:

- Soil mobilization resulting in sedimentation of adjacent habitat;
- Change in surface water runoff volumes/ patterns;
- Potential changes to water quality;
- Potential changes to the local hydrological regime (groundwater);
- Reduction in habitat;
- Damage to woodland edge species through soil compaction and trenching where tree roots may occur;
- Obstacle to wildlife movement after construction of perimeter security fence; and
- Disturbance/ incidental mortality to wildlife species from Project activities.

A summary of the potential negative environmental effects is provided in **Table 4.**

7.3.3 Proposed Mitigation and/or Monitoring Plans

In consideration of the above potential environmental effects, mitigation measures have been proposed to address these effects and maintain the ecological integrity and functionality of significant natural features. For a complete review of the mitigation measures proposed for significant natural features, please refer to the NHA Environmental Impact Study. The following is a summary of the key mitigation and/ or monitoring measures:

- Installation of temporary or permanent fencing to direct wildlife away from construction areas.
- Erosion and sediment control measures prior to site clearing and regularly maintained until the Project is operational and vegetative ground cover is re-established.
- Develop a stormwater management plan which maintains pre-construction surface water flows to adjacent lands (quantity, quality, infiltrations, conveyance patterns and seasonality of water flow).
- Avoid construction (including clearing) activities during the breeding bird season to minimize impacts on breeding birds. Should clearing be required during the breeding bird season, nest searches conducted by a qualified person are to be completed 48 hours in advance of clearing. If nests are found, then work cannot occur within the timing window.
- Adhere to the required setback distance of all construction equipment from significant features; operate machinery in the Project Location areas only.
- Visual monitoring for and avoidance of wildlife species encountered during activities.
- Limit vehicular speeds on internal access roads and monitor for wildlife that may be on access roads.

The Project has been developed to retain the value of significant natural features identified and to mitigate any negative effects that will occur. For the natural features deemed significance, the layout of the Project will allow for the persistence of all these natural features in the general local landscape after this Project is constructed and operational.

7.4 Water Bodies

The Proponent has undertaken a Water Assessment Report to identify water bodies within the Project Location and lands within 120 m. Specific details related to the identification of water bodies are available in the Water Assessment Report.

7.4.1 Existing Conditions

Under Ontario Regulation 359/09, the definition of a water body includes lakes, permanent and intermittent streams and seepage areas, but does not include grassed waterways, temporary channels for surface drainage, rock chutes and spillways, roadside ditches that do not contain a permanent or intermittent stream, temporary ponded areas that are normally farmed, dugout ponds or artificial

bodies of water that are intended for the storage, treatment or recirculation of runoff from farm animal yards, manure storage facilities and outdoor confinement areas.

As outlined in Sections 30 and 31 of Ontario Regulation 359/09, a records review and site investigation were undertaken to fulfill the requirements of the Water Assessment Report. The assessment consisted of a comprehensive records review followed by a field site investigation to verify the presence, boundaries, and characteristics of potential water bodies. The records review identified one intermittent stream within the 120 m designated setback zone. The site investigation, conducted in June 2026, confirmed one potential intermittent stream identified during the records review was a grassed waterway. Two dugout ponds were observed but do not meet the definition of a Renewable Energy Approval (REA) water body and are excluded from further assessment. Since no water bodies regulated under O. Reg. 359/09 were confirmed within these limits, the project complies with Section 30(2), and a separate Water Body Report under Section 39 or Section 40 is not required.

Based on the results of the site investigation, there are no applicable REA water bodies within the Project Location or within 120 m of the Project Location. As such, a Water Body Report, as outlined under REA Sections 39 and 40 is not required for this Project.

7.4.2 Potential Effects

Not applicable.

7.4.3 Proposed Mitigation and/or Monitoring Plans

Not applicable.

7.5 Stormwater Management

7.5.1 Existing Conditions

The Project Location is primarily used for agricultural purposes. The topography of the land is generally flat. Large formal stormwater management controls are not present at the Project Location. Regionally, the project site is located within the Rideau River Watershed, under the jurisdiction of the Rideau Valley Conservation Authority (RVCA). Site runoff drains to the Tay River Subwatershed, conveying flows via local municipal drains, ditches, and intermittent tributaries eastward toward the Tay River downstream of Perth. The Tay River flows northeast into Lower Rideau Lake and ultimately discharges into the Rideau River system. Furthermore, based on the topographic data, a poorly defined intermittent drainage feature was identified in a low-lying area on site that under existing conditions acts as a primary drainage path.

7.5.2 Potential Effects

The construction phase of the Project has the potential for significant changes to stormwater runoff quality and quantity. Construction activities such as clearing and grading the site and installing of electrical equipment have the potential for the greatest impact, and typically include:

- Increased sediment levels in stormwater runoff due to increased weathering and erosion of exposed soils;
- Increased pollutant levels in stormwater runoff from construction materials and equipment; and
- Increase in stormwater discharge (i.e., volume and flow rate) due to changes in grading and/or ground cover.

The effects of these impacts during construction of the Project include:

- Impairment of water quality and on natural environment habitat of receiving waters due to discharge of sediment or pollutant laden runoff from the Project Location; and
- Potential damage to downstream properties or sensitive natural features due to increased volumes of stormwater discharging from the Project Location.

7.5.3 Proposed Mitigation and/or Monitoring Plans

The following mitigation and/or monitoring measures represent good practices to address the potential effects to stormwater during construction. These mitigation measures will be formalized in the detailed design Stormwater Management Plan and erosion and sediment control plan to be completed prior to construction.

- Construction phasing will occur, where possible, to limit areas with exposed soils and duration of exposure.
- Appropriate grading techniques will be used to prevent increased runoff potential and maintain desired drainage patterns.
- Where appropriate, grasses and herbaceous plants will be seeded on disturbed areas after construction activities have ceased (e.g. construction laydown area).
- Silt fencing will be installed around areas with stockpiled soils, and these areas will be located a safe distance from sensitive natural features, as determined by the Natural Heritage Assessment (see NHA Reports).
- Temporary stormwater management measures will be maintained and monitored on a regular basis during construction to ensure they are functioning properly.
- Erosion and sediment control measures (e.g., silt fences, hay bales, etc.) will be monitored regularly and after rain events of 10 mm or greater and maintained until a vigorous growth is established in the vegetated areas.

The Proponent will complete a stormwater management (SWM) and ESC plan and report to outline the appropriate measures to be put in place during construction. The SWM and ESC plan will be completed once the final design, site layout, construction phasing and construction methodology have been developed. It is anticipated that this Stormwater Management Plan will be a condition of the REA to be issued by the MECP. The Stormwater Management Plan will include an analysis of pre-development and post-development flows and will identify the appropriate mitigation measures to manage stormwater runoff during construction.

7.6 Groundwater

7.6.1 Existing Conditions

Based on a review of the Mississippi-Rideau Source Protection Assessment Report, it was determined that the Drummond-North Elmsley region, which contains the Project Location, uses groundwater wells as a water source. The Project Location and setback area do not fall within any vulnerable area delineation for intake protection areas, wellhead protection areas, or within a significant groundwater recharge area (Mississippi-Rideau Source Protection Committee).

7.6.2 Potential Effects

During construction, impacts may occur as a result of accidental fuel spillage/releases from equipment, stormwater run-off, sedimentation, minor waste generation, and foundation supports for PV panels.

7.6.3 Proposed mitigation and/or Monitoring Plans

Through the implementation of mitigation measures, the risk of impact will be minimized. Mitigation measures include:

- Spill containment around the transformers, where required;
- A Spill Prevention and Contingency Plan to be in place prior to the start of construction;
- Erosion and sediment control measures (e.g., silt fencing).

7.7 Air, Odour and Dust

7.7.1 Existing Conditions

The majority of the Project Location for the Project is zoned as rural. Farming equipment such as tillage and harvesting equipment have the potential to create odour and dust during the planting and harvesting seasons.

7.7.2 Potential Effects

During construction, increases in particulate matter (dust) may be experienced in the adjacent areas. Activities that could produce higher levels of dust include but are not limited to construction of access roads; travel of construction vehicles and equipment over gravel roads; clearing and grubbing; grading and levelling; and drilling.

Additionally, there will be emissions from the diesel engines of construction machinery and equipment which may adversely impact local air quality and odour. The impacts may be localized and temporary and will not have a significant impact on regional air quality or climate change.

7.7.3 Proposed Mitigation and/or Monitoring Plans

The following air quality mitigation measures will be implemented during construction where appropriate:

- Vehicle idling will be prohibited where possible to minimize particulate matter from vehicles and equipment.
- Equipment will be maintained in good working order.
- Vehicular traffic will be minimized on exposed soils, and high traffic areas will be stabilized with fresh gravel.
- Dust mitigation measures (e.g., light watering or applying inert suppressants) will be implemented on gravel or unpaved roads during construction, as required during dry summer months, or periods of high fugitive dust in accordance with OPSS 506 (Ontario Provincial Standard Specification for Dust Control). Dust mitigation is typically associated with high vehicle movement on internal unpaved site roads or unpaved haul roads.

7.8 Noise

7.8.1 Existing Conditions

In the Township of Drummond/North Elmsley, there is currently no standalone municipal noise by-law establishing mandatory hours of operation or statutory holiday restrictions for general construction equipment. Construction activities and site noise are governed through individual building and site plan permit conditions, municipal property standards, and general nuisance provisions, with after-hours disturbances enforceable through the Ontario Provincial Police (OPP) under provincial disturbance regulations.

7.8.2 Potential Effects

During the construction period, activities will lead to elevated levels of noise in the area. Activities that could produce higher levels of noise include but are not limited to clearing and grubbing of trees; compacting and grading; and drilling, installation of foundation piles, and operation of construction vehicles. These activities are expected to occur in a staggered manner throughout the construction period.

7.8.3 Proposed Mitigation and/or Monitoring Plans

All efforts will be made to minimize noise during construction. The following mitigation measures will reduce the impact of noise on surrounding land uses:

- Maintaining equipment in good working order.
- Vehicle and equipment idling will be prohibited where possible.
- Where work may need to be conducted after the normal hours or on weekends, this will be done in a way to minimize any impacts to the surrounding community.

7.9 Land Use and Resources

7.9.1 Existing Conditions

The proposed solar facility will be located within lands currently zoned by the Township of Drummond/North Elmsley Official Plan as a 'Rural' land. **Figure 4** depicts the land uses in the Project Location and within 300 m based on information from multiple sources including Ecological Land Classification surveys, and Canada Land Inventory mapping and Official Plans. Lands are currently used for agricultural purposes or are undeveloped.

7.9.2 Potential Effects

The solar facility will temporarily alter the land use from its current agricultural usage for the duration of the Project; however, impacts are expected to be limited due to the Project's agrivoltaic design. The Project Location will be restored to its pre-construction condition or a similar state after decommissioning. The proposed Project is low-profile and non-obtrusive in nature and does not interfere with other nearby land uses. Potential environmental effects resulting from a change in land use include visual impacts to neighbouring landowners.

7.9.3 Proposed Mitigation and/or Monitoring Plans

The temporary use of the land for the agrivoltaic solar facility will not impact future uses of the land, or current operations of adjacent lands. Lands will be restored to their pre-construction condition, or a similar state at the time of decommissioning and adjacent lands can continue to be used for existing practices. Mitigation measures to be implemented during and after construction will include implementation of an erosion and sediment control (ESC) plan, avoidance of major excavation works or fill placement, and grading techniques to meet pre-existing drainage conditions.

7.10 Provincial and Local Infrastructure

Municipal roads will be required during construction to facilitate deliveries of materials, and access to the site for construction workforce. Access to the municipal water supply during construction is not anticipated.

7.10.1 Existing Conditions

Prior to the start of construction, Golden Leaf Agrivoltaics will work with the Township of Drummond/North Elmsley to obtain municipal authorizations such as a Road Use Agreement. This is a typical condition found in REAs issued by the MECP. During construction, local roads may experience additional wear from heavy construction loads. Mitigation and/or repair of local roads will be outlined in the Road Use Agreement or equivalent municipal agreement. Periodic traffic disruptions are possible along nearby roadways during the construction phase of the Project.

7.10.2 Potential Effects

Existing roads in the vicinity of the Project Location may be required for use during the construction phase of the Project and may experience additional wear from heavy construction loads. Road damage will be repaired by the Proponent based on terms set out in the agreement(s) and approval(s) to be established between the Proponent and the Town. Periodic traffic disruptions are possible along some local roads.

Municipal water supply is not anticipated to be required for construction of the solar facility. It is not anticipated that a disruption to service will be required to connect a water service. No adverse effects are anticipated due to connection of a service to the municipal water supply.

7.10.3 Proposed Mitigation and/or Monitoring Plans

Mitigation measures to minimize disruption and impacts to roads will be identified during development of a Traffic Management Plan. The Traffic Management Plan will outline the haul routes for construction materials and will consider the load limits on local roads around the Project Location. Road damage will be addressed through the agreements and approvals established between the Proponent and the Township of Drummond/North Elmsley.

7.11 Public Health and Safety

7.11.1 Existing Conditions

The planned solar facility will occur within lands zoned by the Township of Drummond/North Elmsley Official Plan as a 'Rural' land. This land use poses minimal risk to public health and safety.

7.11.2 Potential Effects

Potential project public health and safety concerns are limited but include those generally related to construction activities. The following potential impacts are unlikely but possible:

- excessive noise, vibration, equipment emissions and dust can be attributed to human health impacts
- injury or death of construction workers or members of the public due to accidents involving equipment and construction vehicles; or
- electrical or brush fires at the Project Location causing a risk to personnel and neighbouring properties.

There is the potential for wildfires or fires at the Project Location. The solar PV panels and related equipment represent a negligible increase in potential fire risk; however, construction activities (including operation of construction equipment, usage of fuel sources, and installation of electrical components), and the proximity of vegetation, represent an increase in the risk.

7.11.3 Proposed Mitigation and/or Monitoring Plans

Safety is a primary objective, and the goal of the Proponent is to always maintain a safe work environment for workers and the public during construction. The following mitigation and monitoring activities will be implemented during the construction phase:

- All construction activities will be conducted by licensed on-site contractors in accordance with required standards and codes, and activities will abide by applicable regulations.
- All equipment will be maintained in good working order.

- The Project will comply with all applicable Ontario *Occupational Health and Safety Act* (OHS) regulations and requirements during the construction period.
- It will be the on-site contractor's responsibility to prepare site-specific Health and Safety procedures.
- During construction, the site security measures will be in place to discourage unauthorized access. Areas to be avoided will be flagged and/or fenced for public safety, as appropriate.
- Smoking will be prohibited except in designated areas.
- Fire safety equipment (including fire extinguishers) will be available on site and stored in designated construction vehicles and site trailers as appropriate.
- Spill prevention and containment measures will be implemented to avoid impacts to groundwater and transfer of deleterious fluids to sensitive natural features. Fluids such as fuel, coolant, lubricants, hydraulic fluid, etc. will be stored more than 30 m from water bodies. Spill containment measures will be stored on site.
- The Proponent will work with the Township of Drummond/North Elmsley fire department to develop an emergency response plan for the Project that includes the construction phase. This plan will be outlined in the Emergency Response and Communications Plan (ERCP).
- ERCP will be prepared in the event of an emergency on the site and will provide key contact information for relevant responders, regulators, landowners and other stakeholders. This plan is discussed in the Design and Operations Report.

7.12 Areas Protected under Provincial Plans and Policies

7.12.1 Existing Conditions

The Project Location is not in or adjacent to areas subject to Land Use Plans. Specifically, the Project does not lie within the Niagara Escarpment, Lake Simcoe Watershed, Oak Ridges Moraine or the Greenbelt.

7.12.2 Potential Effects

As the Project is not within any areas subject to Provincial Land Use Plans, no impact to protected areas will occur.

7.12.3 Proposed Mitigation and/or Monitoring Plans

As the Project is not within any areas subject to Provincial Land Use Plans, no mitigation measures or monitoring plans are required.

7.13 Summary of Potential Environmental Effects

Table 4 outlines how the potential negative environmental effects from construction activities will be mitigated and how monitoring will occur to meet the requirements set out in Ontario Regulation 359/09. Overall, the potential environmental effects during construction are anticipated to be short-term and indirect.

Table 4: Summary of Potential Environmental Effects During Construction

Affected Feature(s) or Environmental Component	Potential Effect	Magnitude	Likelihood	Performance Objective	Summary of Mitigation Measures	Monitoring[2]		Contingency Measures
						Monitoring Location	Frequency and Duration	
Cultural Heritage and Archaeological Resources								
Cultural heritage resources. Archaeological resources.	Disruption or destruction of cultural or archaeological materials.	Low	Low	Minimize impacts to cultural heritage resources Minimize impacts to archaeological resources	• Mitigation for archaeological resources will be implemented as outlined by the Stage 2 Archaeological Assessment and Cultural Heritage Assessment. • No construction activities will take place in the vicinity of known archaeological finds until the assessments have been completed and clearance has been obtained from the MCM.	N/A	N/A	Should a previously undocumented archaeological resource be discovered, alteration of the site will immediately cease, and additional fieldwork will be undertaken by a licensed archaeologist in accordance with Section 48(1) of the Ontario Heritage Act. Should human remains be found, site alteration will immediately cease, and the local police or regional coroner's office will be notified immediately. If the coroner determines the remains are not subject to a forensic investigation, the Registrar of Burial Sites (under the Funeral, Burial and Cremation Services Act, 2002) and the provincial ministry responsible for heritage will be notified, and the discovery will be managed in accordance with applicable legislation.
Natural Heritage Features								
Woodland B Open Country Bird Breeding Eastern Wood-Pewee Migratory SAR Birds SAR Bats	<u>Physical</u> Permanent removal or degradation of woodland/wildlife habitat/SAR habitat. Mortality of wildlife species moving across general Project due to increased traffic	Medium-High	Low	Persistence of significant natural features. No or minimal sediment deposition. Significant wildlife habitat	<u>Operational Vegetation Management Zone (Shade Mitigation)</u> • To ensure solar array performance without resulting in the outright removal or fragmentation of the Significant Woodland, a tailored Vegetation Management Zone (VMZ) will be established along the edge of the woodland, outside the perimeter security fence.	Compensation area location monitoring. Invasive species monitoring to occur within Project Location.	A survey for the compensation area is to occur during the first growing season after planted. A survey for invasive species to occur during	If unhealthy plants in compensation area, replacement may be require based on landscape planting warranty requirements. If invasive species are introduced into the Project Location from construction activities (i.e., species does not already occur in general areas), invasive species management will occur to remove the

[2] Please refer to the *Natural Heritage Assessment Environmental Impact Study* for additional monitoring information for natural features and to the *Water Bodies Report* for additional monitoring information for water bodies

Affected Feature(s) or Environmental Component	Potential Effect	Magnitude	Likelihood	Performance Objective	Summary of Mitigation Measures	Monitoring[2]		Contingency Measures
						Monitoring Location	Frequency and Duration	
	volumes during construction. Mortality of avian species due to collision with overhead connection lines. <u>Functional</u> Increased vegetation species competition due to potential introduction of invasive species. Change in surface water/drainage run-off volumes and patterns to wetlands and associated wildlife habitat. Compaction of ground near treed vegetation root zone. Potential changes to water quality. Reduction in quality of habitat.			will continue to meet the criteria for significance post-construction (where retained following construction phase). General connectivity between wetlands, woodlands, and wildlife habitats maintained at a local landscape level.	• The VMZ encompasses X ha of woodland edge governed by a 3:1 setback to canopy height ratio. In this zone no ground disturbance, grading, soil compaction or physical project components will occur. Trees that breach the 3:1 solar shading angle will be selectively pruned or height reduced (topped) under the supervision of an ISA Certified Arborist rather than clear cut. Understory vegetation, low shrubs, leaf litter and root platforms will remain undisturbed to safeguard woodland edge hydrology and prevent soil destabilization. • By maintaining a modified canopy edge in lieu of full structural clearing, the VMZ minimizes edge microclimate shifts, avoids core interior habitat loss and preserves essential ecological functions within the adjacent natural heritage feature. • Cleared lands to be vegetated with native plant species as soon as practical following construction activities to emulate pre-construction conditions to the extent possible. <u>Setbacks</u> • For wetlands/wildlife habitats not proposed for removal, setbacks provided below imply the vegetation that exists prior to construction will not be removed during construction to maintain the setback areas as vegetated buffers for the natural features. • A minimum 5 m setback to be applied to significant wildlife habitat and wetland areas adjacent to the Project Location where PV panels are located. A minimum 5 m setback to be applied to significant wildlife habitat and wetland areas adjacent to the Project Location where PV panels are located. A	ESC measures to be monitored where implemented according to the ESC plan. Wildlife monitoring to occur where fencing to exclude wildlife has been installed near significant wildlife habitat. Monitor for surface water quality at locations identified in the SWM Plan and/or REA issued by the MECP. Post-Construction Monitoring locations for significant natural features in the same location as pre-construction surveys where	first growing season after Project reaches commercial operation. Monitor ESC measures regularly during construction. ESC monitoring to occur monthly or after rain events 10 mm or greater (within 24 hrs) until vegetation is re-established. Wildlife monitoring to determine if species present in construction disturbance area(s) to occur on an ongoing basis throughout the construction phase. Monitor for surface water quality at a frequency and duration identified in the SWM Plan and/or REA	species and efforts to control further spread made. If accidental damage or removal to vegetation occurs beyond the planned removals, re-planting or similar native species may be require if function of the natural feature is compromised as determined by a qualified professional. Consultation to occur with MNR/MECP, as applicable. Repair deficiencies in ESC structures as soon as possible upon notification of breach in ESC structure and/or insufficient measures based on site conditions. If degradation of natural feature/habitat occurs, appropriate contingency measures will be implemented (e.g. re-establishment of mitigation measures, remediation), depending on the extent of degradation. If performance objectives are not achieved following the first year of post construction monitoring and significant wildlife habitat is not reevaluated as significant, the MNR/MECP as applicable, will be made aware of the monitoring results and additional year of post-construction monitoring will occur. The maximum length of time for post-construction monitoring will not exceed three years.

Affected Feature(s) or Environmental Component	Potential Effect	Magnitude	Likelihood	Performance Objective	Summary of Mitigation Measures	Monitoring[2]		Contingency Measures
						Monitoring Location	Frequency and Duration	
					minimum 1 m setback is to be applied to access roads. <u>Erosion and Sediment Control (ESC)</u> • Restrict vegetation clearing to lands within the Project Location identified for development. Minimize soil exposure. • Install erosion and sediment control measures based on final Project ESC Plan prior to vegetation clearing, grubbing and grading to prevent mobilization of sediment and other contaminants from the Project Location into the surrounding landscape. ESC measures to remain functioning until vegetation has been re-established. <u>Stormwater Management</u> • Develop and implement a Stormwater Management Plan (SWM) Plan to ensure drainage patterns (i.e. movement of surface water across/from Project Location) are not significantly altered from the existing conditions due to road drainage, reduction in surface permeability due to soil compaction, etc. Hydrogeological work to be completed to verify that no significant changes to groundwater characteristics are anticipated as a result of the Project. A plan to address/mitigate soil compaction throughout the Project Location to be developed as part of the detailed design to promote infiltration, where applicable. <u>Vegetation/Habitat Considerations</u> • Woodland removal of sensitive natural features to be minimized if possible and vegetation management zone implemented to reduce impacts on the woodland edge.	significant wildlife habitat is wholly or partially retained following construction.	issued by the MECP. One year of post-construction monitoring for significant wildlife habitat that is wholly or partially retained following construction.	

Affected Feature(s) or Environmental Component	Potential Effect	Magnitude	Likelihood	Performance Objective	Summary of Mitigation Measures	Monitoring[2]		Contingency Measures
						Monitoring Location	Frequency and Duration	
					• To mitigate the effects of invasive species, the Clean Equipment Protocol for Industry (available from the Ontario Invasive Plant Council) should be followed for vehicles and equipment moving into and out of the Project Location. <u>Wildlife Considerations</u> • The construction workforce will be educated on local wildlife that may be encountered on the Project Location at the time of site orientation. Included in the orientation will be instructions for how to identify and avoid wildlife that may be encountered. • A protocol will be provided to contractors to follow in the event that wildlife is encountered. This protocol will include specific measures for dealing with turtles, snakes, breeding birds and other wildlife. Wildlife located within the Project Location will be relocated to an areas outside the Project Location (and into an area of appropriate habitat) as necessary. This will be completed by a professional trained in the safe handing of wildlife. Vehicle speeds restricted to 15 km/hr or less when travelling within the Project Location where PV panels and the substation are proposed. • Utilize fencing (e.g. perimeter fencing and/or silt fencing) to deter wildlife from entering the construction site during construction and decommissioning. • The perimeter fencing is to have contact with the ground surface to prevent entry of wildlife. • Where it is not feasible for the fence to contract the ground, other measures will be installed to prevent wildlife access under the fence.			

Affected Feature(s) or Environmental Component	Potential Effect	Magnitude	Likelihood	Performance Objective	Summary of Mitigation Measures	Monitoring[2]		Contingency Measures
						Monitoring Location	Frequency and Duration	
					• Minimize impacts to breeding birds (April 1 to August 31) and bats (March 1 to November 30). • Clearing, turning and canopy maintenance of vegetation should be outside the breeding bird and bat season windows unless cleared by a qualified ecologist. • Should clearing be required during the breeding bird season, nest searches conducted by a qualified person must be completed 48 hours prior to clearing activities. If active nests are found of species protected in Migratory Birds Convention Act or nests of year round protected species in the Migratory Bird Regulations, works within a buffer (species status dependent, as set by a qualified person in accordance with guidance provided by Environment Canada and Climate Change and/or MNR) will cease until nest has fledged. If no nests are present, clearing can occur. Prohibitions under the federal Migratory Bird Convention Act are to be compiled with. • Construction vehicle speeds to be restricted to 20 km/hr on municipal roads adjacent to where wildlife exclusion fencing has been installed (as described in this table). Minimize construction traffic during nighttime hours. Vehicle speeds to be restricted to 15 km/hr or less on the Project site and speed limit signage posted. • Access roads located outside of the perimeter fence are to be designed to discourage use by wildlife (e.g. turtle nesting deterred by use of hardeners, at grade access roads on bedrock etc.).			

Affected Feature(s) or Environmental Component	Potential Effect	Magnitude	Likelihood	Performance Objective	Summary of Mitigation Measures	Monitoring[2]		Contingency Measures
						Monitoring Location	Frequency and Duration	
					• Overhead connection lines and supporting poles to include mitigation measures for reducing collision mortality such as line marking in areas of known high bird activity. • Cleared lands to be vegetated with native species as soon as practical following construction activities. Check vehicle for snakes at start of day or if left idle for more than 1 hr.			
Water Bodies								
No water bodies were observed within the Project Location and Lands within 120 m.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Air, Odour and Dust								
Neighbouring land uses. Neighbouring landowners.	Deposition of dust on adjacent lands. Air quality and odour nuisance.	Low	Low	Minimize dust and odour resulting from construction activities.	• Vehicle idling will be prohibited where possible in order to minimize particulate matter from vehicles and equipment. • Equipment will be maintained in good working order. • Vehicular traffic will be minimized on exposed soils, and high traffic areas will be stabilized with fresh gravel. • Dust mitigation measures (e.g., light watering) will be implemented on gravel roads during construction.	N/A	N/A	N/A
Groundwater								
Groundwater table	Accidental fuel spillage/releases from equipment. Stormwater run-off. Minor waste generation.	Low	Low	Minimize impacts to groundwater during construction	• A Spill Prevention and Contingency to be in place prior to the start of construction. • Erosion and sediment control measures (e.g., silt fencing).	N/A	N/A	N/A

Affected Feature(s) or Environmental Component	Potential Effect	Magnitude	Likelihood	Performance Objective	Summary of Mitigation Measures	Monitoring[2]		Contingency Measures
						Monitoring Location	Frequency and Duration	
Noise								
Neighbouring landowners	Increased noise disturbance due to construction activities	Low	Moderate	Minimization of noise resulting from construction activities	• Maintaining equipment in good working order • Vehicle idling will be prohibited, where possible. • Construction noise within the Township of Drummond/North Elmsley is not governed by a dedicated municipal noise by-law, as the Township currently does not have a general noise or construction quiet-hours by-law in effect. Municipal exemptions and specific permitted operating hours (such as 7:00 AM to 7:00 PM) do not apply under local municipal code, though construction will be subject to provincial occupational safety guidelines and nuisance or disturbing-the-peace provisions. • Any noise complaints will be investigated and documented as discussed in the Communications Plan (see the Design and Operations Report).	N/A	N/A	N/A
Land Use and Resources								
Land use at the Project Location.	Removal of lands from agricultural production	Low	Moderate	N/A	• Impact is expected to be limited due to the Project's agrivoltaic design • Lands will be restored to their pre-construction condition, or a similar state at the time of decommissioning and adjacent lands have the ability to continue to be used for existing practices. • Mitigation measures will include implementation of an erosion and sediment control (ESC) plan, avoidance of major excavation works or fill placement, and grading techniques to meet pre-existing drainage conditions.	N/A	N/A	N/A

Affected Feature(s) or Environmental Component	Potential Effect	Magnitude	Likelihood	Performance Objective	Summary of Mitigation Measures	Monitoring[2]		Contingency Measures
						Monitoring Location	Frequency and Duration	
Neighbouring landowners.	Visual impact	Low	Low	N/A	• Visual impacts during construction will be temporary in nature.	N/A	N/A	N/A
Provincial and Local Infrastructure								
	Periodic traffic disruption	Low	Moderate	Limit traffic flow disruption	A Traffic Management Plan will be prepared during detailed design in consultation with Township of Drummond/North Elmsley	N/A	N/A	N/A
	Damage to local roads	Low	Moderate	N/A	Roads will be returned to or maintained at pre-construction condition in accordance with Road Use Agreements or other agreements/approvals established with Township of Drummond/North Elmsley			
Public Health and Safety								
Neighbouring landowners and other members of the community.	Equipment emissions.	Low	Low	N/A	• The project will comply with the *Occupational Health and Safety Act* regulation requirements during the construction phase. • All equipment will be operated by qualified contractors. • All construction activities will be conducted by qualified contractors in accordance with required standards and codes. All activities will abide by local laws and regulations. • The contractor will create site-specific health and safety procedures. The contractor will also provide job safety assessment information prior to construction start up. • All equipment will be maintained in good working order. • The Project Location will be monitored during construction to discourage unauthorized access. Restricted areas will also be flagged, as appropriate. • Smoking will be prohibited except in designated areas.	N/A	N/A	N/A
Construction workers. Neighbouring landowners and other members of the community.	Injury or death to construction workers or members of the public due to accidents related to construction equipment or traffic.	High	Low	No injury or death		N/A	N/A	N/A
Construction workers. Neighbouring landowners and other members of the community. Firefighters.	Fires (electrical, wildfire, etc.) at the Project Location during construction.	Moderate Low Moderate	Low Low Low	Minimize fire potential at the Project Location		N/A	N/A	Implementation of ECRPs

Affected Feature(s) or Environmental Component	Potential Effect	Magnitude	Likelihood	Performance Objective	Summary of Mitigation Measures	Monitoring[2]		Contingency Measures
						Monitoring Location	Frequency and Duration	
					• Appropriate fire safety equipment (including fire extinguishers) will be available on site and stored in construction vehicles and site trailers as appropriate. • An ERCP will be prepared in the event of an emergency on the site and will provide key contact information for relevant responders, regulators, landowners and other stakeholders.			
Areas Protected Under Provincial Plans and Policies								
No potential negative effects are anticipated to the Greenbelt Protected Countryside, Greenbelt Natural Heritage System, Oak Ridges Moraine and/or Lake Simcoe Watershed.								

8.0 Conclusions

This Construction Plan Report has been completed to fulfill regulatory requirements as mandated by the provincial government for the development of the Project. This report is consistent with the provisions of Ontario Regulation 359/09 for a Class 3 Solar Facility.

Sufficient fieldwork and data collection was performed to assist in the determination of potential construction effects to environmental features. Various mitigation measures to manage these potential effects have been identified. Significant adverse effects from construction activities to the natural and social environment will be avoided through careful solar facility layout planning, the application of appropriate mitigation measures, and adherence to all regulatory requirements.

The generation of power from solar energy will displace up to 13.2 MW AC of electricity that otherwise may have been generated by fossil fuel or non-renewable power plants. As a result, the energy generated will not contribute to climate change or emissions-related health impacts. The project will contribute to the province's Energy for Generations (June 2025) plan, Ontario's first Integrated Energy Plan, which states that "starting in 2025, nearly 3,000 MW of energy storage will be added to the grid enabling intermittent renewables to play a more reliable and integrated role". A further benefit is that jobs will be created, especially during the construction phase.

The overall conclusion of this Construction Plan Report is that the Project can be constructed without any significant adverse effects to the environment.

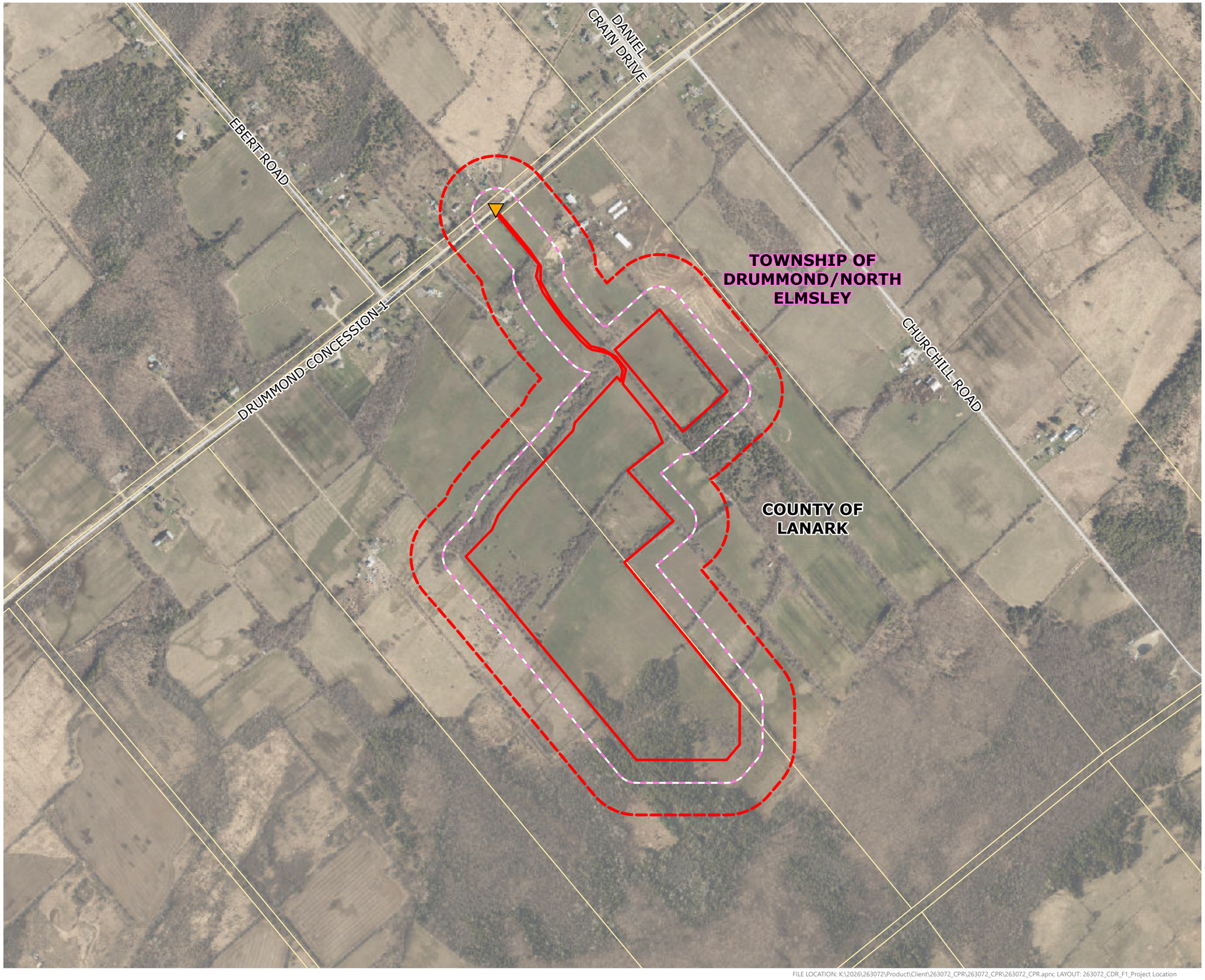
Figures

Golden Leaf Agrivoltaics Project

Construction Plan Report

Project Location

Figure 1



- Project Location
- Study Area (120 m)
- 50 m Site Investigation Area
- Point of Common Coupling
- Local Road
- Lot/Concession



Map Drawing Information:
Data Provided by Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Scale 1:8,000

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Map Projection: NAD 1983 UTM Zone 18N	Date: 2026-11-18

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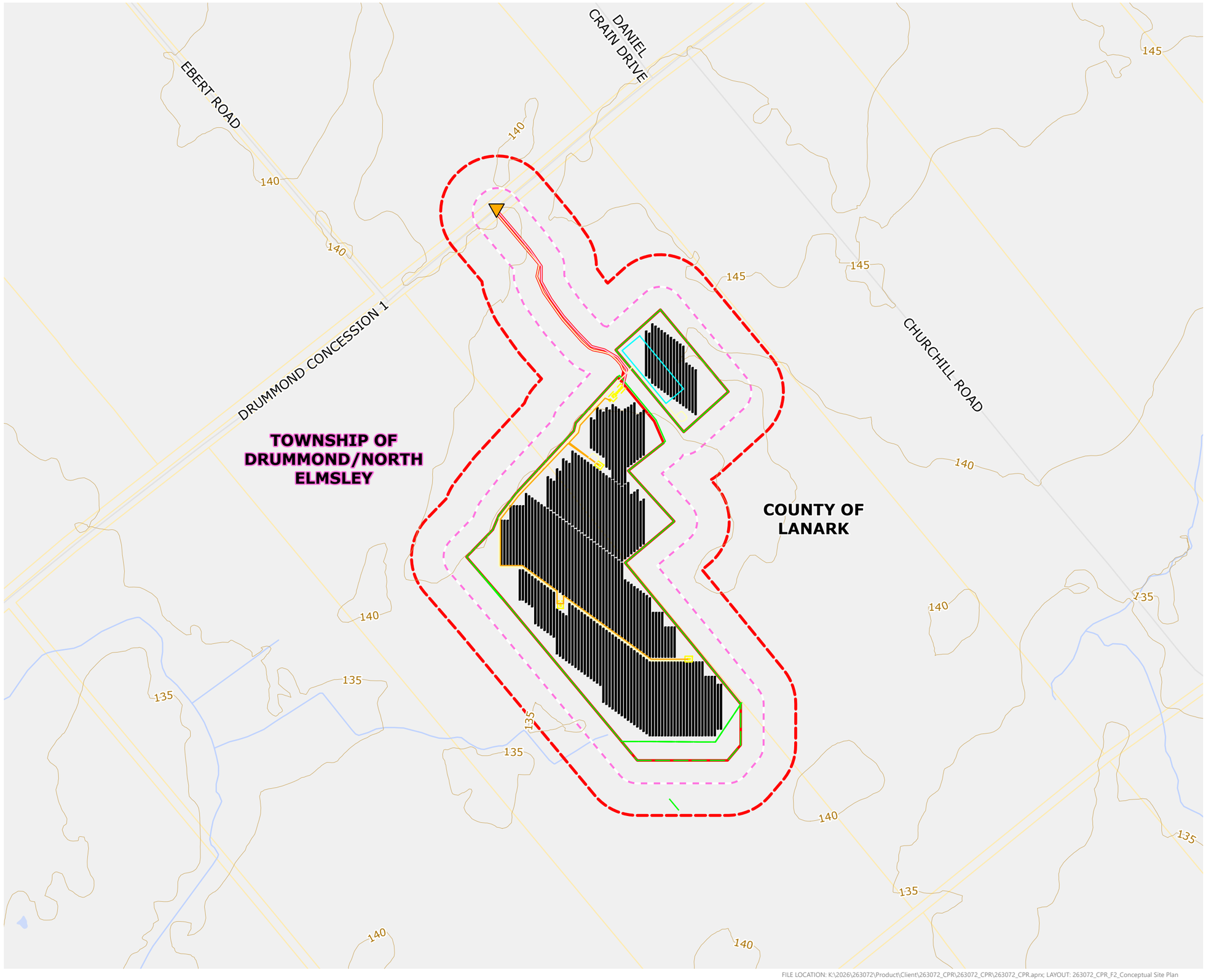
Golden Leaf Agrivoltaics Project

Construction Plan Report

Conceptual Site Plan

Figure 2



- Project Location
- Study Area (120 m)
- 50 m Site Investigation Area
- Point of Common Coupling
- Watercourse
- Local Road
- Water Body
- Fence
- Interface Transformer
- Inverter
- Laydown Area
- Overhead Line
- Racking
- Road
- Vegetation Management Area
- Underground Cable
- Lot/Concession
- Contour

Map Drawing Information:
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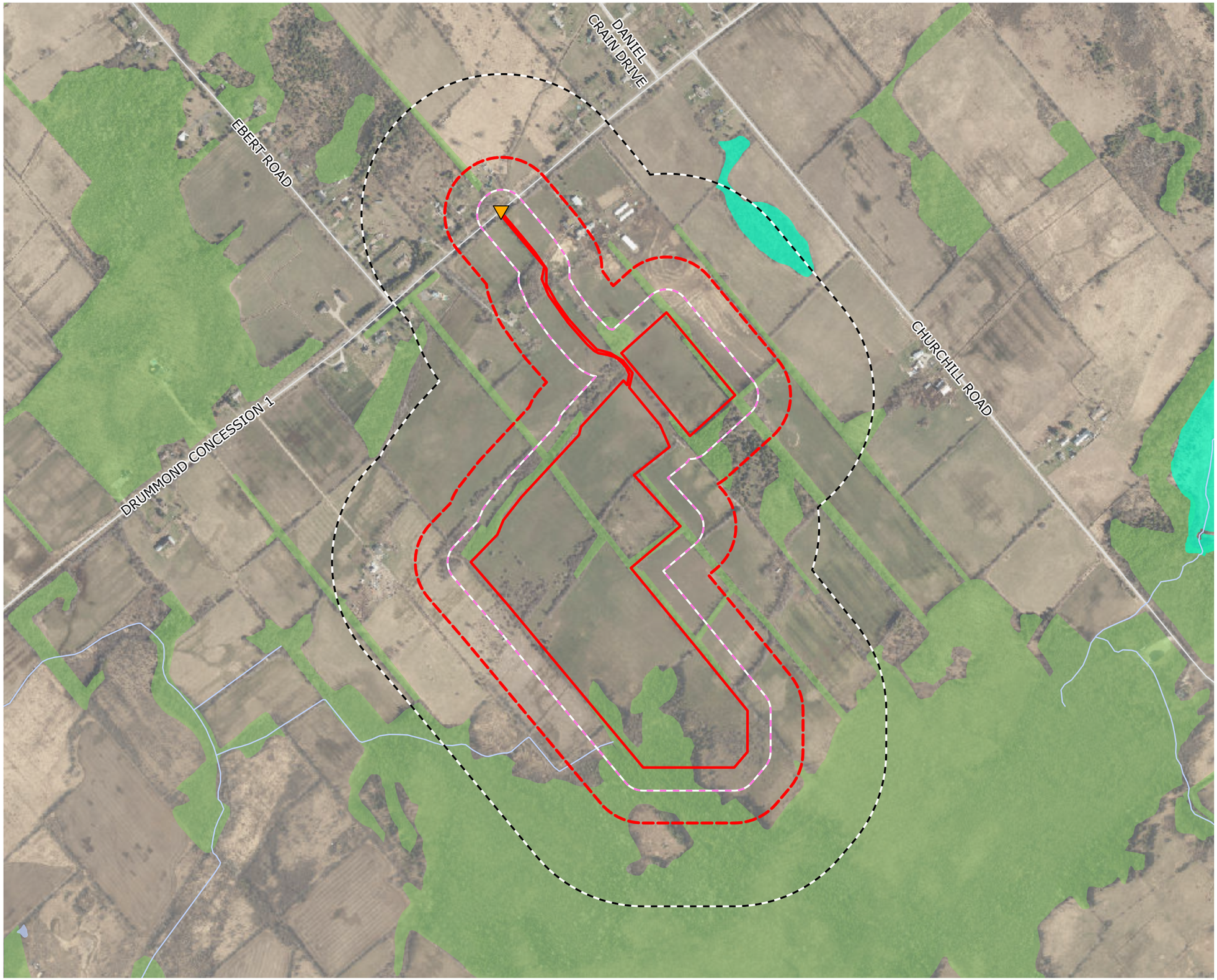

Golden Leaf Agrivoltaics Project

Construction Plan Report

Natural Heritage Features

Figure 3

- Point of Common Coupling
- Project Location
- 50 m Site Investigation Area
- Study Area (120 m)
- Study Area (300 m)
- Watercourse
- Local Road
- Water Body
- Unevaluated Wetland
- Wooded Area

Map Drawing Information:
Data Provided by Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Scale 1:8,000

0 100 200 400 Metres

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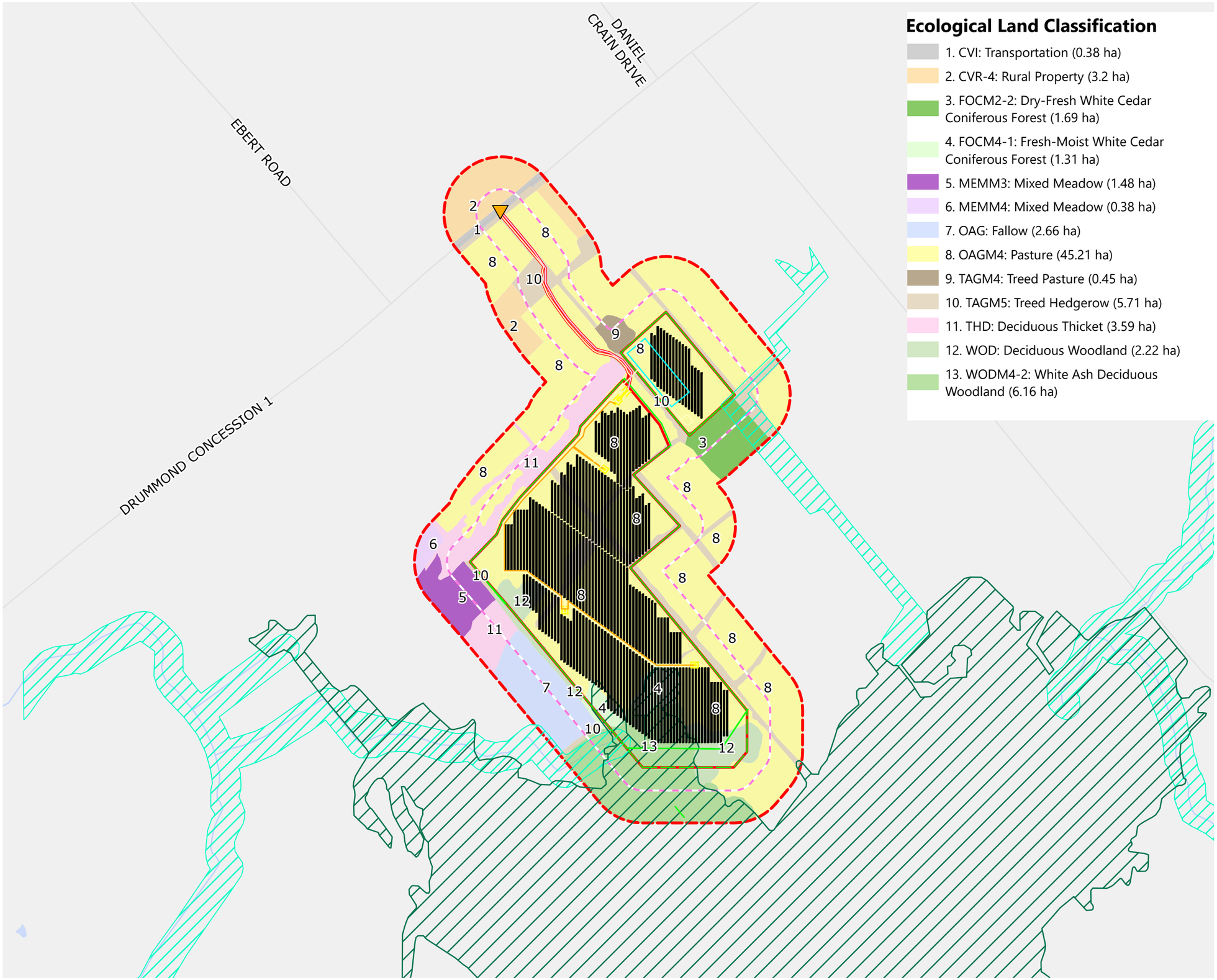

Ecological Land Classification

- 1. CVI: Transportation (0.38 ha)
- 2. CVR-4: Rural Property (3.2 ha)
- 3. FOCM2-2: Dry-Fresh White Cedar Coniferous Forest (1.69 ha)
- 4. FOCM4-1: Fresh-Moist White Cedar Coniferous Forest (1.31 ha)
- 5. MEMM3: Mixed Meadow (1.48 ha)
- 6. MEMM4: Mixed Meadow (0.38 ha)
- 7. OAG: Fallow (2.66 ha)
- 8. OAGM4: Pasture (45.21 ha)
- 9. TAGM4: Treed Pasture (0.45 ha)
- 10. TAGM5: Treed Hedgerow (5.71 ha)
- 11. THD: Deciduous Thicket (3.59 ha)
- 12. WOD: Deciduous Woodland (2.22 ha)
- 13. WODM4-2: White Ash Deciduous Woodland (6.16 ha)

Golden Leaf Agrivoltaics Project

Construction Plan Report

Land Use

Figure 4

- Project Location
- 50 m Site Investigation Area
- Study Area (120 m)
- Point of Common Coupling
- Fence
- Interface Transformer
- Inverter
- Laydown Area
- Overhead Line
- Racking
- Road
- Vegetation Management Area
- Underground Cable
- Local Road
- Watercourse
- Water Body

Zoning (Approximate)

- Natural Corridor and Linkages
- Significant Woodland

Map Drawing Information:
Data Provided by Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Scale 1:8,000

N

0 100 200 400 Metres

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Map Projection: NAD 1983 UTM Zone 18N	Date: 2026-11-18

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