COMPASS
GREENFIELD DEVELOPMENT

SAUBLE RIVER AGRIVOLTAICS

Open House
Minutes of Meeting

September 4th, 2025

Public Open House for Sauble River Agrivoltaics("Project")

Date: September 4th, 2025 / 6:30 pm – 8:30 pm
Location: Allenford Curling Club

Proponent Contact Information:	Info@saubleriveragrivoltaics.ca
Project Name:	Sauble River Agrivoltaics
Maximum Nameplate Capacity:	25 MWac
Technology:	Solar Photovoltaics (PV)

PRESENTERS

Compass Greenfield Development

Roberto Caputo
James Marzotto
Guillermo Gutiérrez González

COUNCILLORS IN ATTENDANCE

Deputy Mayor Hull

Councillor Deacon

AGENDA

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

Displayed poster boards covered the following topics:

- CGD's Projects in Canada
- Ontario's Power Needs
- What is Agrivoltaics?
- About the Project
- Preliminary Project Design

- ∉ Why your Municipality?
- ∉ Regulatory & Environmental Compliance/Development Timeline
- ∉ Recap of July 31st Community Meeting

Please refer to Appendix A for the poster boards displayed at the public open house, which includes the project details. Please refer to Appendix B for photographs of the public open house.

OVERVIEW OF OPEN HOUSE

This meeting was attended by approximately 40 people. Several participants requested information about the project and its impacts. Some participants raised questions. The questions raised during the open house have been summarized below. If you are reviewing these minutes and don't see your concern summarized, please reach out to the project team at: info@saubleriveragrivoltaics.ca

SUMMARY OF QUESTIONS/CONCERNS

1. **Agrivoltaics**

a. *How is the land in the proposed project site currently used? What crops are grown?*

The property at Bruce Rd 14 and Pleasantview Rd is currently used for corn production, while the property at Blind Line and Allenford Rd is a pasture field for grazing cattle. As outlined during the meeting, Phase 1 of the Sauble River Agrivoltaics project will incorporate a sheep farming operation, followed by crop production in Phase 2.

b. *What is the best crop for agrivoltaics?*

The field of Agrivoltaics continues to advance, generally, the best types of crops for agrivoltaic farming are shade-tolerant plants, which benefit from reduced sun exposure and the protection provided by the solar panels. These could include, but are not restricted to, certain types of berries, leafy greens, and root vegetables. The most appropriate crop for the site will be determined by the farmer responsible for the cultivation, considering other factors such as water availability and soil quality.[1]

For more information on Agrivoltaics visit: https://agrivoltaicscanada.ca/, and https://www.nrel.gov/solar/market-research-analysis/agrivoltaics

c. *What type of grass will be on the site, or will it just be dirt?*

The type of grass used on the site located on Pleasantview and Bruce Rd 14 will be selected by the sheep farmer managing the grazing to ensure it supports the animal's needs. We will also work with a local

[1] https://growingsolarmist.com/best-crops-that-thrive-under-solar-panels/

arborist to recommend grass species that complement both the new and existing trees that will be planted along the project boundary.

For the Blind Line and Allenford Rd property, since it is already a pasture field for cattle, we will maintain the existing vegetation wherever possible.

2. Bid process

a. What is the IESO Selection Process and how is the bid price determined?

The Long-Term 2 Request for Proposals (LT2), led by Ontario's Independent Electricity System Operator (IESO), is a competitive and technology-agnostic initiative designed to secure long-term electricity supply through 20-year contracts. The selection process is structured around an 80/20 evaluation model, where 80% of the scoring is based on price and 20% on non-price criteria. This ensures cost effectiveness while promoting broader policy goals such as Indigenous participation, regional development, and land-use considerations. The procurement is open to a wide range of technologies—including solar, wind, bioenergy, energy storage, hydrogen, and natural gas—without favoring any specific type. Non-price criteria include incentives for projects located in Northern Ontario, those avoiding prime agricultural lands (note: this means land designated Prime Agricultural per the upper tier municipalities Official Plan, solar is not allowed in such cases), and those involving Indigenous equity or traditional territory siting. For further information regarding the LT2 procurement, please see Long-Term 2 Request for Procurements.

A developer determines the bid price by estimating the total cost to build and operate the project over its lifetime and then setting a price that allows the project to be financially viable.

b. What happens when you win a contract?

When a project is awarded an LT2 contract, it means the IESO has selected it to supply electricity to Ontario's grid under a 20-year agreement. Successful proponents will be notified in Q2 2026. Following a contract award, the project will proceed through municipal and provincial permitting, a process expected to take approximately 12–15 months. Once all permits are secured, construction can begin.

c. Is the municipal support resolution needed for the IESO bid?

Correct, under the LT2 process, a Municipal Support Resolution (MSR) is required for a project to be eligible to participate in the upcoming procurement.

3. Community Benefits

a. What are the financial community benefits?

The proposed project includes a community benefit payment of $1,000 per MWac, paid annually starting at commercial operation. Based on the current proposed capacity, this would amount to $25,000 per year. In addition, the project will contribute to the local tax base. For example, a 55-acre solar site in South Bruce generates approximately $25,000 annually in property taxes.

b. Why was a second meeting held?

CGD chose to hold a second community meeting to continue engagement following the decision to expand the project. For the first meeting on July 31st, notices were sent to neighbors around the original property at Bruce Road 14 and Pleasantview Rd. However, because negotiations for the expansion were finalized shortly beforehand, there was not enough time to notify neighbors near the newly added parcel. To ensure full participation, a second meeting was scheduled for September 4th, inviting neighbors from both the original site and the new property on Blind Line and Allenford Rd.

4. Corporate & Financing

a. When did Compass begin and why did it create a development branch?

Compass Greenfield Development Inc. (CGD) was born out of Compass Renewable Energy Consulting Inc., a renewable energy consulting firm. While CGD was formally incorporated in April 2024, originally its team members were part of Compass Renewable Energy Consulting Inc. ("Compass"). Founded in 2011, Compass experienced significant success in its consulting operations, which led to the decision to begin developing its own projects in 2017. As a result, CGD was established as a subsidiary to focus specifically on development activities. Prior to Compass, our team members have been actively involved in Ontario's renewable energy market since 2007.

The CGD team was successful in securing Battery Energy Storage contracts in both the Expedited Long Term 1 and Long Term 1 procurements in 2023 and 2024 respectively. These include the Walker BESS 4,5,6 projects in Windsor, Ontario (collectively 14.997 MW), the Almonte BESS projects in Mississippi Mills, Ontario (collectively 14.989 MW) and the North Glengarry BESS project in North Glengarry, Ontario (16.30 MW).

In addition to actively developing these battery energy storage projects, CGD manages the operations of eight solar facilities, four in Ontario and four in Saskatchewan, and has a development pipeline exceeding 500 MW.

b. Are you related to the Greenland Group?

No, Compass Greenfield Development is not associated with or related to the Greenland Group.

c. What projects do you own nearby?

Our nearby project is PWPJ, a 0.6 MW site West of Tara, ON that was built during the earlier FIT-5 program and is not related to the current IESO LT-2 procurement.

d. Who is funding the project?

As part of regular development, expenses to progress development prior to construction are funded through CGD equity, construction activities are funded through large third-party financial institutions which covers most of the project expenses; this is like a mortgage loan.

5. Decommissioning

a. Is there a decommissioning fund and does it account for inflation?

Sauble River Agrivoltaics Inc. will be responsible for returning the project site back to its original condition. As part of our lease agreement with the landowner we are obligated to post financial (decommissioning) security, equal to forecast cost of decommissioning, which is established by an Independent Engineer, in year 10 post commercial operation. Year 10 is chosen because it will halfway through our contract and the project will continue to have contracted future revenue. This security, in the form of a bond or a letter of credit, ensures there is sufficient funding to pay for decommissioning at the end of the project life, and is accessible by the landowner if we do not fulfill our decommissioning obligations. Therefore, in the unlikely event that the project entity goes bankrupt, the landlord will have the ability to pay for the decommissioning costs. If bankruptcy occurs before year 10, our lenders—who will finance the majority of the project—will be obligated to honor the lease agreement with the landowners.

From the date the security is posted, a third-party engineer will update the forecasted decommissioning costs every five years to reflect any changes in the estimate.

6. General

a. How will the construction ensure that bridge limits are not exceeded?

In Ontario, bridge use during construction is carefully managed to make sure weight limits are never exceeded. Every bridge has a posted load rating, and before heavy equipment or materials are moved, the contractor reviews those limits as part of the traffic and logistics planning. Transportation of equipment and materials will be planned to ensure these limits are not exceeded, which may include using smaller loads, reinforcing routes where necessary, or selecting alternative paths. All heavy transport will follow provincial and municipal regulations to protect infrastructure.

b. Will nearby landowners be notified of any future activities and permitting?

As part of our community engagement plan, we will host an additional community meeting if we are awarded a contract by the IESO. Invitations will be sent to residents within a 500 m radius of each site.

Municipal permitting notices will be distributed by the municipality in accordance with South Bruce Peninsula's bylaw requirements.

Project updates will also be available on our website, where interested community members can subscribe for notifications: https://saubleriveragrivoltaics.ca/

c. How will the site be maintained?

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

d. Is oxygen used to make solar panels?

No, oxygen isn't a material used to make solar panels. Panels are mainly made from silicon, glass, metal frames, and wiring. While oxygen may be present in some factory processes, it isn't part of the finished panels, and they don't use up or release oxygen when operating.

e. Why have intermittent sources of energy?

Ontario's **Independent Electricity System Operator (IESO)** has forecasted that electricity demand will grow by **75% between 2025 and 2050** due to population growth, electric vehicles, industrial expansion, and new technologies. Meeting this rising demand requires all types of generation, and renewable projects like solar and wind are among the fastest and most cost-effective ways to add new supply.

That's why even though they are intermittent, renewables are essential for building a reliable, affordable, and sustainable energy system.

f. Where does the power go and how is it distributed?

When a solar project produces electricity, the power flows into the local Hydro One distribution grid (in this case the Owen Sound Transformer Station), just like electricity from other sources. From there, it's carried through power lines to homes, businesses, schools, and other facilities in the community and across Ontario.

g. How long does construction take?

Construction is expected to take anywhere from 9-12 months

h. Does the IESO require community meetings for this procurement?

Although the IESO encourages stakeholder engagement, it does not require developers to hold community meetings to participate in the upcoming LT2 Window 1 Energy Supply procurement. However, as part of our regular development process, Compass Greenfield Development has chosen to host public open house meetings to ensure community feedback is heard. By engaging directly with local

residents through these meetings, we not only keep the community informed but also listen to input and make reasonable changes where possible.

We have also created an Indigenous and Community Engagement Plan (ICEP) which highlights our commitment to stakeholder engagement, this can be found on our website at: https://saubleriveragrivoltaics.ca/

i. *How was the notification radius selected and how did it ensure that seasonal residents were notified?*

A 500-metre notification radius along the property was selected to ensure that all adjacent and nearby neighbours would receive information about the proposed project. For directly abutting properties, we conducted in-person door knocking to provide notice and answer any questions. In cases where no houses were present on a parcel, we used the municipal property ledger to identify the registered mailing address associated with the property, which helped ensure that both year-round and seasonal residents were included in the notification process.

j. *What are the different maintenance schedules for the proposed sites?? And does the 24/7 remote monitoring monitor the wetlands and floods?*

For our agrivoltaics project, the site will have a regular maintenance schedule to ensure both safe operation and a well-kept appearance. Electrical equipment will be inspected four times per year, and the project is monitored 24/7. In addition, we will conduct ongoing maintenance of the perimeter fence, landscaping and screening, and general site upkeep such as grass management on an as needed basis. Sheep grazing will also naturally assist with vegetation control throughout the growing season. Note: A site-specific maintenance plan will be developed for the project site.

The 24/7 remote monitoring system is focused on the performance and safety of the solar equipment, including electrical systems and panel operations. It does not directly monitor wetlands, flooding, or natural water levels. However, the project is designed with environmental protection in mind: construction and operation follow provincial regulations, and appropriate setbacks and drainage measures are implemented to protect nearby wetlands and manage stormwater. Any unusual conditions observed during site inspections would be addressed promptly.

k. *Will the modules be made in Canada?*

At this stage, we have not finalized the supplier for the solar modules. While some modules may be manufactured in Canada, projects often source internationally as well. Our priority is selecting top tier modules that deliver the best performance, durability, and design for the project, while meeting all safety and reliability standards required by the IESO and provincial regulations.

l. *How long is the permitting stage expected to take?*

If the project is awarded a contract by the IESO, the project will commence permitting, this requires approvals from various authorities, including provincial and local permits, as well as other Authorities Having Jurisdiction (AHJs). We are committed to complying with all applicable permits and regulatory

requirements. The permitting process for a project of this nature typically takes approximately 12 – 15 months to complete.

m. What happens if after permitting you realize you can't build here?

If it is determined during permitting that we are unable to build on any of the proposed sites, CGD would explore alternatives that ensure compliance with all applicable permits.

n. What kind of reflection will be caused by the solar panels?

Solar Panels have been associated with glint and glare reflections. Glint is a momentary direct reflection of light, whereas glare is an indirect reflection of light that can be both larger and of longer duration. PV arrays typically do not cause glint but could cause glare. Glare intensity from PV arrays is generally low compared to that of buildings or snow and ice because the panels are designed to absorb sunlight and have textured glass and/or antireflective coatings that reduce reflectivity.[2]

7. Impacts of the Project to Local Infrastructure

a. How does the proposed solar project affect the farmland and animals nearby?

By integrating sheep grazing into the proposed project, the land continues to support farming activity, and the animals help manage vegetation naturally. Studies and experience from other agrivoltaic projects show that sheep graze comfortably around solar panels without harm to the animals or the equipment while maintaining profitability for farmers.[3] [4]

For nearby farmland and animals, the project has no negative impact. The solar panels do not release emissions, odors, or runoff. Fencing and screening ensure the site is secure and separated from adjacent lands.

8. Impacts to the Environment

a. What will you do if your boring equipment redirects the flow of subsurface water and affects nearby properties, including local wells?

Although preliminary, we plan to connect the proposed site using both above and below ground lines. There are two properties that form the Sauble River Agrivoltaics project. The northern property (on Blind Line Rd) will be electrically connected to the southern property (on Pleasantview and Bruce Rd 14) through a connection line that will be a combination of above ground and below ground lines. Our

[2] https://research-hub.nrel.gov/en/publications/analyzing-glare-potential-of-solar-photovoltaic-arrays
[3] https://www.sciencedirect.com/science/article/pii/S0306261924024413
[4] https://phys.org/news/2021-04-combining-solar-panels-lamb-grazing.html

current plan will be to interconnect the northern property below ground along Blind Line up to Bruce Rd 14, and above ground along Bruce Rd 14 to the connection point on HWY 21.

Prior to commencing this work, a detailed geotechnical, environmental, storm water, and erosion and sediment control design will be conducted and require approval from authorities having jurisdiction to proceed to construction, if boring this line poses a risk to nearby properties, we will adjust our install plan accordingly.

Additionally, our projects are required by our lenders to carry several types of insurance during construction and operations including Commercial General Liability, Pollution Liability, builders' risk, automobile and workers compensation insurance. These policies are there in the event there is any damage caused to the project or neighboring properties and areas.

b. *How can the oil in transformers affect the groundwater and how can you ensure that it is contained in case of a spill?*

The step-up transformer will be equipped with an oil containment system designed to prevent any environmental impact in the rare event of a spill or leak. This is a standard measure also used by major utilities such as Hydro One. The Ontario Ministry of the Environment's Technical Guide to Renewable Energy Approvals, all transformer and oil-filled equipment must be designed with spill containment capable of holding the full volume of oil and lubricants. These containment areas must be impermeable and include engineered features to prevent the migration of any potential spills into the surrounding environment. [5]

c. *Will there be floodlights during construction or operation that can affect the local wildlife?*

No permanent floodlights will be installed on the site. Once the project is operational, the site will not require night-time lighting, so local wildlife will not be disturbed by artificial lights.

d. *Where will environmental studies and their results be posted? How does the project protect local birds from the lake effect?*

As part of regular development, the project will conduct environmental species surveys through a third-party environmental consultant. Additionally, a phase I ESA will be conducted, and if recommended a Phase II ESA will be completed. The studies are to be conducted in 2026 (assuming a contract award by the IESO in 2026). These studies will be available on our project website for public viewing.

The project will ensure regulatory approvals along with any mitigations recommended by the Ministry of the Environment, Conservation and Parks are followed.

e. *Will you pay the County for excess administrative costs?*

Sauble River Agrivoltaics has committed to paying for any third-party costs incurred by the municipality for the review and approvals of municipal permit applications.

[5] https://www.ontario.ca/document/technical-guide-renewable-energy-approvals-0

9. Preliminary Project Design

a. How will the private line build be constructed. What is the path going to be?

Although preliminary, we plan to connect the proposed site using both above and below ground lines. There are two properties that form the Sauble River Agrivoltaics project. The northern property (on Blind Line) will be electrically connected to the southern property (on Pleasantview and Bruce Rd 14) through a connection line that will be a combination of above ground and below ground lines. Our current plan will be to interconnect the northern property below ground along Blind Line up to Bruce Rd 14, and above ground along Bruce Rd 14 to the connection point on HWY 21.

b. Will there be a berm on site similar to the ones in quarries?

The proposed project will not have large quarry-style berms on site. CGD is committed to minimizing visual impacts to the neighbours by planting a visual screen (trees/vegetation) on the outside of our fenced area where one doesn't currently exist.

c. Why cut the trees on the parcel at Blind Line?

The current project layout represents the maximum footprint required, while carefully considering currently known environmental constraints. Following further site optimization and additional environmental field surveys, all tree clearing will be carried out in full compliance with the regulations set by the Ministry of Environment, Conservation and Parks.

d. How many panels will be on the two properties? What are the dimensions of panels?

Based on our current preliminary design, the two sites would include approximately **40,000 solar panels** (around 20,000 per site). These are shown on the preliminary layout as the blue footprint areas and may change depending on final panel wattage and further site layout optimization. Each panel is approximately **2 meters by 1 meter** in size.

e. What is the height of solar panels off the ground?

See appendix A outlining panel heights, as shown, the install height of panels will be up to 10 feet high.

f. Does dry ground under solar panels pose a fire risk?

The panels themselves are non-flammable, and the site is designed and maintained to minimize fire hazards. Vegetation under and around the panels is actively managed through sheep grazing and regular maintenance to prevent overgrowth. In addition, the electrical equipment is built to strict safety standards and inspected regularly. Together, these measures ensure the project operates safely with a very low risk of fire.

A site-specific emergency response plan will also be developed to guide actions in the unlikely event of an emergency.

g. Is there any toxicity or runoff associated with solar panels affected by wildfires?

Solar panels are designed to be durable and safe. In the unlikely event of a wildfire, the panels may be damaged, but they do not release significant toxins or hazardous runoff. Modern panels are primarily made of glass, aluminum, and silicon, with very small amounts of sealed materials that are not soluble in water.

If any panels were ever damaged by a fire, they would be removed and disposed of responsibly in accordance with provincial regulations to ensure protection of people and the environment.

10. Project Overview

a. What types of piles are used for solar projects and how are the test piles dug?

In Ontario, there are a few different types of foundations are used for solar array construction, which is determined by conducting a Geotechnical Study. Based on preliminary geotechnical results for these sites, the two possibilities are:

1) Helical Piles – Steel shaft with helix plates that are screwed in the ground. Suitable for sites with minimal to no subsurface obstructions;

2) Screw Piles – Large steel screws that are mechanically driven into the soil and suitable for hard ground. Sometimes predrilling may be required if shallow bedrock is encountered.

Geotechnical engineers use a field programing consisting of test pits to assess subsurface conditions to verify finding from their respective desktop reviews. The test pits are typically dug by a excavator or backhoe and are typically 4x6ft and varies in depth from 3-4m. Engineers are able to visually inspect soil layers, rock and ground water conditions, collect samples for laboratory analysis, and ultimately inform the design of suitable foundations.

b. How does the stormwater management plan work?

As part of our permitting process, we will complete a storm water management plan to manage the flow of water, this storm water design will require approval from the respective permitting authorities.

Prior to construction, field surveys will be conducted to identify any wetlands and watercourses. The project will ensure compliance with any additional regulatory requirements, which includes a plan to manage and contain all potential water and runoff before construction.

c. What will you do if the proposed project affects nearby wells?

The solar farm will not have any impact on surrounding well or other water. The steel foundations will have a maximum depth of about 2 metres above the minimum depth required for domestic wells in Ontario. The only potential pollutant is the oil used in the step-up transformer which are common to Ontario. In the unlikely event of a spill or leak, the transformer will have an oil containment system which is typical for transformers used by local electrical utilities like Hydro One.

d. Does the project impact dark skies at night?

No, the project will not impact dark skies at night. Solar facilities do not require permanent lighting for operation. The site will not have floodlights or continuous night-time lighting. It is expected we will have security lights which will be motion censored activated and can be configured to switch on at night when sensing human motion only, which means the surrounding community and local wildlife will continue to enjoy natural dark skies.

The security lights will be motion sensor activated and can be configured to switch on at night when sensing human motion only, and not wildlife.

e. Does the County of Bruce planning board have to grant permission for the project?

The County of Bruce does not issue approvals for this project. Required municipal approvals fall under the jurisdiction of the Town of South Bruce Peninsula. These include:

1. Municipal Council Support Resolution – a prerequisite for participation in the IESO's upcoming energy procurement process.
2. Future permit approvals (to commence only if an IESO contract awarded) – which may involve a zoning by-law amendment and site plan approval.

Sauble River Agrivoltaics is committed to following all municipal processes and requirements to ensure the project moves forward responsibly and in full compliance.

11. Property Selection

a. Why not put solar in stony or non-productive areas?

In general, this site was chosen because it satisfied several criteria to allow for a solar project to be submitted into Ontario's Independent Electricity System Operator's Long Term 2 procurement, as outlined below:

- **Non-Prime Agricultural Area:** The province has restricted ground mount solar development on Prime Agricultural Areas as defined in the Provincial Policy Statement. This proposed agrivoltaics project is located on land designated as Rural as outlined by the County of Bruce's Official Plan;[6]
- **Electrical Capacity:** The 44-kilovolt distribution line that is close to the project has capacity for the project;
- **Willing landowner:** The landowner is willing to host the project and is supportive of ongoing agricultural activity in site such as sheep farming in parallel to solar;
- **Agrivoltaics:** The project will be able to host an agricultural component amongst the solar array (agrivoltaics). CGD will partner with a sheep flock that would graze amongst the panels as part of its phase 1 agricultural plan. This aligns well with the current use of the proposed Blind Line site, which is presently used as cattle pasture;

[6] https://www.planthebruce.ca/official-plan

- **Supportive Official Plan:** The South Bruce Peninsula's Energy Management Plan supports the development of renewable energy projects as outlined in section 6.4. The Town states its objective "To promote sustainable energy use by exploring the use of renewable energy in the form of solar panels."[7]

12. Property Values & Property Taxes

a. How does the proposed project affect property values?

There have been several third-party studies demonstrating large-scale solar arrays often have no measurable impact on the value of adjacent properties, and in some cases may even have positive effects. Some of these studies can be found here:

- S. Hao and G. Michaud, Assessing property value impacts near utility-scale solar in the Midwestern United States, Solar Compass, vol. 12, p. 100090, December 2024.
- Marous & Company, Market Impact Analysis: Koshkonong Solar Energy Center Dane County, Wisconsin. April 13, 2021.
- Chisago County Press, County Board Real Estate Update Shows No "Solar Effects". (11/03/2017).
- Bell, Randall, PhD, MAI. Real Estate Damages. Third ed. Chicago, IL, Appraisal Institute. 2016. (Page 33).
- Kirkland, Richard C., Culpeper Solar Impact Study. Kirkland Appraisals. March 7, 2018.
- Christian P. Kaila & Associates. Property Impact Analysis of Round Hill Solar, Proposed Solar Power Plant, Augusta County, Virginia. June 2020.

b. Will you be responsible for paying the increased property tax for your proposed sites?

Correct - Sauble River Agrivoltaics will be responsible for paying any increases to property taxes on the two properties it is developing on.

13. Zoning, Land Use, & Land Designation

a. Why does rural allow for solar farms?

The Independent Electricity System Operator (IESO), through its Long-Term (LT2) procurement process, specifically restricts solar projects from being developed on prime agricultural land. As a result, we avoid using prime agricultural areas for solar farms and focus on locations that are not designated as such. Additionally, we ensure that our projects align with local policies, such as the Bruce County Official Plan, which guides land use and development in the region. By following these regulations, we can develop solar farms in rural areas that are suitable for renewable energy generation while protecting agricultural lands and adhering to local planning guidelines.

[7] https://www.southbrucepeninsula.com/en/town-hall/energy-management-plan.aspx

b. How will the zoning bylaw amendment be carried out?

The zoning by-law amendment will follow the standard procedure as directed by the Town South Bruce Peninsula. Typically, an application to the municipality for a zoning by-law amendment will require but is not limited to, a description of the proposed development, a site plan and applicable reports requested by the Planning Department.

Once submitted, the municipality reviews the application, consults with applicable authorities having jurisdiction (i.e. conservation authority, and other key stakeholders), and provides the public an opportunity to comment. The municipality then makes its decision on whether to grant the zoning by-law amendment based on this review and the feedback received.

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APPENDIX A

POSTERS FROM THE PUBLIC COMMUNITY MEETING

WELCOME

TO THE PUBLIC OPEN HOUSE FOR

SAUBLE RIVER AGRIVOLTAICS

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Ontario's Power Needs

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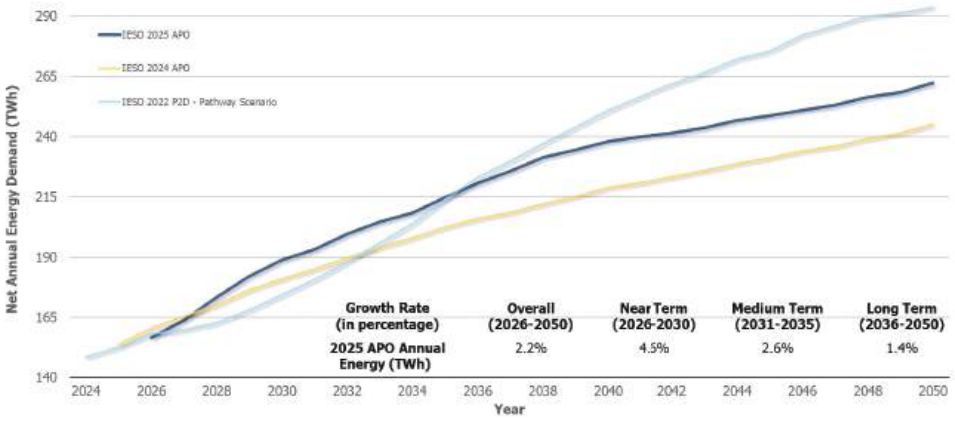
In October 2024, Ontario's Independent Electricity System Operator (IESO) updated its demand forecast for Ontario and indicated that it is anticipating a 75% increase in energy demand between 2025 and 2050.

ieso
Connecting Today.
Powering Tomorrow.

75% Demand Growth by 2050

Annual Energy Demand by Forecast



What is Causing this Growth?

- Large increases in demand in the near and medium term
- Industrial sector and data centre growth are the primary drivers of new demand
- Industrial electric vehicle production and supply chain sub-sector
- Commercial sector growth, increasing population, and electrification are also continuing to escalate electricity demand across the province.
- To meet this demand growth, the IESO has planned multiple Long-Term 2 procurement windows, with the first submission deadline set for October 16, 2025 (Long-Term 2 RFP).

Long-Term 2 RFP (IESO)

What is Agrivoltaics?

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

CGD's Commitment to Agrivoltaics

Phase 1: Sheep Grazing

Sheep grazing on open fields and amongst solar arrays.

Phase 2: Crop Production

The field of agrivoltaics continues to advance. Depending on a site-specific assessment of the soil and water, CGD is committed to establishing crop production at Sauble River Agrivoltaics over the life of the project.

Learn More About Agrivoltaics

About the Proposed Project

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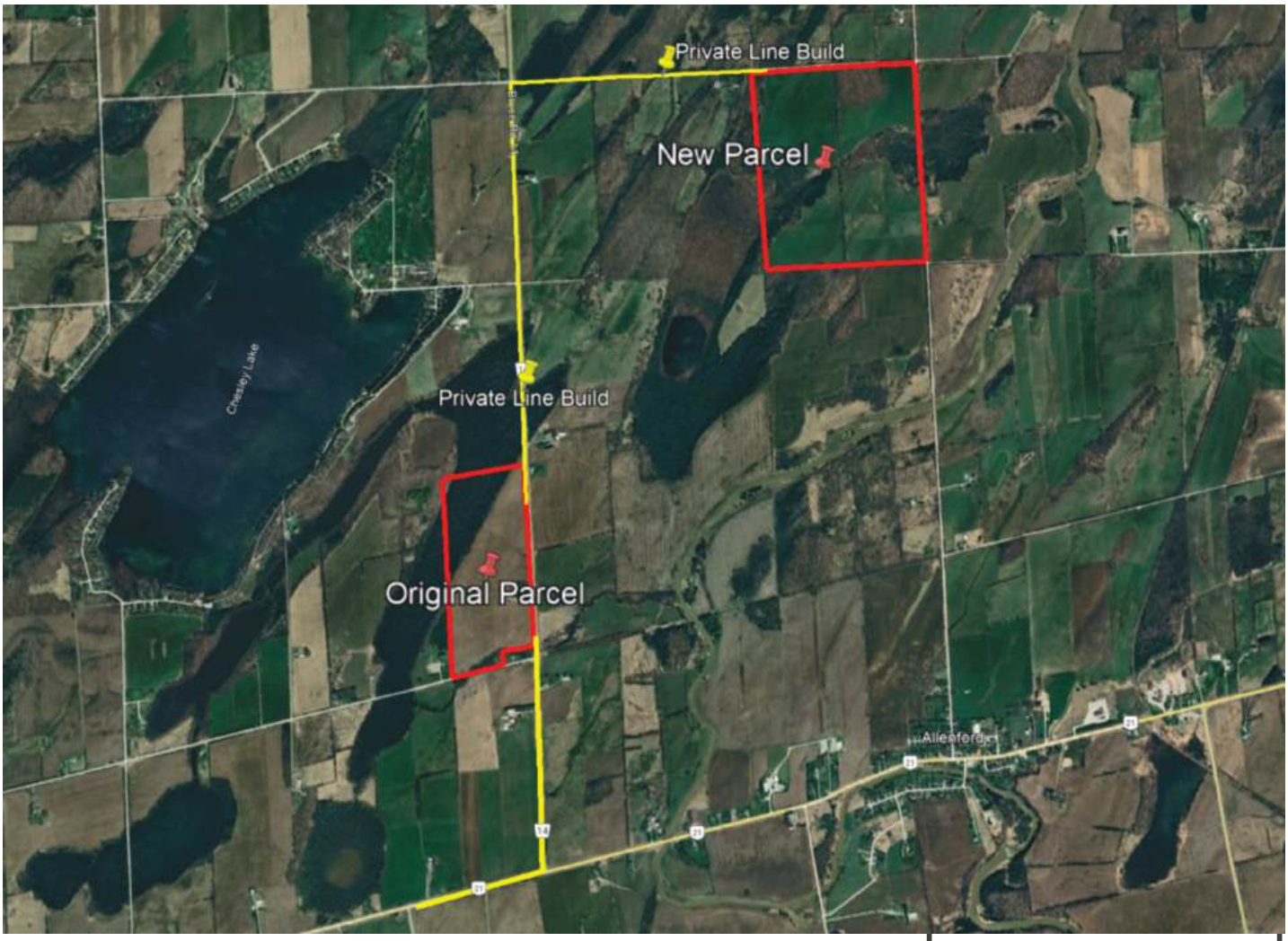


Project Name
Sauble River Agrivoltaics

Developer
Compass Greenfield Development

Max Name Plate Capacity
25 MWac

Property Identification Number (PIN)
33160-0391 & 33159-0354

Technology
Solar (Agrivoltaics)

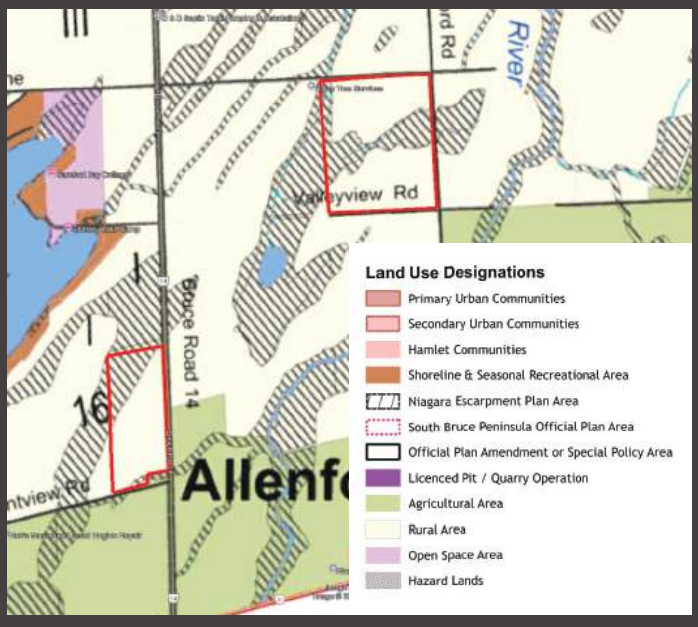
Main Intersection Location
Original Parcel: Bruce Rd 14 & Pleasantview Rd;
New Parcel: Blind Line & Allenford Rd

Interconnection Point
Connecting to existing Hydro One utility line on HWY 21

Project Website
www.saubleriveragrivoltaics.ca

Contact
info@saubleriveragrivoltaics.ca

Official Plan Designation



Preliminary Project Design

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Racking Foundations

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

Racking Design and Spacing

Rows are usually 25 feet apart, with racking that is either fixed-tilt or tracking.

Footprint Size

Approximately 123 acres.

Visual Screening

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

Security

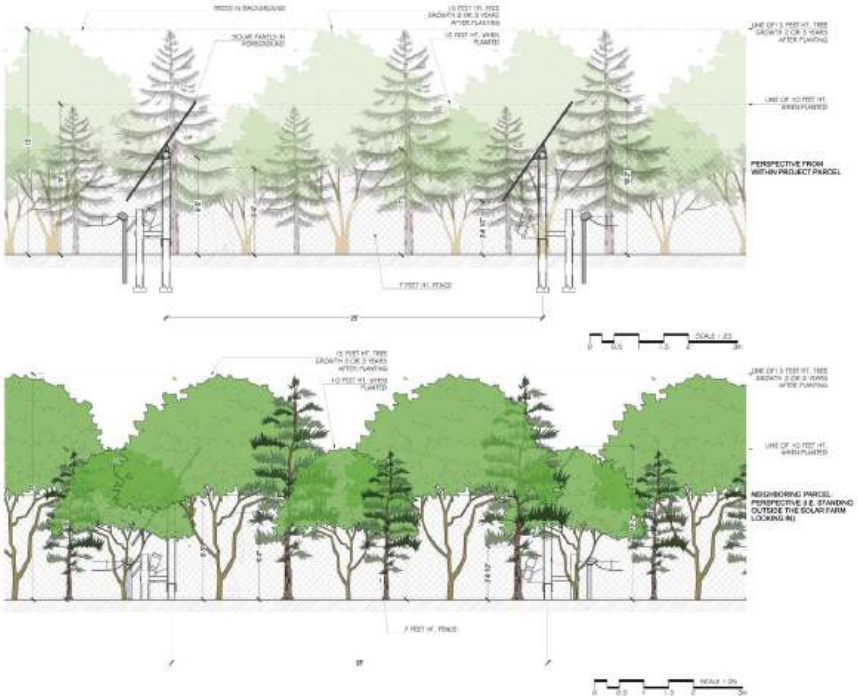
Project is fenced in and locked.

Operations

- Project is 24/7 remote monitored and controlled. Operations and maintenance contractors are locally based in Ontario.
- Scheduled site visits occur 4 times a year.

Interconnection

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



Decommissioning Security

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

Agrivoltaics

Sauble River Agrivoltaics will be home for sheep farming.

Why your Municipality?

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TOWN OF SOUTH BRUCE PENINSULA

The development of solar energy on private lands aligns with the objectives of the Energy Management Plan set by the Town of South Bruce Peninsula, as well as the County of Bruce's commitment to renewable energy development through its Official Plan.

Town of South Bruce Peninsula Energy Management Plan

In section 6.4. The Town states its objective "To promote sustainable energy use by exploring the use of renewable energy in the form of solar panels".

County of Bruce Official Plan

In Section 4.3.1 XV relating to environmental objectives: "Encourage the use of alternate energy sources, such as solar, biomass and hydroelectric"

In section 4.11 viii, The County of Bruce promotes "Incorporating district heating, solar energy and similar designs into residential, commercial, institutional and industrial development"

Community Benefits

Optimize Land use
During Solar operations, sheep grazing will be present at the project site. It is planned that a second phase of crop growing will also be incorporated.

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

A stronger local energy grid
Distributed connected energy generators add to a municipality's electrical grid resiliency.

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

Community Benefit Agreement (CBA)
CGD will commit to an annual payment of $1,000 / MWac to the municipality

CGD will pay for any third-party costs related to permit reviews incurred by the municipality to support this project.

Increased tax base for the municipality

Regulatory Compliance

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

- Town of South Bruce Peninsula
- Hydro One
- Ontario Ministry of Energy and Electrification
- Independent Electricity System Operator
- Ontario Ministry of Environment, Conservation and Parks
- Local Conservation Authorities
- Electrical Safety Authority

Environmental Compliance

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

- Species at Risk
- Wetland and Watercourses
- Sound Emissions

Development Timeline

Land Lease

- Permitting review
- Municipal Support
- Interconnection assessment

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

IESO Procurement

- Consultation with municipality and neighbours
- Submission of Project to LT2-(e) Window 1 Procurement Prior to October 16th, 2025

Engineering Design & Permitting Approvals

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

Commercial Operation

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

Decomissioning

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

2025 — 2026 — 2027/2028 ⋯→ 2051+

Compass Projects in Canada

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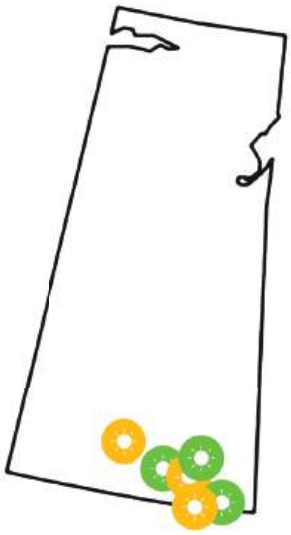
Ontario

Saskatchewan



Solar in Development

Solar in Operation

BESS Contracted and in Development

BESS in Operation

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

10 + years Experience in Energy Development in Ontario

- An industry leader in renewable and clean energy development across Ontario.
- We have developed over 100 renewable energy projects in Ontario representing over 100 megawatts (MW) in the last 6 years
- Track record of success with principles that designed and launched Ontario's renewable and clean energy procurements in the public sector.
- Awarded six projects representing over 46 MW/200 MWh of battery energy storage in the last two IESO Procurements.

Recap: July 31st Community Meeting

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Topics addressed were as follows:

- How sites were selected
- Our plan to manage traffic during construction (i.e. private line build)
- Visual barriers and impacts to neighbours
- Impacts of the Project to the environment, processes to be followed for environmental permitting
- Impacts of the Project on wildlife in the area
- Snow drift and pile up
- Solar panel failure and how that is monitored and handled on site
- Preliminary Project Design suggestions
- Where does the energy go
- Brown outs and if project helps in these instances

Minutes from our previous community meeting were uploaded August 18th, 2025 and can be found on our project website:

Project Website
https://saubleriveragrivoltaics.ca

Contact
info@saubleriveragrivoltaics.ca

Changes to Preliminary Design

Previous Design

New Design

Summary of Design Changes and Project Updates in New Proposed Project:

- Land signed at Blind Line and Allenford Rd
- Parcel located at Bruce Rd 14 and Pleasantview Rd based on previous community feedback:
  - Updated location of access road
  - Reduced array foot print at north east section of site

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APPENDIX B

PHOTOGRAPHS FROM THE PUBLIC COMMUNITY MEETING