July 8, 2025

Compass Greenfield Development
Suite 506, 192 Spadina Ave,

Toronto, ON M5T2C2

**RE: Notice of Public Meeting for Sauble River Agrivoltaics Project**

To whom it may concern,

In response to Ontario's Independent Electricity System Operator ("IESO") Long-Term 2 (Energy) Procurement, Compass Greenfield Development (CGD) is proposing to develop the Sauble River Agrivoltaics Project, a proposed agrivoltaics project integrated with farming in the Town of South Bruce Peninsula.

The Sauble River Agrivoltaics Project will be located at 139 Bruce County Rd 14, Allenford, ON N0H 1A0 (Coordinates: 44°32'30"N, 81°12'20"W; Intersection: Bruce Rd 14 and Pleasantview Rd.), and will provide up to 11 Mega-Watt (MW) of electricity generation, providing much-needed electricity system reliability to Ontario. Please see the attached project layout and FAQ for further reference.

This proposed project will provide community benefits such as optimized land use, a stronger local energy grid, job creation and local economic stimulus, community benefits agreements, diversified income stream for local landowners, and increased tax base for the local municipality.

More details on the IESO's Long-Term 2 (Energy) Procurement are available online at: https://www.ieso.ca/Sector-Participants/Resource-Acquisition-and-Contracts/Long-Term-2-RFP

This meeting forms part of our Community and Indigenous engagement plan. Its purpose is to answer any questions regarding the preliminary project design. To accomplish this, we are inviting local landowners and municipal council/staff to our public meeting to discuss the proposed project.

**Public Community Meeting for Sauble River Agrivoltaics Project**
Technology of the Long-Term Energy Project: Solar
Maximum potential Contract Capacity (in MW): 11 MWac
Property Identification Number (PIN): 33160-0391

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**Meeting Date:** July 31st, 2025
**Meeting Time:** 6:30 – 8:30 pm
**Meeting Location:** Allenford Curling Club
10 Alice St, Allenford, ON N0H 1A0

This informal public community meeting will be conducted in an open house setting featuring poster boards with information about the proposed project. There will be CGD representatives present for the full duration of the meeting, and attendees will have the opportunity to ask questions and provide feedback on the proposed project. Light snacks and refreshments will be provided.

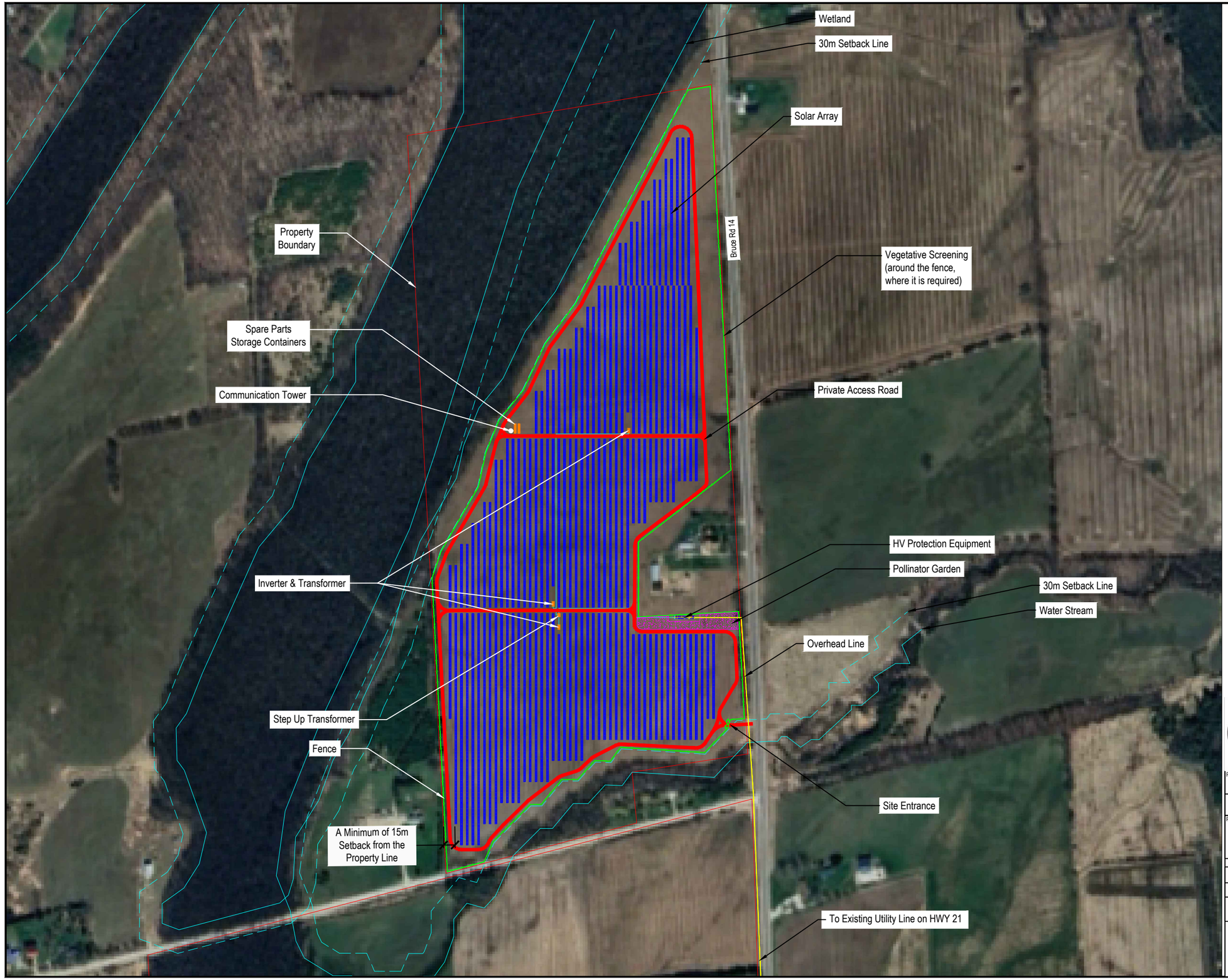
For greater public access, a project website has also been created at **saubleriveragrivoltaics.ca**. You can find this notice, along with the project's Indigenous & Community Engagement Plan, FAQ and all other updates on the proposed project posted on the Project Website. Please subscribe to our mailing list on the website if you wish to receive project updates.

If you are unable to attend the meeting, you may reach out to us at **info@saubleriveragrivoltaics.ca** to provide feedback and ask questions regarding the project.

We look forward to hosting you.

Sincerely,

Compass Greenfield Development.




N

50 100 200m

**Notes:**

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

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

**3- There is a 15m setback from the property line to the solar panels.**

**4- There is a minimum of 30m setback from wetlands, watercourses, and water bodies**

**AGRIVOLTAICS SYSTEM SPECIFICATIONS:**

| | |
|---|---|
| **Usage:** | **Solar & Sheep Farming** |
| **Total Grazing Area** | **63 Acres** |
| **Number of the Sheep:** | **Approx. 180** |

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PROJECT NAME:
**SAUBLE RIVER AGRIVOLTAICS**

AGRIVOLTAICS SYSTEM - PRELIMINARY LAYOUT | DATE: 2025-07-04

PROJECT LOCATION:
44° 32' 30"N
81° 12 20"W

PROJECT MANAGER: Jonathan Cheszes
PROJECT DESIGNER: Jonathan Cheszes

| | | |
|---|---|---|
| APPLICATION | Solar & Sheep Farm | |
| RACKING | Single Axis Tracker | |
| CAPACITY | Capacity(MW AC) | 11 |

Plotted By: Parvan Plot Date: 4:29 PM, Friday, July 04, 2025

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# Frequently Asked Questions

## Q1: Will the Solar Project be designed for any particular standard?

PV systems are subject to third-party certification to ensure they comply with all of the required codes and standards.

## Q2: What will happen at the Project's end of life?

Solar facilities have an expected lifespan of 20 plus years with equipment replacement and repowering. At the time of decommissioning, the installed components will be removed and reused/recycled, where possible, and the site restored. All removal of equipment will be done per the applicable regulations and manufacturer recommendations. The below summarizes the decommissioning procedure that would be enacted at the end of project life for each component.

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

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

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

## Q3: Why are we proposing to develop an agrivoltaics project here?

The IESO procurement and Ministry of Agriculture guidelines restrict solar development on Prime Agricultural Areas as defined in the Provincial Policy Statement. The Sauble River Agrivoltaics Project is located on rural lands as per the Town of South Bruce Peninsula, the local transmission station supports the projects capacity, and the project property will be used for sheep grazing, and eventually hand-picked crops in addition to being used for solar generation. We have leased up to 63 acres of land for this project.

## Q4: What is agrivoltaics and what is CGD's commitment to agrivoltaics?

Agrivoltaics is the co-existence of a farming activity and solar generation facility. Compass Greenfield Development is committed to initially siting the solar project with sheep grazing and eventually handpicked crops

**Q5: What are your commitments to vegetative visual screening?**

Where a natural visual screen isn't already present we will add a vegetative screen.

**Q6: Will there be a community benefits contributions?**

Yes, as part of our project costs we are committed to providing a community benefits contribution to the municipality on an annual basis. Additionally, we pay for all costs that the municipality incurs in evaluating and permitting our proposed project.

**Q7: What about noise?**

Our projects are designed to comply with the provincial regulations on noise and our equipment will be selected to ensure we meet noise limitations as outlined by the Ministry of the Environments, Environmental Noise Guideline - Stationary and Transportation Sources - Approval and Planning (NPC-300) for Class 3 receptors.

**Q8: How long will construction be?**

Construction will last about 9 to 12 months.

**Q9: How will the site be maintained during operations?**

Once operating we will attend to site for scheduled maintenance about four times a year, excluding any unscheduled maintenance activities and any farming requirements.

**Q10. Will the agrivoltaics project lower neighbouring property value?**

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.

**Q.11 How will this solar farm affect our water?**

The solar farm will not have any impact on surrounding well or other water. The foundations will be about 2 to 3 metres deep, above the minimum depth required for domestic wells in Ontario. The only potential pollutant is the oil used in the step-up transformer. 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.