August 14th, 2025

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

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.

Following our previous Community Meeting, Compass Greenfield Development is pleased to share that we have secured an additional land parcel for the project. This expansion enables us to grow our Agrivoltaics initiative while utilizing the available capacity at the Owen Sound Transformer Station. The proposed project plans to interconnect at a single Hydro One distribution feeder as shown in the attached preliminary layout.

The updated Sauble River Agrivoltaics Project will be located at the following parcels:

- Original Parcel: 139 Bruce County Rd 14, Allenford, ON N0H 1A0 (Coordinates: 44.541667°, -81.205556°; Intersection: Bruce Rd 14 and Pleasantview Rd.)
- New Parcel: 111 Blind Line, Allenford, ON N0H 1A0 (Coordinates: 44.564129°, -81.187164°; Intersection: Blind Line and Allenford Rd.)

Both parcels combined will provide up to 25 Mega-Watt (MW) of electricity generation, providing much-needed electricity system reliability to Ontario. Please see the attached project layout, FAQ and the July 31st, 2025 Open House Meeting Minutes for further reference.

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

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Public Community Meeting for Sauble River Agrivoltaics Project
Technology of the Long-Term Energy Project: Solar Photovoltaics (PV)
Maximum potential Contract Capacity (in MW): 25 MWac
Property Identification Numbers (PINs): 33160-0391, 33159-0354

Meeting Date: September 4th, 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.

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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:

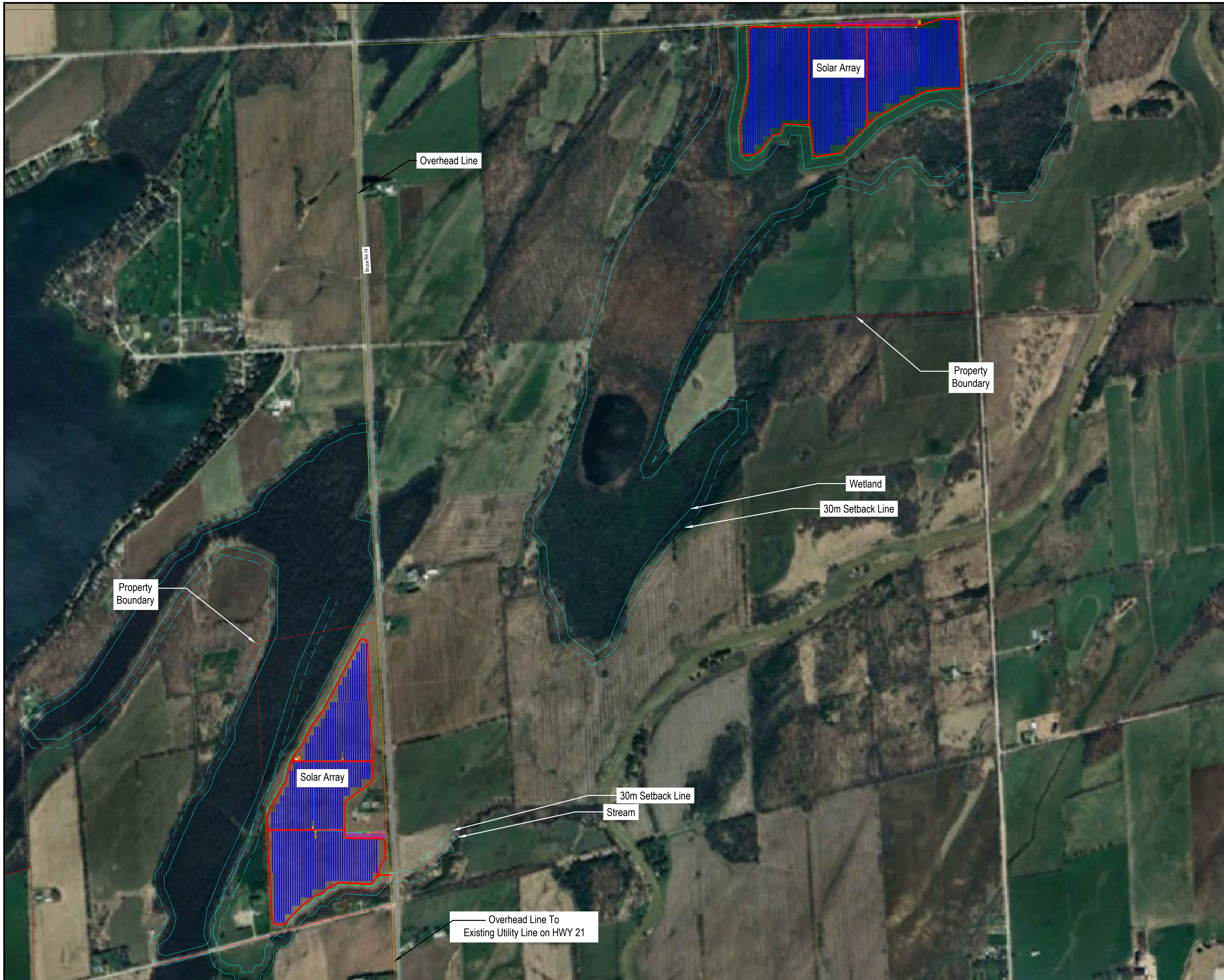
- S. Hao and G. Michaud, Assessing property value impacts near utility-scale solar in the Midwestern United States, Solar Compass, vol. 12, p. 100090, December 2024.
- Marous & Company, Market Impact Analysis: Koshkonong Solar Energy Center Dane County, Wisconsin. April 13, 2021.
- Chisago County Press, 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.

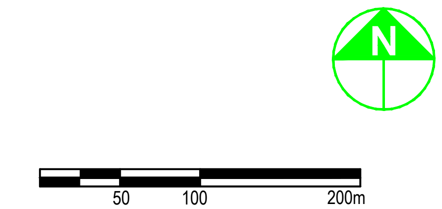
- Christian P. Kaila & Associates. Property Impact Analysis of Round Hill Solar, Proposed Solar Power Plant, Augusta County, Virginia. June 2020.

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.

NEW Project Layout





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	123 Acres
Number of the Sheep:	Approx. 350

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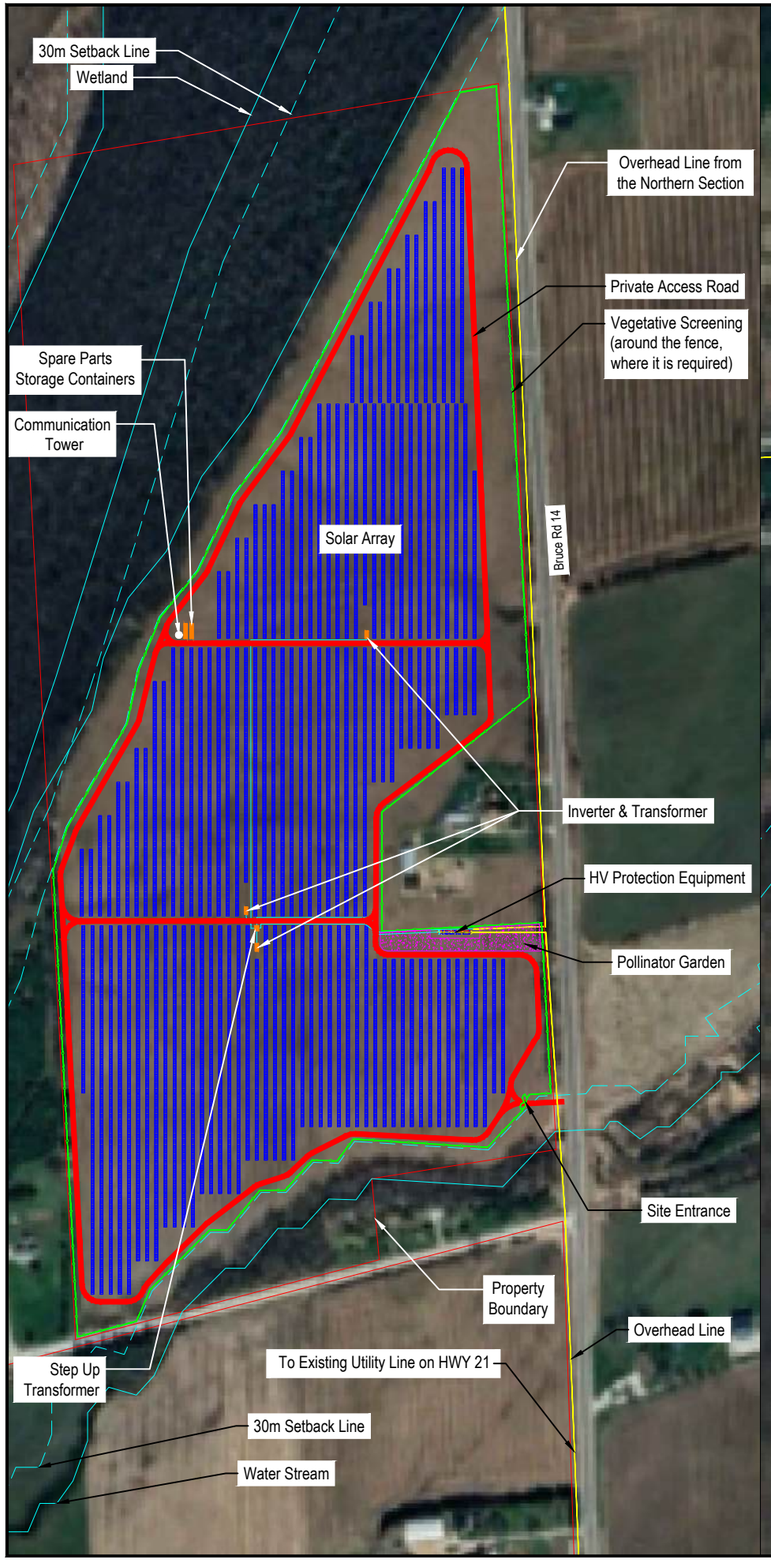
PROJECT NAME:
SAUBLE RIVER AGRIVOLTAICS

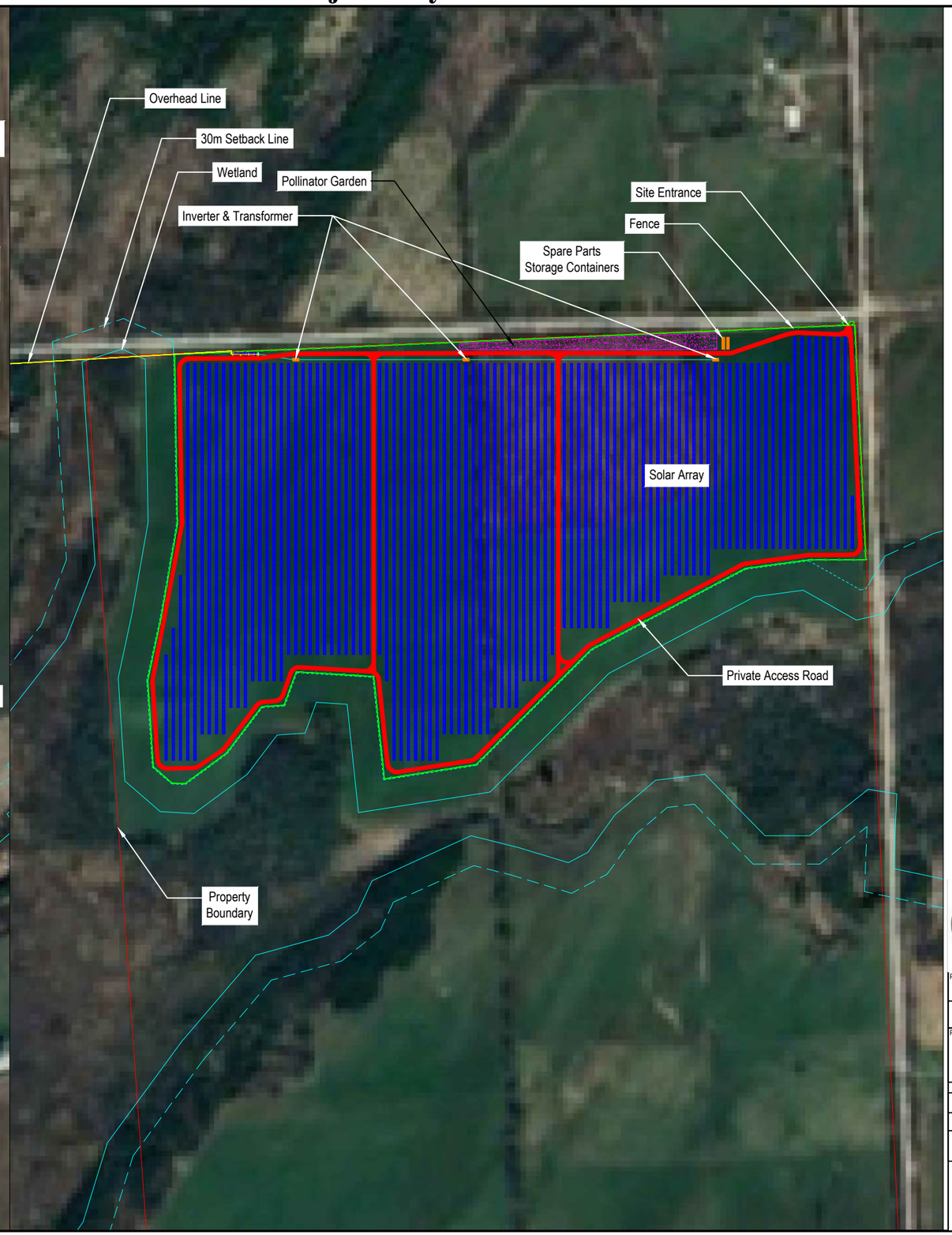
AGRIVOLTAICS SYSTEM - PRELIMINARY LAYOUT	DATE: 2025-07-29
PROJECT LOCATION: 44° 32' 30"N 81° 12 20"W	PROJECT MANAGER: Jonathan Cheszes PROJECT DESIGNER: Jonathan Cheszes

APPLICATION	Solar & Sheep Farm	
RACKING	Single Axis Tracker	
CAPACITY	Capacity(MW AC)	25

Plotted By: Pejman Plot Date: 4:15 PM, Tuesday, August 05, 2025

NEW Project Layout





N

50 100 200m

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AGRIVOLTAICS SYSTEM - PRELIMINARY LAYOUT | DATE: 2025-07-29

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PROJECT MANAGER: Jonathan Cheszes

PROJECT DESIGNER: Jonathan Cheszes

APPLICATION	Solar & Sheep Farm	
RACKING	Single Axis Tracker	
CAPACITY	Capacity(MW AC)	25

Plot Date: 4:37 PM, Tuesday, August 05, 2025

Plotted By: Peyvan

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SAUBLE RIVER AGRIVOLTAICS

Open House
Minutes of Meeting

July 31st, 2025

Public Open House for Sauble River Agrivoltaics (“Project”)

Date: July 31st, 2025 / 6:30 pm to 8:30 pm
Location: Allenford Curling Club

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

PRESENTERS

Compass Greenfield Development (“CGD”)

Jonathan Cheszes
Bhavin Mistry
Joe Gallagher
Guillermo Gutiérrez González
Paulo Maia Cortellazzi

COUNCILLORS IN ATTENDANCE

Kathy Durst

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 Timelines

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 20+ 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. **Project Justification & Site Selection**

a. *Is CGD a company qualified to operate a project of this magnitude? It's much larger than your other solar projects operating in Ontario?*

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, its team members were previously 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 has been actively involved in Ontario's renewable energy market since 2007 and have worked on much larger projects, ranging from 10 to 300 MW from a development, financing and construction perspective.

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. Given CGD's extensive record managing a portfolio of solar and battery energy storage projects, we are qualified to build and operate the Sauble River Agrivoltaics project.

b. *Why was this location chosen for the development of the proposed project? Were alternate locations considered? Is this proposed project on agricultural land?*

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..

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.

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.

Supportive Official Document: 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." [1] [2]

2. Impacts of the Project on Local Infrastructure

a. Will the construction of the proposed line build affect local traffic?

For most energy/industrial projects, a road use agreement is typically signed between the municipality and the developer. As part of this agreement: a traffic control plan is required to ensure roads are returned to the pre-construction state if damage occurs. The project will work with the municipality prior to construction to ensure a plan is in place, including paying for any damage to the road created by the project.

3. What about visual impacts to the neighbours?

CGD is committed to minimizing visual impacts to the neighbours by planting a visual screen (trees/vegetation) on the outside of our fenced area.

[1] https://www.planthebruce.ca/official-plan/widgets/103305/documents
[2] https://www.southbrucepeninsula.com/en/town-hall/energy-management-plan.aspx

4. **Impacts of the Project to the Environment**

a. How does fencing the property affect animal presence in nearby properties?

The fencing used for the proposed site is designed primarily to provide security for solar equipment and protect sheep. However, due to the nature of the site, there will be a setback from the wetland area on the western edge of the property allowing animals to go around the solar project.

For nearby properties, this generally means that animals which might have previously crossed the site will need to go around the site, but there will be an approximate 30 metre setback to allow them to do this. This does not typically increase wildlife pressure on neighbouring lands in a significant way, as animals will often adapt by finding alternative natural corridors in the area.

In summary, the fencing will limit large animal access to the project site but is designed to minimize disruption to normal wildlife movement in the surrounding area.

b. Will snow drifting and pileup be exacerbated with the construction of the project?

Based on site design and experience from similar agrivoltaics and solar projects, the installation is not expected to cause significant increases in snow drifting or pileup outside the project footprint.

The solar panels are mounted on elevated racking with open space underneath, which allows wind and snow to move through rather than creating a solid barrier. While snow may accumulate immediately downwind of the panel rows within the site, the effect typically dissipates within a short distance and does not extend significantly onto neighbouring properties.

To further reduce the risk of snow drifting toward adjacent lands or roadways, the project layout has taken into account:

- **Setback distances** from property boundaries and public roads.
- **Vegetative buffers or fencing** that can help slow wind and capture drifting snow within the site boundaries.

In summary, while any structure can alter local snow deposition patterns to some degree, our design and mitigation measures are intended to keep any effects contained within the project site

c. Will CGD perform an environmental assessment on the property prior to the project's construction? What are other applicable regulatory approvals that would be required before the project begins construction?

Yes, as part of the regular development process, the project will have to adhere to all municipal and provincial permitting requirements. The environmental permits will primarily be requested from the Ministry of Environment, Conservation and Parks, including a Renewable Energy Approval and likely an Environmental Compliance Approval. REAPre-requisites for these approvals include conducting environmental species surveys on the proposed site through a third-party environmental consultant. The studies will be conducted in 2026/2027 - post a successful contract from the IESO. These studies will be available on our project website.

Regarding other applicable regulatory approvals, as shown through our posters there are several approvals required from the following regulatory bodies:

• Town of South Bruce Peninsula

• Hydro One

• Ontario Ministry of Energy and Electrification

• Independent Electricity System Operator

• Local Conservation Authorities

• Electrical Safety Authority

5. **Safety Concerns**

a. *How can solar panels fail, and what are the consequences?*

Solar panels are designed to last 30 years and are very reliable. Sometimes a panel can be damaged by hail, storms, or normal wear over many years. If that happens, the system generates less power until it is fixed. As a result the proposed site is remotely monitored remotely 24 hours a dayto ensure any panels not performing as expected are inspected and replaced (if required) by qualified professionals with spares that will be available on site.

6. **Preliminary Project Design**

a. *Will electrical lines be built above or under the ground?*

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 will be electrically connected to the southern property through a connection line that will be a combination of above ground and below ground line. From the southern property to the existing Hydro One grid, the connection line will be above ground.

b. *Will there be a* Battery Energy Storage System (*BESS) on this site?*

No, this project will not include a BESS.

7. **Project Operation**

a. Where is the energy generated by this plant going?

The Proposed Project will connect to a 44KV Hydro One distributed line on Hwy 21 that is associated with the respective Transformer Station. This energy generation will be distributed to various businesses and people across Ontario.

b. Will this solar plant help in case of a brown out?

Since the proposed project feeds power into the provincial grid, not directly to local homes, it will not assist local homes during a brown out.

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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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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. Soil and water resource dependent, 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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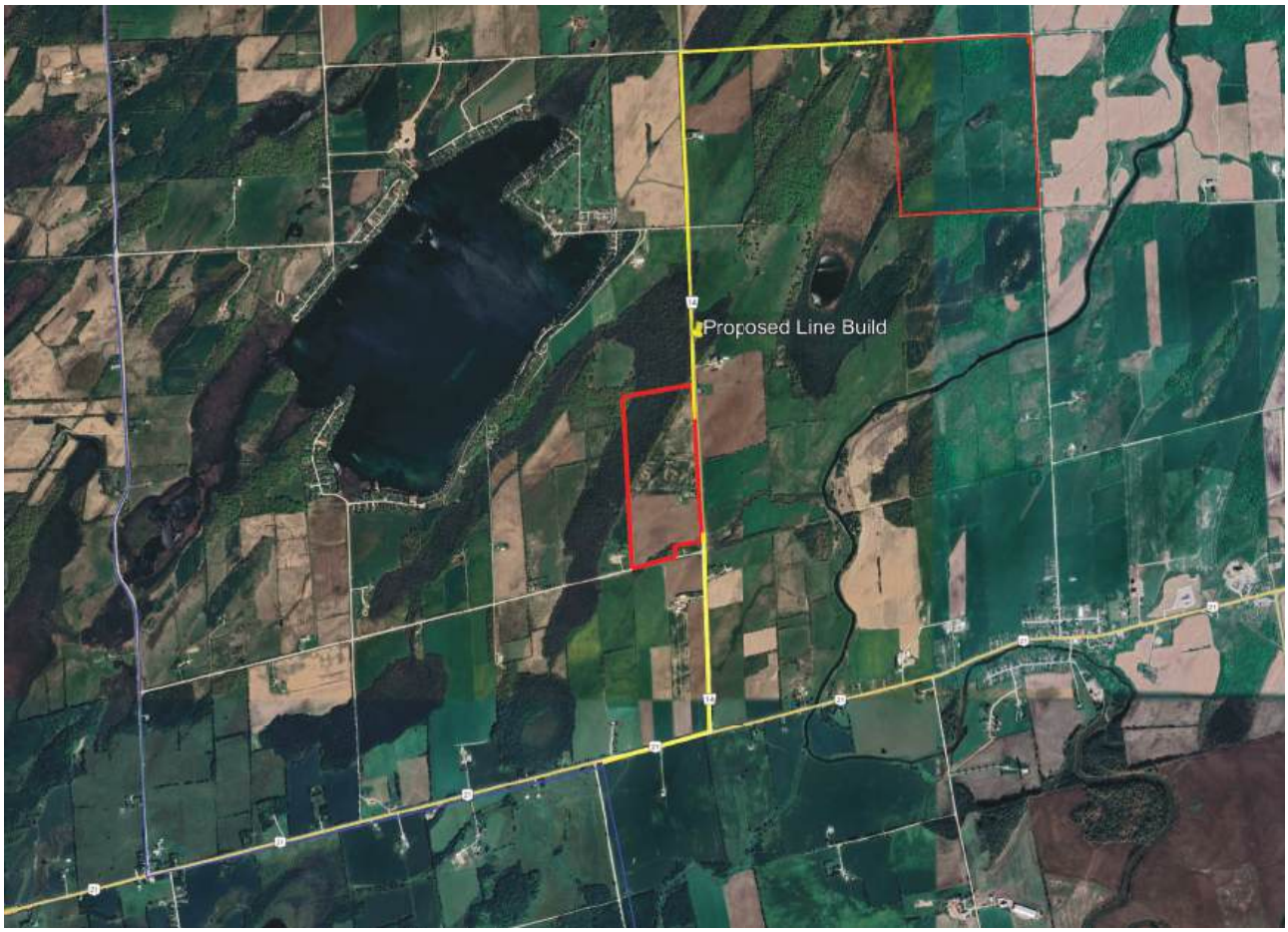


Project Name
Sauble River Agrivoltaics

Developer
Compass Greenfield Development

Max Name Plate Capacity
24 MWac

Property Identification Numbers (PINs)
33160-0391 & 33159-0354

Technology
Solar (Agrivoltaics)

Main Intersection Location
Bruce Rd 14 and Pleasantview Rd

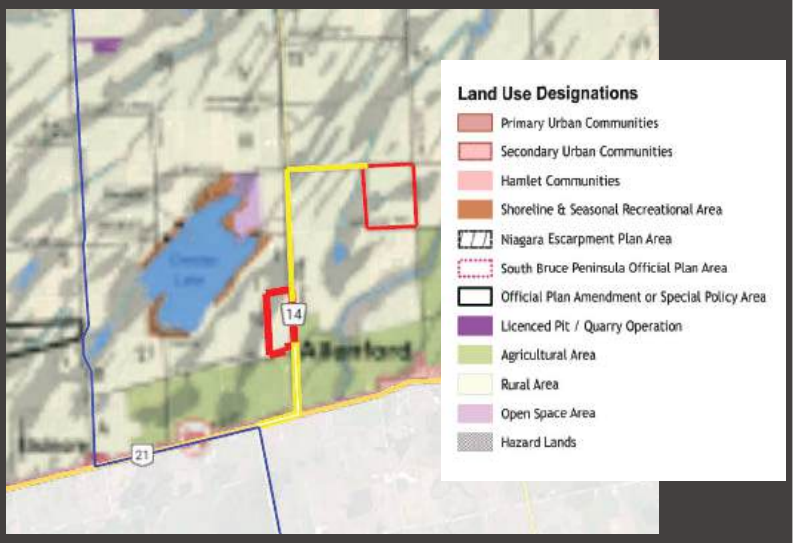
Interconnection Point
Connecting to existing Hydro One utility line on HWY 21

Project Website
www.saubleriveragrivoltaics.ca

Contact
info@saubleriveragrivoltaics.ca

Official Plan Designation

Parcel Boundaries



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

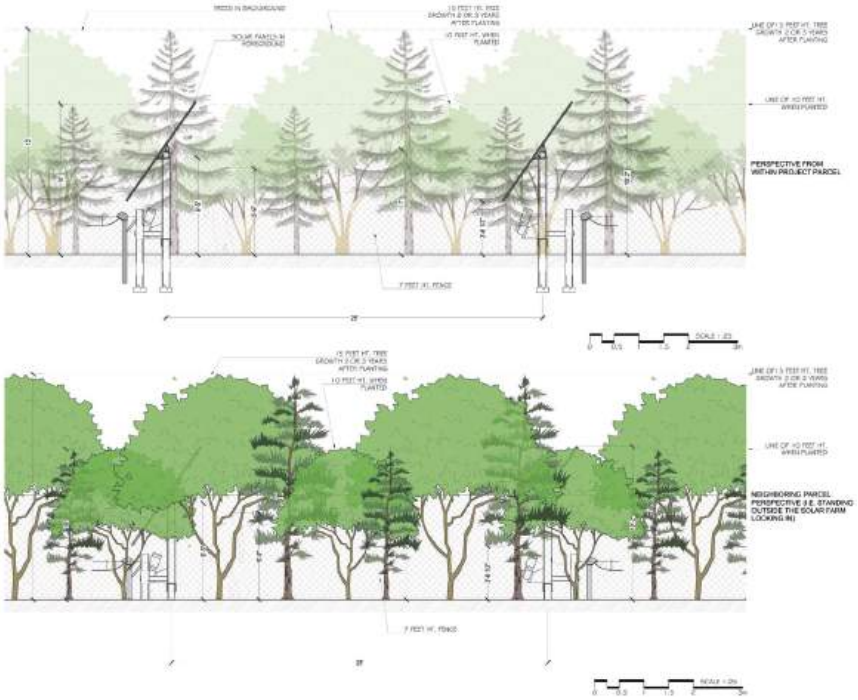
Project is fenced in and locked.

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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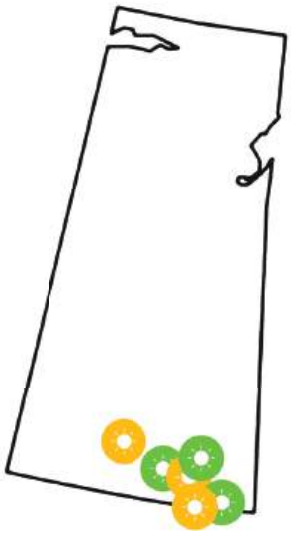
Ontario

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.

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APPENDIX B

PHOTOGRAPHS FROM THE PUBLIC COMMUNITY MEETING


ALLENFORD
COMMUNITY CENTRE


Pet Hospital
(519) 422-3164
valu-mart
pizza pizza
422-11-11
Timbits