



COMPASS
GREENFIELD DEVELOPMENT

CEDAR AGRIVOLTAICS

Open House
Minutes of Meeting
August 14th, 2025

Public Open House for Cedar Agrivoltaics (“Project”)

Date: August 14th, 2025 / 5:45 pm to 7:45 pm

Location: Lamlash Hall

Proponent Contact Information:	Info@cedaragrivoltaics.ca
Project Name:	Cedar Agrivoltaics
Maximum Nameplate Capacity:	20 MWac
Technology:	Solar Photovoltaics (PV)

PRESENTERS

Compass Greenfield Development

Jonathan Cheszes

James Marzotto

Bhavin Mistry

Joe Gallagher

Guillermo Gutiérrez González

Paulo Maia Cortellazzi

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.

OVERVIEW OF OPEN HOUSE

This meeting was attended by 25 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@cedaragrivoltaics.ca

SUMMARY OF QUESTIONS/CONCERNS

1. **Agrivoltaics**

a. *Where will the sheep reside after grazing in the project site?*

The sheep that graze within the project site are managed by local farmers and will continue to be housed on their farms when they are not actively grazing the site. The project itself is not intended to serve as their permanent residence; rather, it provides additional rotational grazing land. This arrangement supports healthy livestock management, ensures the sheep have appropriate shelter and care outside the site.

b. *What types of crops will be planted in the project area? How will tractors come into the project area to maintain the crops?*

Once the site is operational and more industry research is available on crop growth under and between solar panels, we'll evaluate the feasibility of planting crops on this parcel. Potential options may include shade-tolerant or low-height crops suited to the site's layout and microclimate. We're committed to working with local farmers and agricultural experts to identify the most suitable crops. A key part of that evaluation will be ensuring that any selected crops can be maintained with standard farming equipment and that equipment can move effectively within the proposed 25-foot panel row spacing.

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

Prior to Construction, as part of the local municipal permitting process, we'll establish a vegetative ground cover throughout the project area. This typically includes a mix of grasses and pollinator-friendly species that are low-growing, hardy, and well-suited to the local soil and climate. These plantings help prevent erosion, improve soil health, support biodiversity, and create a stable surface for sheep grazing or potential crop integration in the future.

2. Community Benefits

a. How will the project contribute to local job creation?

In all the projects we develop, we have a strong interest in using local contractors as much as practical during design, construction and operations. Local contractors generally have a more nuanced understanding of local conditions, have lower costs to travel to site and keep economic benefits in the community in which the projects are located, so they are a natural choice.

The project will ensure competent and qualified contractors are selected to construct the proposed project. Local contractors that meet these criteria will be preferred for this project.

3. Community Engagement

a. Will CGD partner with any indigenous groups?

CGD is interested in pursuing indigenous partnerships and has so far reached out to the Saugeen Ojibway Nation to inquire about possibilities.

b. Will CGD have more meetings with the community?

As outlined in our Indigenous & Community Engagement Plan (ICEP), CGD is committed to hosting at least one other community meeting after contract award. This document is also readily available on our project website: <https://cedaragrivoltaics.ca/>

4. Decommissioning

a. Where are the panels going after decommissioning?

Most equipment on site by mass (solar panels, racking and foundations) are recyclable and will have value at the end of their useful life. Solar panels specifically are 90% recyclable by mass. Aluminum and steel parts, as well as glass parts, are separated and reused or recycled, while the modules go through specific specialized processes to be efficiently recycled.¹

b. Where are the recycling plants for solar panels located?

Recycling plants for solar panel materials are located across Canada and the world. In Ontario several providers manage solar panel recycling via regional e-waste and stewardship programs.

5. Financing

a. Is the project insured for any damages caused to nearby properties? Is the Insurance Policy of the project transferable?

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

¹ <https://renewablesassociation.ca/wp-content/uploads/2025/01/CanREA-factsheet-Recycling-solar-panels.pdf>

workers compensation insurance. These policies are there in the event there is any damage caused to the project or neighboring properties and areas.

6. Impacts to the Environment

- a. *Does the solar farm generate electromagnetic fields? What are the impacts on wildlife presence in the area?*

While solar power systems, especially inverters, emit low-frequency electromagnetic fields (EMF), the levels are far below those that would be considered harmful. EMF exposure from solar projects is much weaker than that from common household appliances, power lines, or cell phones, and therefore would not cause any significant further impacts to local wildlife. ²

Further to this, as part of regular development, the project will conduct environmental species surveys through a third-party environmental consultant. If there are any potential for species at risk, the project will ensure regulatory approvals are obtained by the Ministry of the Environment, Conservation and Parks. 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.

- b. *Will there be any impact to groundwater quality in the area?*

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 to 3 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.

- c. *What type of environmental assessment will be performed ahead of the project construction?*

As part of regular development, the project will conduct environmental species surveys through a third-party environmental consultant. If there are any potential for species at risk, the project will ensure regulatory approvals are obtained by the Ministry of the Environment, Conservation and Parks. The studies are to be conducted in 2026 (based on the expected contract award date by the IESO in 2026). These studies will be available on our project website for public viewing. Additionally, a phase I ESA will be conducted, and if recommended a Phase II ESA will be completed.

- d. *Can there be weather events that lead to toxic leaks? What about oil leaks from transformers?*

Solar panels do not leach chemicals. We will be using polysilicon modules that are the widely used and do not contain cadmium and/or other potentially toxic leaking hazards. Additionally, the foundations will be

² <https://www.canada.ca/en/health-canada/services/health-risks-safety/radiation/everyday-things-emit-radiation/power-lines-electrical-appliances.html>

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.

- e. How will the hydrology of the site be studied? How will drainage and stormwater management function in the project area?*

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

7. Impacts to the Surroundings

- a. How much traffic would there be during construction and site visits?*

Like any construction project, traffic will be temporary and mostly limited to the construction period. At peak, you can expect several trucks per day mostly for panel deliveries. In order to mitigate this, typically through a road use agreement with the municipality and the developer a traffic control plan is provided along with any fees required to ensure roads are returned to the pre-construction state if damage occurs.

During Operation, our operations and maintenance contractor will typically schedule 4 – 6 site visits a year for routine maintenance. It is typical for a sheep flock to cycle out of an equivalence sized field monthly, from the months of May to November.

- b. Would any drones be flown and would the community be notified?*

Drones are used by our contractors to take pictures of the progress of the construction, though their use would be infrequent and limited only to taking pictures of the project site itself. Drones would not be used to invade the privacy of the community.

- c. Could snow drift lead to pileup of snow on the project site or on adjacent properties?*

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 pile up 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 considered:

- 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.

d. Is the construction in phases? What is the construction process?

Construction is expected to take 9 – 12 months to complete. The project will be built in a single construction phase rather than multiple stages. The process typically begins with site preparation, such as grading, fencing, and installing access roads. After that, the racking systems (starting with piles) and solar panels are installed, followed by electrical wiring and connection to the grid. Finally, the site is restored with vegetation and prepared for agricultural use under the panels.

e. Do the panels produce any heat?

Solar panels do get warm when they're producing electricity, much like the roof of a house or a paved road in the sun. However, they don't generate additional heat beyond what's already coming from the sun—they actually absorb sunlight and convert part of it into electricity. Any heat released is minimal and disperses quickly into the air, so panels don't cause noticeable changes to the surrounding temperature.

f. Will the project and associated transmission lines generate noise? What kind of noise can be expected?

During Construction, as with any type of construction activity, there will be short term general disturbances in the immediate vicinity. All construction activities would occur following regulations as dictated by Provincial and Municipal regulations. Construction activities would be conducted by a reputable General Contractor and are anticipated to last over a 9-to-12-month period in total.

In the operating stage, the project's inverters and transformers have cooling fans, like those seen in computers, which emit noise. Inverters and transformers have been sited to ensure our project complies 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 Environment's "Environmental Noise Guideline – Stationery and Transportation Sources – Approval and Planning (NPC-300) for Class 3 receptors". These guidelines are differentiated for urban vs. rural environments and have different standards for noise between day and nighttime.

8. Preliminary Project Design

a. Will there be any night lights in the project?

No. The project only contains small lights as part of the project's equipment, such as inverters. The lights in the project's equipment are only active while the equipment is generating energy, which only takes place while there is still sunlight. Once the sun sets, the panels stop generating energy and the lights automatically turn off.

b. How does this affect property access?

The project will not affect existing property access for neighbours. All entrances and driveways to surrounding properties will remain unchanged. The project will have its own dedicated access road, so it does not interfere with how nearby landowners get to and from their properties.

c. Why did the setback from the front of the site change from 30m to 22 m?

The proposed project is working closely with neighbours to determine appropriate setbacks. The current preliminary design reflects a 22-metre setback, reduced from the original 30 metres, but we remain committed to adapting these requirements with ongoing community and municipal feedback, while balancing a competitive layout design for the upcoming IESO LT2 Window 1 Energy Supply Stream submission.

d. Can the access road be moved before the road curves for safety?

Safety is a priority for all our sites, since this is a preliminary design, there is flexibility to adjust the entrance if required. We will work with the municipality and road authority to review traffic safety, and if it's determined that shifting the access point before the curve improves safety, we will incorporate that change.

9. Project Developer

a. What will happen to the project in case CGD sells or goes bankrupt?

Compass Greenfield Development (CGD) is committed to being a long-term owner and operator of the solar projects it develops. Our strategy is to own and manage these assets throughout their full operational life, ensuring reliable performance and responsible stewardship over the long term. Over the next five years and into the foreseeable future, CGD plans to continue expanding its portfolio by participating in clean energy procurement opportunities in Ontario and other provinces across Canada.

Should a change in ownership ever occur in the future, the ongoing operation of our projects would continue uninterrupted, with all regulatory obligations and community commitments remaining in place. We value transparency and long-term partnerships with the communities we operate in, and we are here for the long haul. Also, as part of project development, CGD pursues financing, and lenders (large financial institutions) would provide majority of the capital. If we go bankrupt, they step into CGD's shoes. As part of our commitments, we post decommissioning security, and if we go bankrupt, the bank would be obligated to post the security.

10. Project Overview

a. Why was there a name change in the project?

The previous project name was chosen drawing inspiration from the transmission station to which the project would connect to once it becomes operational. To better reflect the local community and the municipality in which it is located, CGD opted to change the project name to Cedar Agrivoltaics.

b. Why are there so many projects being proposed nearby?

We understand it can feel like a lot of projects are being proposed in this area. The main reason is that West Grey has strong electrical infrastructure with available capacity for new generation, good land availability, and supportive conditions for renewable energy development. These factors make it an attractive location for companies to bring forward proposals

It's important to know that these projects must first compete in the IESO's Long-Term 2 (LT2) procurement stream to secure a contract. This means that although several proposals may be put forward, only a limited number will be awarded contracts and move ahead with next stages (i.e. municipal and provincial permit approvals).

c. Would project contact information change during its lifetime?

The project will always maintain a dedicated point of contact for the community. While specific individuals may change over the lifetime of the project—for example, moving from the development team during permitting to construction then operations once the site is running—contact information will be kept up to date and shared with the municipality and community. This ensures there's always someone available to answer questions or respond to concerns.

11. Property Value & Property Taxes

a. What will happen to my property value after the construction of the project? Studies from the FAQ are from the United States, not Canada.

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. In the absence of relevant Canadian studies, US-based studies are the closest possible representations. Some of these studies can be found here:

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 the taxes of nearby properties go up because of the project?

No—nearby property taxes will not go up because of this project. Property taxes are based on the assessed value of each individual property, not on whether a solar project is built nearby. In fact, the project itself will generate new tax revenue for the municipality, which can help support local services without impacting neighbouring landowners' tax bills.

c. Why is the land valued at an industrial rate per MPAC? Is the zoning being changed?

When calculating the project's new property tax payments, MPAC may reflect the solar project as a form of industrial use for taxation purposes. requires that the project area be assessed using the industrial tax classification. This approach applies solely for taxation purposes and does not involve any change to the property's zoning designation. This assessment of the property taxes will contribute to and increase in the local tax base and added revenue for the municipality.

12. Zoning, Land Use, & Land Designation

a. Will the project construction impact land use designation in nearby properties?

No. The project will not result in a change in land use designation in the Official Plan of any nearby properties.

b. What is the current zoning of the project 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.

c. How come there are hazard lands in the property?

The southeast corner of the property includes designated Hazard Lands, recognized for their environmental sensitivity (i.e. natural features such as wetlands, steep slopes, or flood-prone areas) These designations are intended to protect sensitive areas and ensure safety. The project design respects these zones, meaning no development or construction will occur in these hazard areas, and they will remain undisturbed.

d. Have you contacted the local conservation authority?

We are committed to co-ordinating with local conservation authorities as part of our environmental permitting process post-contract award.

e. Are MTO and council going to be aware of tree planting on the project site?

Both the Ministry of Transportation (MTO) and the local municipal council will be made aware of tree planting along the boundary of the project site. As part of the permitting and coordination process, all relevant authorities will be informed and consulted to ensure that planting plans align with regulatory requirements, road safety considerations, and broader land use objectives.



COMPASS
GREENFIELD DEVELOPMENT

APPENDIX A

POSTERS FROM THE PUBLIC
COMMUNITY MEETING

WELCOME

TO THE PUBLIC OPEN HOUSE FOR

HANOVER

AGRIVOLTAICS



COMPASS
GREENFIELD DEVELOPMENT



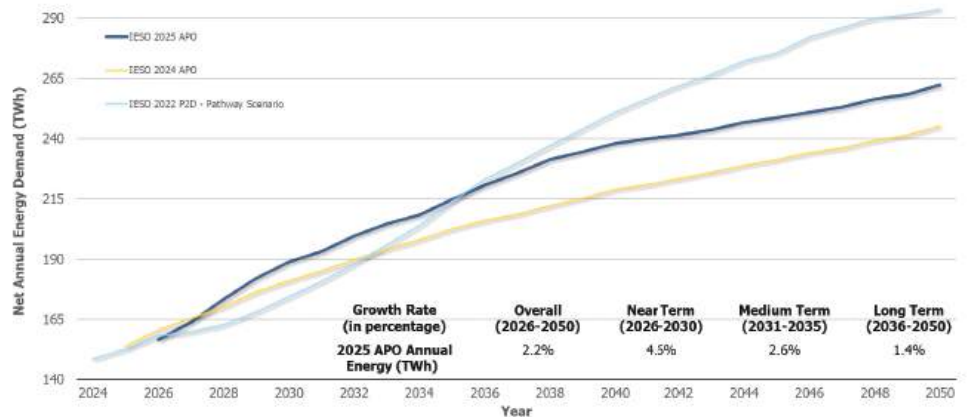


In October 2024, Ontario's Independent Electricity System Operator (IESO) updated its demand forecast for Ontario and indicated that it is anticipating a 75% increase in energy demand between 2025 and 2050.



Annual Energy Demand by Forecast

75% Demand Growth by 2050



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?

- 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 Hanover Agrivoltaics over the life of the project.

Learn More About Agrivoltaics



About the Proposed Project



Project Name
Hanover Agrivoltaics

Developer
Compass Greenfield Development

Max Name Plate Capacity
20 MWac

Property Identification Number (PIN)
37212-0106

Technology
Solar (Agrivoltaics)

Main Intersection Location
Grey Rd 4 and Grey Rd 3

Interconnection Point
Connecting to existing HydroOne utility line on Grey Rd 28

Official Plan Designation

— Parcel Boundary

Assessment Parcel

County Official Plan (2018)
Schedule A

Future Secondary Plan Area

Land use

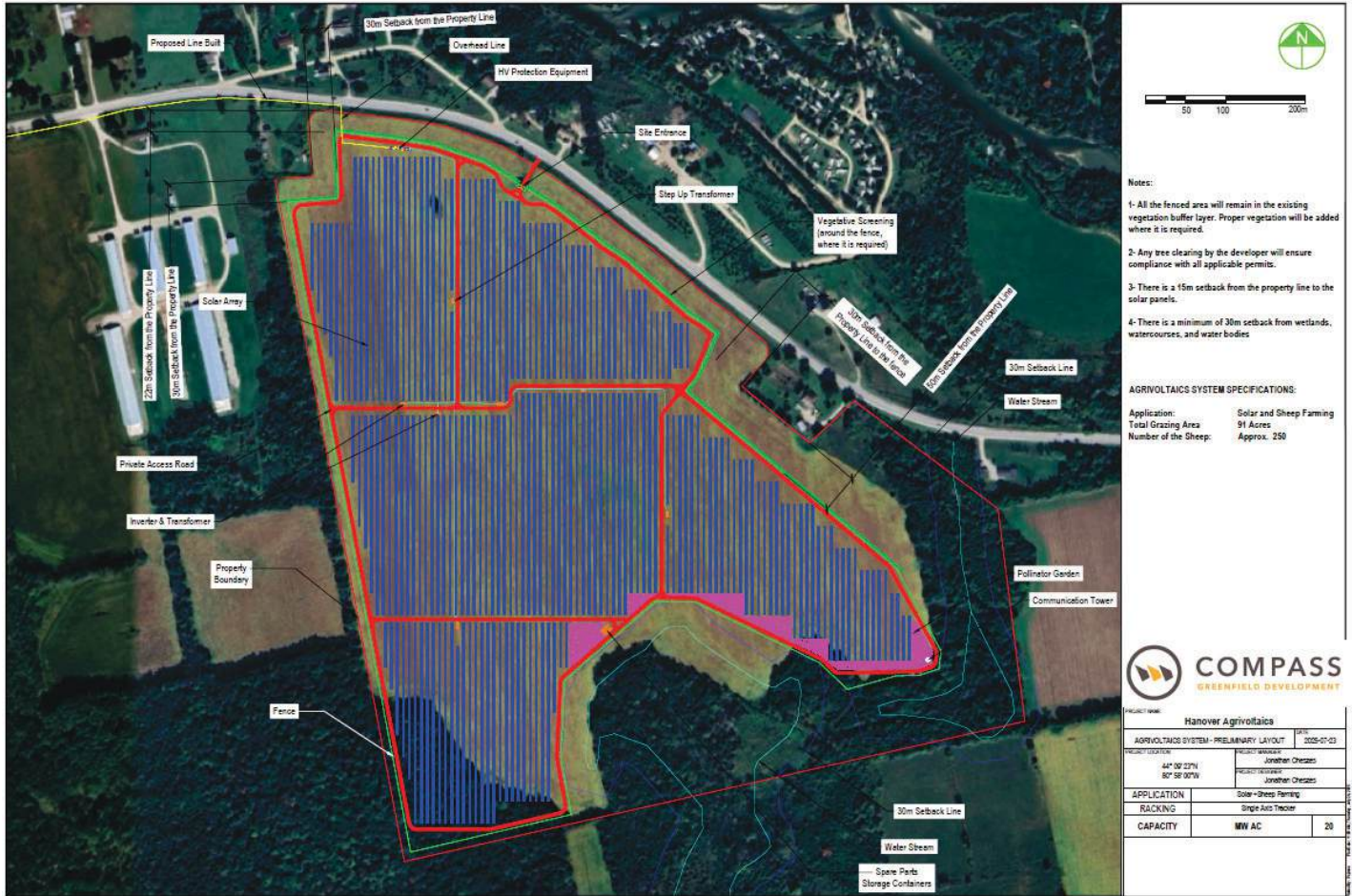
- Primary Settlement Area
- Secondary Settlement Area
- Agricultural
- Escarpment Recreation Area
- Hazard Lands
- Escarpment Natural Area
- Inland Lakes and Shoreline Settlement Area
- Niagara Escarpment Plan Area
- Rural
- Space Extensive Industrial and Commercial
- Industrial Business Park Settlement Area
- Sunset Strip Settlement Area
- Special Agriculture
- Provincially Significant Wetlands
- Recreational Resort Settlement Area



Project Website
www.hanoveragrivoltaics.ca

Contact
info@hanoveragrivoltaics.ca

Preliminary Project Design



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 90 acres.

Visual Screening

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

Security

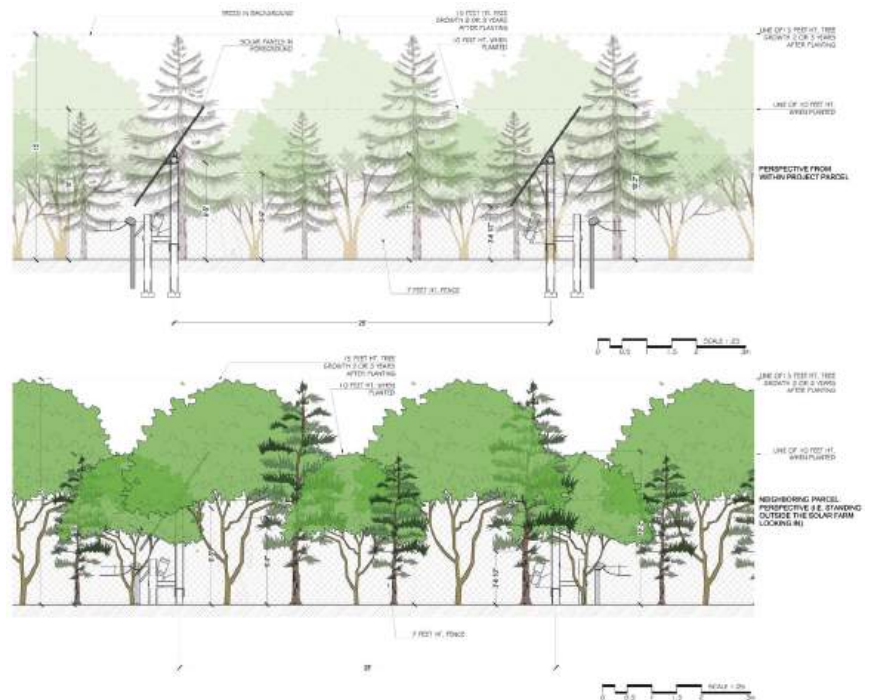
Project is fenced in and locked.

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

Hanover Agrivoltaics will be home for sheep farming.

Why your Municipality?



The development of solar energy on the Municipality of West Grey aligns with the municipality's and the county's Climate Change Action Plans, and their recommendations of promoting ground mounted solar photovoltaics in the region.

West Grey Climate Change Action Plan

In Section 5, Strategy #7, relating to Renewable Energy: "Currently, rooftop and ground mounted solar PV are the most viable options for West Grey as a result of the existing policy context in Ontario [...]."

Grey County Climate Change Action Plan

In Theme 5, Action 14, the Grey County Climate Change Action Plan states: "Recommendation: [...]. Develop a program to promote and encourage solar photovoltaics across all sectors (residential, commercial, institutional, industrial) in Grey County."

The same section also recommends: "Prioritization of ground mounted solar on brownfields, parking lots, and less ecologically sensitive lands [...]."

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.

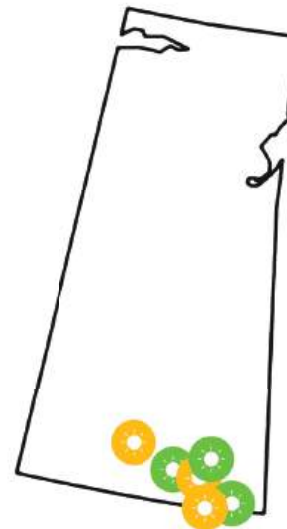
Increased tax base for the municipality

Ontario



-  Solar in Development
-  Solar in Operation
-  BESS Contracted and in Development
-  BESS in Operation

Saskatchewan



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.

