

FAQ MEMO

Compass Greenfield Development

Cedar Agrivoltaics

September 25, 2026

FAQ Question	Proposed FAQ response
Why is this agrivoltaics project being proposed here?	The Project is being considered because of the site's rural and agricultural setting, the opportunity to connect to the local electricity system, and its potential to support both renewable-energy generation and continued agricultural use. The Cedar Agrivoltaics Project is proposed on approximately 90 acres of leased rural land in the Municipality of West Grey, with a maximum nameplate capacity of 17.6 MW AC. The preliminary Project layout may continue to be refined as engineering, environmental studies and consultation progress. The Project remains subject to detailed studies, consultation and required regulatory and municipal approvals.
What is agrivoltaics?	Agrivoltaics is the combined use of land for agricultural activity and solar-electricity generation. It allows agricultural activity to continue alongside solar infrastructure.
How will agriculture continue at the site?	The Project is being planned to support agricultural use during operations. Initial agricultural activity is expected to include sheep grazing to help manage vegetation around the solar panels. Other agricultural uses may also be considered as the Project develops, considering site conditions and agricultural planning.
How will the panels be designed to accommodate sheep?	Final equipment dimensions will be confirmed through detailed engineering. Panel height and row spacing are intended to allow sheep to move beneath and between the solar arrays.

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	The current design assumes a rotating-axis height of approximately 2 metres above ground. Tracking technology would allow the panels to rotate during the day while maintaining clearance for sheep grazing. The current design also proposes interrow spacing of approximately 7m.
How will water, drainage, wetlands and watercourses be protected?	Environmental and technical studies are being completed to assess potential effects on drainage, erosion, stormwater, wetlands and watercourses. The final Project design will incorporate applicable setbacks, regulatory requirements and mitigation measures identified through those studies and the approval process.
What visual screening is proposed?	The Project will consider opportunities to retain existing vegetation where practical (does not impact solar production) and to add vegetative screening along property lines where needed. Any proposed screening will be informed by the final layout, site conditions, consultation and applicable requirements. When planting new vegetative screening, we will work with local arborists to identify species and planting methods.
How close will the solar panels and fencing be to neighbouring properties?	The preliminary project layout includes minimum setbacks of 20 metres between solar equipment and neighbouring property lines. The final location of panels, fencing, access routes and other equipment will be confirmed through detailed design, technical studies, consultation and the approval processes.
What will site preparation and construction involve, and how will impacts be managed?	Construction is expected to take approximately 12 to 18 months and would include site preparation, fencing, access roads, installation of solar equipment and electrical work. Construction planning will consider traffic, noise, dust, erosion and sediment control, drainage and soil protection. Specific measures will be confirmed through detailed design, permits and applicable approval requirements.

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What about noise?	Solar panels themselves do not produce operational noise. Equipment such as inverters and transformers produce sound. The Project will be designed to meet applicable provincial noise requirements and comply with applicable municipal noise by-laws during construction.
What archaeological and cultural-heritage work is being completed?	Archaeological and cultural-heritage assessments are being completed as part of Project planning. These studies help identify and protect potential archaeological resources and cultural-heritage features on the Project site. The work is being carried out in accordance with applicable requirements and includes engagement with relevant Indigenous communities and authorities.
How are natural features and species being considered?	A Natural Heritage Assessment (NHA) study is being completed through the applicable regulatory approval processes. This NHA involves a Records Review, Site Investigation, Evaluation of Significance and Environmental Impact Study, which collectively identifies and evaluates natural heritage features and species within and around the Project Location. In particular, the EIS will include measures to avoid or mitigate the potential impacts of the project.
Will upgrades be required to connect the Project to the electricity grid?	Any required connection or distribution-line upgrades will be determined through Hydro One's engineering and connection process. Final design, safety requirements and timing will be confirmed through that process.
How will the site be maintained during operations?	The site is expected to be monitored remotely, with scheduled maintenance visits as needed to support safe and reliable operations. Additional visits may occur for inspections, repairs, emergency response or agricultural activities.
Will the Project provide community benefits?	If the Project proceeds, CGD has committed to an annual community-benefit payment of \$1,000 per MW AC to the municipality. The Project may also provide local economic benefits

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	through construction and supplier opportunities, municipal tax revenue, and continued agricultural use. The Project was selected through a competitive process and will provide power at some of the lowest rates selected.
Will the Project meet applicable standards?	Solar facilities are required to meet applicable codes, standards, certification requirements and regulatory approvals (e.g., Electrical Safety Authority).
Will the Project affect neighbouring property values?	Third-party research has examined the relationship between utility-scale solar projects and nearby property values. The available studies generally find limited or no measurable effects in many settings, though outcomes can vary by location and project context. Sites where there is visual screening and continued agricultural activity tend to show less impact.
What happens at the end of the Project's life?	At the end of the Project's operating life, the site would be decommissioned in accordance with applicable requirements and the approved Decommissioning Plan Report. Project equipment would be removed, materials reused or recycled where practical, and site restoration would be completed in accordance with the approved plan.
Who is responsible for the Project, and what did municipal support mean?	The Project is being developed by Hanover Agrivoltaics Inc. Municipal support was provided in connection with participation in the provincial Independent Electricity Systems Operator Long Term 2 Energy (Window 1) procurement process. The Project must still complete the applicable provincial Renewal Energy Approval and municipal <i>Planning Act</i> approval processes, including required studies and consultation, before construction can proceed.

CEDAR AGRIVOLTAICS PROJECT

Project	Sessions Included	Meeting Count
Cedar Agrivoltaics	Hanover Public Open House; West Grey Public Open House	2

PUBLIC OPEN HOUSE ENGAGEMENT SUMMARY

Purpose

This document provides a project-specific summary of participation, questions, concerns, feedback and recorded responses from the Cedar Agrivoltaics Project public open houses held in Hanover and West Grey in July 2026.

Frequent Topics Raised Across the Cedar Meetings

- Visual effects, glare, sightlines, and vegetative screening.
- The site entrance, access, and traffic safety around the bend.
- Sheep grazing, wildlife, coyotes, and protection of electrical infrastructure.
- Connection-line expansion, Hydro One coordination and lightning-protection questions.
- Panel design, height, tracking, and potential snow drifting.
- Archaeological and environmental work, including the Stage 3 Archaeological Assessment.

Meetings at a Glance

Session	Date and Time	Location	Attendance
Hanover Public Open House	Wednesday, July 22, 2026 5:00 p.m. – 7:00 p.m.	P&H Centre, Lion's Den Room 269 7th Ave, Hanover, ON N4N 2H5	16
West Grey Public Open House	Thursday, July 23, 2026 5:00 p.m. – 7:00 p.m.	Durham Community Centre Hall 451 Saddler Street W, Durham, ON N0G 1R0	4

Project Team Presenters

Compass Greenfield Development (CGD): Scott Gerylo, Roberto Caputo, Bhavin Mistry, Joseph Gallagher and Jason Lee.

Dillon Consulting Limited: Christina Carter and Lauren Weseluck.

Open House Format and Information Displayed

The sessions used a public open house format where attendees could review poster boards, speak directly with the Project team, ask questions, and provide feedback. Display boards covered:

- 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

Common Cedar Themes and Recorded Responses

Visual screening, glare, and site access. Attendees asked about glare, visibility from nearby roads and properties, and whether screening or the site entrance could create traffic-safety concerns. CGD indicated that modern PV modules are designed to have low glare, and that vegetative screening would be provided where existing screening does not already exist. The site entrance was relocated following earlier community feedback to provide greater sightline distance for approaching drivers and vehicles entering or leaving the Project site.

Sheep, wildlife, and electrical equipment. Questions were raised about whether sheep could attract coyotes and how sheep would be protected from electrical infrastructure. CGD indicated that sheep would be protected by perimeter fencing with a ground barrier intended to discourage animals from digging beneath the fence. If wildlife activity becomes a concern, local wildlife-management resources could be consulted to determine appropriate mitigation measures. The meeting record also notes that cable trays would be installed for exposed wires to protect both the sheep and the facility.

Panel height and snow drifting. The design discussed at the meetings assumes a rotating-axis height of approximately 2 metres above ground, providing clearance for sheep grazing and maintenance work while keeping infrastructure relatively low in the landscape. The

Project team also indicated that the panels and perimeter vegetative screening are expected to act as windbreaks and may help reduce rather than increase snow drifting.

Connection-line expansion and safety. CGD recorded preliminary discussions with Hydro One Networks Inc. regarding a possible line upgrade from the Project's Point of Common Coupling, located at the northwestern corner of the site boundary, to the southeastern corner of the shopping complex near Walmart, where the existing 44 kV line terminates. Further coordination with Hydro One is required to confirm final design, timing, and technical requirements. Questions about lightning risk were also raised; the meeting record notes that Hydro One would design, install and maintain the upgraded line in accordance with its engineering and safety standards, including lightning-protection measures where applicable.

Archaeology and environmental work. Questions were also raised about the Stage 3 Archaeological Assessment underway on the Project site and how findings from that work may affect the Project. An update on the archaeological assessment will be provided at the second public meeting.

Hanover Public Open House

Date: Wednesday, July 22, 2026

Time: 5:00 p.m. – 7:00 p.m.

Location: P&H Centre, Lion's Den Room, 269 7th Ave, Hanover, ON N4N 2H5

Attendance: 16 people

Attendees participated in detailed conversations with members of the Project team and technical specialists. Many conversations lasted 10 minutes or longer.

Main Topics Raised

- overall size and footprint of the proposed Project
- potential visibility of the solar panels from nearby roads and surrounding properties
- glare and visual screening
- proposed location and design of the site entrance and access road
- where solar panels and other Project components would be manufactured
- panel height and spacing
- panel mounting, orientation and tracking
- how the panels would rotate or move throughout the day
- design, route and timing of the proposed connection-line expansion

- whether upgraded poles could increase the risk of lightning strikes, equipment damage or outages
- other general technical specifications associated with the proposed solar project

The recorded responses on glare and screening, site access, sheep and wildlife, panel height, snow drifting, connection-line expansion and lightning safety are summarized under the Common Cedar Themes and Recorded Responses above.

West Grey Public Open House

- **Date:** Thursday, July 23, 2026
- **Time:** 5:00 p.m. – 7:00 p.m.
- **Location:** Durham Community Centre Hall, 451 Saddler Street W, Durham, ON N0G 1R0
- **Attendance:** 4 people

The West Grey session included questions related to environmental and archaeological work, continued agricultural use of the site, wildlife, Project infrastructure and visual impacts.

Main Topics Raised

- environmental and archaeological work, including the Stage 3 Archaeological Assessment
- continued agricultural use of the site
- wildlife and the potential for coyotes
- how sheep would be protected from electrical equipment
- visual screening around the Project
- overall visibility of the Project from surrounding areas
- Project infrastructure and potential distribution-line upgrades

The meeting record notes that exposed wires would be protected using cable trays, while the broader Cedar responses on wildlife, screening, line upgrades and panel design are summarized under the Common Cedar Themes and Recorded Responses above.