

Public Open House for Carrying Place Agrivoltaics

Date: 13th February 2025 / 6.45pm to 8.15pm

Location: Ameliasburgh Town Hall

Proponent Contact Information:	info@carryingplaceagrivoltaics.ca
Project Name:	Carrying Place Agrivoltaics
Maximum Nameplate Capacity:	17 MWac
Technology:	Solar

PRESENTERS

Compass Greenfield Development

Jonathan Cheszes
Roberto Caputo
James Marzotto
Seyara Wijesinghe

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 30+ people. Several participants requested information about the project and its impacts. Some participants raised questions, and some left without concerns. 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@carryingplaceagrivoltaics.ca.

SUMMARY OF QUESTIONS/CONCERNS

1. Property Selection Criteria

- How did you come to choose this property, as opposed to other properties? There must be other properties with less residential impact. Did you investigate other properties?*

In general, this site was chosen because it satisfied several criteria to allow for a solar project in Ontario.

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 in the Prince Edward County 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.

Agrioltaics: 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 Plan: The Prince Edward County Official Plan supports the development of renewable energy projects as outlined in section 3.4.7.1.

2. Timeline of the Development Phase of the Project and Company Profile

- How long is the development phase of this project from start to finish?*

The overall project completion will take approximately 4 years from the land acquisition stage. This project is a centralized procurement that is operated by the independent Electricity System Operator (IESO) and includes the following phases:

- I. Pre- IESO Contract Award
 - a. Land Acquisition - Complete in 2024
 - b. Municipal Council Support required for the IESO RFP Bid Submission – Ongoing
 - c. RFP Bid Submission (Current Draft Timeline) October 2025
- II. IESO Contract Award (Target Q1 2026)
- III. Post - IESO Contract Award
 - a. Project Permitting (Provincial Environmental and Municipal Land use) - Approximately 1 year (Q2 2026 to Q2 2027)
 - b. Construction - 9 - 12 months (Q2 2027 to Q1 2028)
 - c. Commercial Operation (+/- Q2 2028)

Additional details about the IESO procurement can be found [here](#).

- b. Compass Greenfield Development currently has projects that seem much smaller, why would this project be significantly larger than you other projects throughout Ontario and Saskatchewan? What is your experience with projects in operation of this size?*

Compass Greenfield Development (CGD) has over 50 MW of solar and battery storage operating, under construction or contracted through a central procurement, and an additional 500 MW in early stages of development in ON and SK; 50MW of new BESS projects are targeted to be in operation by the end of 2025. The BESS projects that we are developing represent over \$100 million in total capital costs, of which the first three, representing approximately \$30 million in total capital, are near commercial operation in Windsor. The proposed Carrying Place Agrivoltaics project is larger than other solar projects we have completed in Ontario but the same level of complexity as the solar we have completed in Saskatchewan and lower overall cost than the BESS we have built in Ontario. Therefore, we have no concerns regarding the complexity or risk in developing this project.

The proposed 17 MW Carrying Place Agrivoltaics project is sized based on available land size as well as available capacity at the Sydney Transformer station. Although this larger than other sites we are currently operating, the technology is the same and therefore does not represent a challenge for us to operate.

3. Impacts of the Project on Local Infrastructure

- a. How will you be updating the hydro infrastructure to support the project?*

As part of our development process, we will be coordinating our point of interconnection work with Hydro One and will require a Connection Impact Assessment (CIA) to identify any impacts this project would have to the distribution grid. Any upgrades would be identified through this study. However, we do anticipate upgrading the existing single phase distribution line that runs along Victoria Rd from Loyalist Parkway to the project site to include a 44-kilovolt line. The upgrade would mean replacing the existing poles with new poles in the same municipal right of way where they existing poles are located.

- b. What is this going to look like for our road? Is the county prepared to fix the damages caused by heavy machinery?*

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, and fees are 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.

4. Third-Party Contractors and Local Farmers

- a. Are you using local companies to complete the project?*

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. We have a strong, existing relationship with Otter Energy Inc. based out of Picton, ON, who has a lot of experience with solar design and installation. We anticipate working with them and other local trades to complete the project, subject to satisfaction of our project requirements. 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.

- b. What company is constructing, removing soil, and preparing for the solar farm?*

The project has yet to select its general contractor responsible for constructing the premises. The Project will employ top tier contractors to ensure the project is designed to operate as a utility scale solar generating project. Contractors are typically awarded construction contracts after contract award and prior to final permitting (see above timeline).

- c. What local farmer's sheep are you planning to be using?*

This is not yet finalized but we have had discussions with a Prince Edward County based sheep farmer who already grazes his flock on other solar projects.

5. Impacts of the Project to the Environment

- a. What trees will be removed and how many? What are you going to do with the trees being cut down?*

The project doesn't intend to clear any trees around the perimeter that act as a natural visual buffer to the project site. Any tree clearing to support the final project design will be completed in compliance with all environmental regulatory requirements.

- b. 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.

- c. *What have your soil samples shown? We want to see the soil report as well as the environmental report. What is the Plan for disrupted wildlife?*

Soil samples have yet to be collected, however subsurface conditions will be studied through Geotechnical surveys as they will be required for final road and foundation design. These studies are currently projected to occur in 2026. Prince Edward County has the right to request such a study as part of the zoning by-law amendment.

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, per the schedule above). These studies will be available on our project website for public viewing.

- d. *Will you perform an Environmental Site Assessment (ESA)?*

Yes, as part of the regular development process, a phase I ESA will be conducted, and if recommended a Phase II ESA will be completed.

6. Visual Barriers

- a. *How deep will the visual barrier be? How big will the trees be when they are planted, will it be enough to block the view for those with homes of higher altitude? What will you do to ensure the survival of trees?*

Compass Greenfield Development (“CGD”) is committed to minimizing the visual impacts on neighbours by installing a vegetative visual screen around the site where one does not already exist. We will work with a local arborist to determine the best type of visual screen and depth to be planted for the soil class and topography on site (i.e which tree species is best for the applicable soil and topography).

Trees will be planted such that they are at 10ft at the start of operations with a projection to reach 15ft in 2 to 3 years, see the “Preliminary Project Design” poster in Appendix A for visual reference. These trees will be maintained as recommended by a local arborist on a regular basis to ensure the screening is effectively maintained throughout the operational term.

7. Decommissioning

a. Who guarantees the clean-up in 25 years? Where do the panels go after use?

Compass Greenfield Development (CGD) will be responsible for returning the project site back to its original state. However, as an added guarantee, section 3.4.7.5 of Prince Edward County's Official Plan requires that, "In partnership with the County, the proponent shall create a rehabilitation security fund to recover decommissioning costs should the owner be delinquent". In other words, CGD will ensure that it provides the County with a financial security for the decommissioning cost in the form of a Letter of Credit, bond, or other agreed upon financial instrument to ensure decommissioning is completed. Most equipment on site by mass (solar panels, racking and foundations) are recyclable and will have value at the end of their useful life. For example, solar panels are 90% recyclable by mass.¹ Steel and aluminum from foundations and racking are also recyclable. Copper or aluminum used in wiring will continue to have scrap value at the end of the project life.

8. Benefits of the Project

a. Where is the power going?

Carrying Place Agrivoltaics will connect to a 44KV Hydro One distributed line on Loyalist Parkway that is associated with the Sydney Transformer Station. This energy generation will be distributed to various businesses and people across Ontario.

b. Why do we need solar farms? If we stop supplying power to the US we will have a surplus of power.

Energy demand in Ontario is expected to increase by 75% leading up to 2050 according to the Independent Electricity System Operator (IESO).² This proposed project will help to satisfy this growing need ensuring Ontario's homes, hospitals, educational institutions, factories etc. will have enough power.

c. How does the solar farm benefit local residents? Is there a financial benefit to the county and its residents?

A general estimate is that 4-5kW AC of demand generation will power 1 home. So 17MW AC (17,000kW AC) will be able to provide power for roughly 3,400 homes.

Energy demand in Ontario is expected to increase by 75% leading up to 2050. Golden Leaf Agrivoltaics (GLA) energy will contribute to this demand ensuring Ontario's homes, hospitals, educational institutions, factories etc. will have enough power.

¹ Canadian Renewable Energy Association Fact Sheet: <https://renewablesassociation.ca/wp-content/uploads/2025/01/CanREA-factsheet-Recycling-solar-panels.pdf>

² More on the IESO's Long Term 2 Request for Proposal process can be found here: <https://ieso.ca/Sector-Participants/Resource-Acquisition-and-Contracts/Long-Term-2-RFP>

CGD will also be committing to an annual \$1,000/MWac Community Benefit Agreement in favour of the County (so \$17,000.00 in the first year).

CGD will also be paying the increased municipal tax base to the municipality which helps to fund local infrastructure.

7. Safety Concerns

a. What will be in place regarding fire hazards? What is the risk of fire?

Although there is a low risk of fires, as part of our development plan, we will work with local emergency responders and the municipality to develop an emergency response plan tailored to the site.

b. Would you be able to release MSDS (data sheets) for the panels you selected? Should we be concerned about PFAS in panels?

Once the final panels are selected, we will work with the manufacturer to provide safety information to the municipality.

Concerns have been raised about PFAS contamination from solar, largely citing academic research on how PFAS could potentially be used in photovoltaic (PV) solar panels. The fact is that PFAS is not customarily used in solar panels because safer, effective alternatives have already been developed and commercialized. Moreover, no studies have shown the presence or leaching of PFAS from PV panels—either while they are in active use or at the end of their life (e.g., in a landfill).³ Compass Greenfield Development commits to avoiding equipment that contains harmful PFAS by investigating if they are present in any equipment purchased.

Further information about PFAS can be found here:

- [final_epa_pfes_leavenworth_kansas_presentations_september_5_2018.pdf](#)
- [A critical review of the application of polymer of low concern and regulatory criteria to fluoropolymers – PubMed](#)
- [Multi-Industry Per- and Polyfluoroalkyl Substances \(PFAS\) Study – 2021 Preliminary Report](#)

c. 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

³ Facts about solar panels: PFAS contamination Dr. Annick Anctil Study:
[Facts-about-solar-panels--PFAS-contamination-47485.pdf](#)

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.⁴

8. Preliminary Project Design

a. How close will structures be to homes?

Please refer to the “Preliminary Project Design” poster in Appendix A. The project currently has a minimum setback of 15m from the property line, and 30m from waterbodies. The project will be providing an updated design based on community feedback. This new design’s closest existing home is approx. 45 m (148ft) away.

b. How loud would an inverter be for a 108-acre solar farm? What about noise from construction?

I. During Operations:

Sound from an inverter is not based on total acreage, inverters have cooling fans (like computers) which emit noise. Inverters will be 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.

II. During Construction:

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.

c. What products will you be using? What size will they be? How high off the ground will they be? What do they look like? How many solar panels will there be? Will the panels rotate? What is used to secure the base of the solar panels?

The project is currently in the preliminary design stages and has yet to select specific products (i.e. inverters, racking, transformers, panels, etc.). All equipment will be tier 1 and selected following an IESO contract in 2026. Panels and racking will be at a height of approximately 10ft (as shown in Appendix A – “Preliminary Design” poster). Inverters and transformers vary in size; however, the current design considers the height of this system to be less than 10ft, width to be less than 20ft and depth to be less than 8ft. Carrying Place Agrivoltaics can provide a sample image of the inverter and transformer during its next community meeting.

⁴ [Analyzing Glare Potential of Solar Photovoltaic Arrays, U.S. Department of the Navy, Renewable Energy Program Office \(REPO\)](#)



The number of panels will be verified on final design. The solar site will be situated on land with which the project has rights to build (for reference see Appendix A - "About the Project" Poster). Additionally, the current preliminary design identifies the overall footprint of panels to be installed. (for reference see Appendix A - "Preliminary Project Design" Poster).

The racking system used for this project will be a single axis tracking system, which allows panels to rotate. The base of the solar panels will be secured and torqued with high gauge steel bolts and inspected by top tier racking installers to ensure the system is installed to applicable regulations. As part of final sign off from the municipality, a building inspector will evaluate the site and provide an occupancy permit.

- d. Will the fence be on the property line? Will you be removing hedgerows to install it on the property line?*

Vegetative screening will be planted on the property line, fences will be on the inside of the perimeter screening. This was presented on the "Preliminary Project Design" poster in Appendix A.

APPENDIX A – POSTERS FROM THE PUBLIC COMMUNITY MEETING

WELCOME

TO THE PUBLIC OPEN HOUSE FOR

CARRYING PLACE

AGRIVOLTAICS



CGD's Projects in Canada



Ontario



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 45 MW/200 MWh of battery energy storage in the last two IESO Procurements.



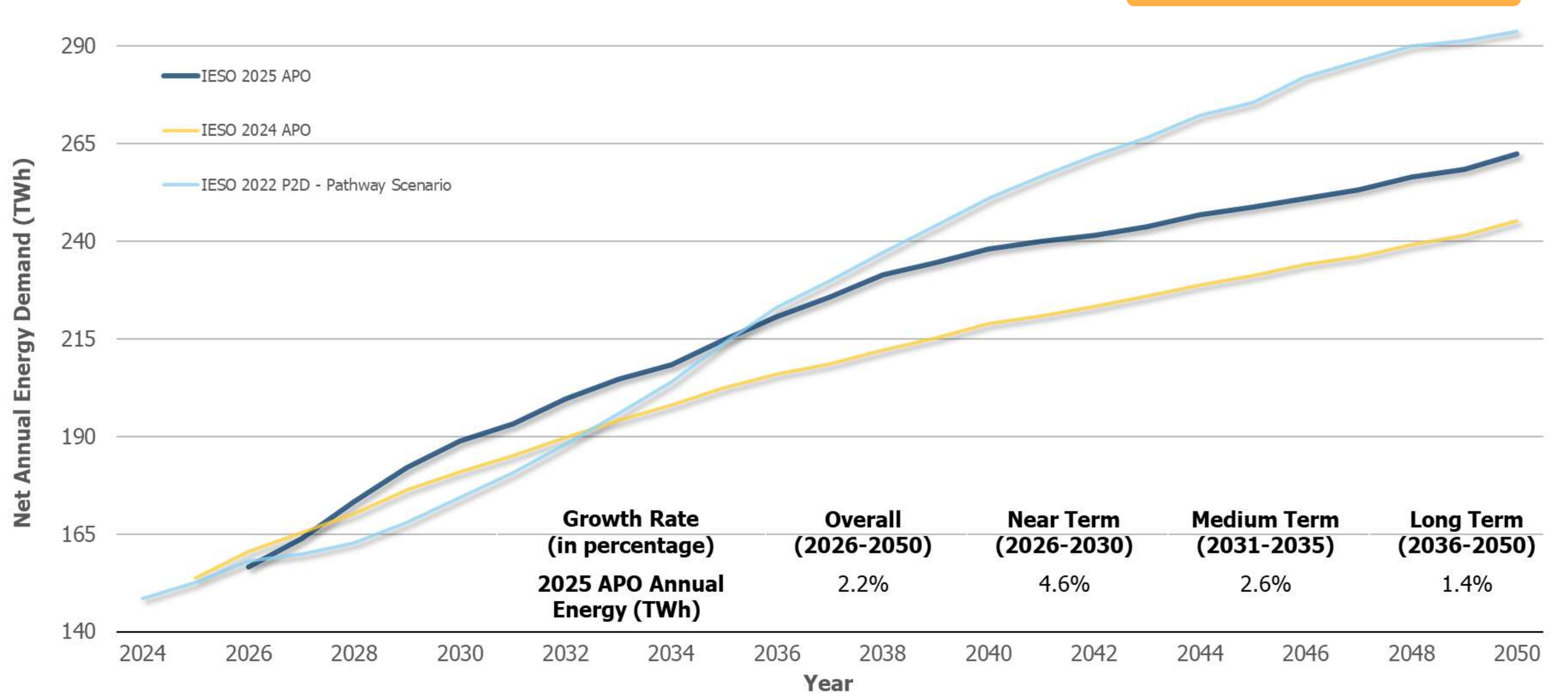


In October 2024, Ontario's Independent Electricity System Operator (IESO) updated its demand forecast for Ontario and indicated that it is anticipating a 75% increase in energy demand between 2025 and 2050.



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.

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 in Eastern Ontario and amongst solar arrays.



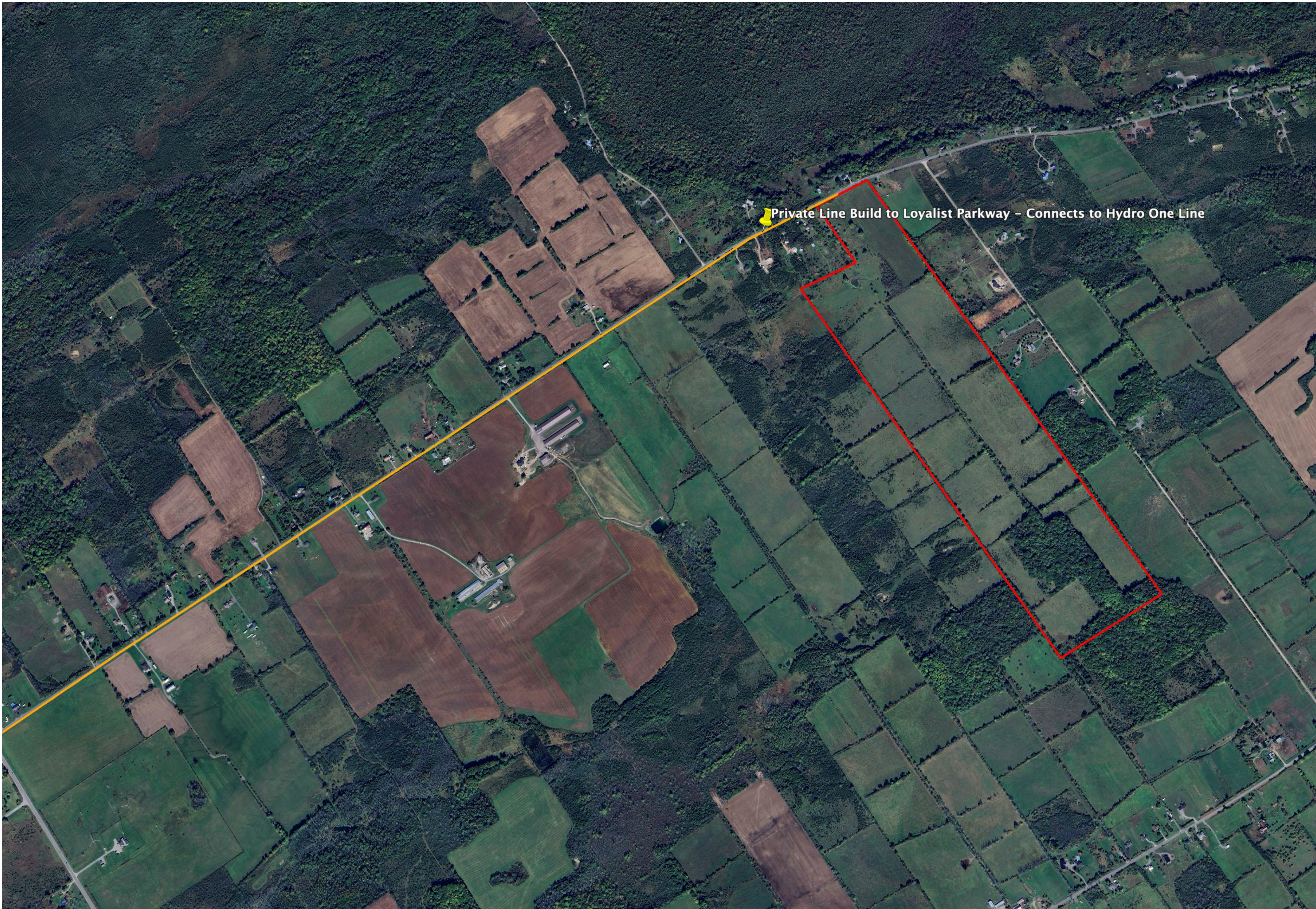
Phase 2: Crop Production

The field of agrivoltaics continues to advance. Soil and water resource dependent, CGD is committed to establishing crop production at Carrying Place agrivoltaics over the life of the project.

**Learn More
About Agrivoltaics**



About The Project



Project Name
Carrying Place Agrivoltaics

Developer
Compass Greenfield Development

Max Name Plate Capacity
Approx. 17MWac

Property Identification Number (PIN)
55012-0383

Technology
Solar (Agrivoltaics)

Main Intersection Location
Victoria and Snider Road

Official Plan Designation

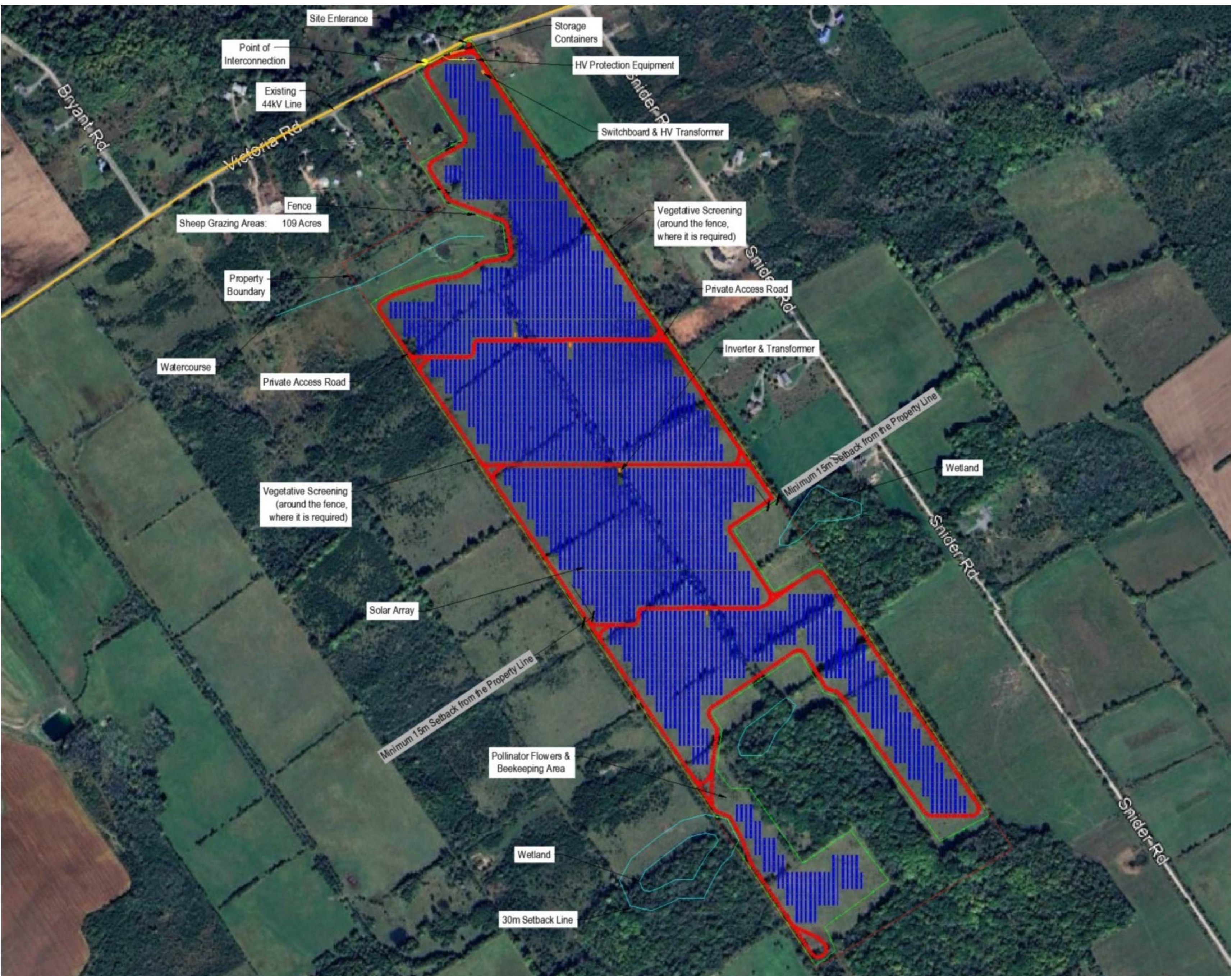
Parcel Boundary
Private Line Build



Project Website
www.carryingplaceagrivoltaics.ca

Contact
info@carryingplaceagrivoltaics.ca

Preliminary Project Design



Racking Foundations

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

Racking Design and Spacing

Rows are typically 25 feet apart. The racking will either be fix-tilt or tracking.

Footprint Size

Up to 180 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

Carrying Place Agrivoltaics will continue farming activity.

Why your Municipality?



Development of solar on private lands is consistent with Prince Edward County's commitment to mitigating climate change. As well the Prince Edward County Official plan states it support towards solar development.

Prince Edward County Official Plan

3.4.7 Energy Generation and Transmission

“ - the Municipality does support compatible alternative energy development, including solar-”



Community Benefits

Optimize Land use

Farming operations will remain present at the project site while solar generation is added.

A stronger local energy grid

Distributed connected energy generators add to a municipalities 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 incurred by the municipality to support this project.

Diversified income stream for local landowners

Keep landownership within your municipality.

Increased tax based for the municipality

Regulatory Compliance

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

- Prince Edward County
- 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 regulatory bodies to obtain and comply with permits, as such we will thoroughly study:

- Species at Risk
- Wetland and Watercourses
- Sound Emissions

Development Timeline

