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GREENFIELD DEVELOPMENT

CARRYING PLACE AGRIVOLTAICS

Open House
Minutes of Meeting

April 29th, 2025

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Public Open House for Carrying Place Agrivoltaics

Date: 29th April 2025 / 7:00 pm to 9:00 pm

Location: Ameliasburgh Town Hall

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

PRESENTERS

Compass Greenfield Development

Jonathan Cheszes
James Marzotto
Roberto Caputo
Sean Abdul
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
- Recap - Feb 13th Community Meeting/Changes to Preliminary Design

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 10+ 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@carryingplaceagrivoltaics.ca.

SUMMARY OF QUESTIONS/CONCERNS

1. **Project Developer Background**

a. *The project website states that Compass Greenfield Development has over 10 years of experience. However, public records show the company was incorporated in April 2024. Could you please clarify whether the experience refers to the background of the team or prior operations under a different entity? Does Compass Greenfield Development have any prior experience developing solar/agrivoltaics projects?*

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 have been actively involved in Ontario's renewable energy market since 2007.

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.

2. Financing

a. Please clarify how much funding has been allocated for this project.

As part of regular development, expenses to progress development prior to construction are funded through CGD equity, construction activities are funded through a third-party construction loan which covers the majority of project expenses; this is like a mortgage loan.

b. At which stage of the project is the decommissioning security introduced?

As mentioned during the community meeting and previous meeting minutes, (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 mid-way through the project's contract in the form of a Letter of Credit, bond, or other agreed upon financial instrument to ensure decommissioning is completed.

c. Will CGD's insurance cover any damage in the surrounding area?

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

3. Property Values

a. What are the impacts of this project on property value? Additionally, have there been any declines in property values near previous development projects carried out by Compass Greenfield Development?

There have been several studies on this topic 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 [1] [2].

[1] What shapes community acceptance of large-scale solar farms? A case study of the UK's first 'nationally significant' solar farm - ScienceDirect

[2] Utility-Scale Solar Farms and Agricultural Land Values | School of Economics

Large solar projects have similar characteristics to a greenhouse or single-story residence. Usually no more than 10 feet high, solar farms are enclosed by fencing and/or landscaping to minimize visual impacts[3].

Additionally, there was a comprehensive study looking at 70 solar farms built across the Midwest from 2009 to 2022. The researchers found that, on average, properties located near utility-scale solar farms saw an increase in value of between 0.5% to 2.0%[4].

4. Health and Safety Concerns

a. Does this project increase the risk of cancer to the surrounding community? What are the impacts of the electromagnetic field associated with the solar project on human health?

There is no scientific evidence to suggest that solar projects increase the risk of cancer to nearby communities.[5] [6]

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. Research has not shown a link between low-frequency EMF exposure and cancer.[7]

The National Cancer Institute (NCI) has indicated that "No mechanism by which ELF-EMFs or radiofrequency radiation could cause cancer has been identified. Unlike high-energy (ionizing) radiation, EMFs in the non-ionizing part of the electromagnetic spectrum cannot damage DNA or cells directly." Additionally, the NCI states that "Studies of animals have not provided any indications that exposure to ELF-EMFs is associated with cancer."[8]

5. Construction and Maintenance

a. How does CGD handle the maintenance of the project site? What are the impacts of maintenance costs on the bottom line of the project?

[3] Solar & Property Value – SEIA
[4] Midwest Study Finds Solar Farms Don't Hurt Property Values — And They May Even Boost Them - The Good Men Project
[5] Does living near Solar Farms make you susceptible to Cancer? What does Research Say About it? | Health News, Times Now
[6] Can Solar Panels Cause Cancer? - Your Energy Answers
[7] Are electromagnetic fields from solar farms harmful to human health?
[8] Electromagnetic Fields and Cancer - NCI

Once operating we will attend to site through an O&M service provider for scheduled maintenance about four times a year, excluding any unscheduled maintenance activities and any farming requirements. This operational expense will be included as part of its long-term planning.

6. <u>Environmental Impacts</u>

a. What are the impacts of pounding and/or drilling on surrounding wells? Are there any other environmental impacts of the project on wells/sediments in aquifer?

The solar farm will not have any impact on surrounding wells or other water. The foundations will be about 2 to 3 metres deep, above the minimum depth required for domestic wells in Ontario.

b. With respect to the nearby watercourse, is there a risk that the project could fracture the limestone and disrupt the natural flow of groundwater or surface water? What studies or assessments have been conducted to evaluate and mitigate this risk? How will CGD prevent flooding from occurring in the neighbouring parcels? There is a portion of the property that is environmentally protected. Are we allowed to develop in this area?

We will have 30m setbacks from watercourses, and we will be conducting a phase I ESA as part of our regular development process. If required, we will be conducting a phase II ESA as well. We will not be carrying out development in any environmentally protected areas.

c. At which stage of development will Environmental Site Assessments (ESA) be completed?

A Phase I ESA will be conducted following a successful Long-Term 2 Energy Supply (Window 1) (LT2(e-1)) Contract with the IESO as this is required for the project to move forward.

7. <u>Cost Impacts</u>

a. *As neighboring residents to the solar project, could you clarify whether an increase in hydro rates would impact our electricity costs?*

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.

Levelized Cost of Energy is a metric that helps compare the total lifetime costs of an energy project (like a solar or wind farm) to the total energy produced over that same lifetime. As outlined by Clean Energy Canada, solar and wind are already competitive with natural gas in Ontario and Alberta “Comparing the Levelized Cost of Energy LCOE of new solar, wind and gas deployments in both provinces highlights that

cost of energy production from renewables today is lower than that from gas resources considering carbon pricing" [9].

8. **Preliminary Project Design**

a. *Why have we chosen '30m' as our setback for waterbodies?*

We have chosen this buffer as it's specified in the Conservation Authorities Act, R.S.O. 1990, C. c.27 for waterbodies. [10]

9. **Solar Projects in Prince Edward County**

a. *Will CGD propose any other locations to council along with this project?*

After our recent community engagement efforts and recent interconnection results from Hydro One we have decided not to move ahead with this project and terminate its lease located at 2553 Victoria Rd, Carrying Place, ON, K0K 1L0. CGD will continue to look for an alternative location for a solar project that has better development characteristics.

[9] cleanenergycanada.org/wp-content/uploads/2023/01/RenewableCostForecasts_CleanEnergyCanada_Dunsky_2023_SlideDeck.pdf
[10] Conservation Authorities Act, R.S.O. 1990, c. C.27 | ontario.ca

APPENDIX A – POSTERS FROM THE PUBLIC COMMUNITY MEETING

WELCOME

TO THE PUBLIC OPEN HOUSE FOR

CARRYING PLACE AGRIVOLTAICS

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Ontario's Power Needs

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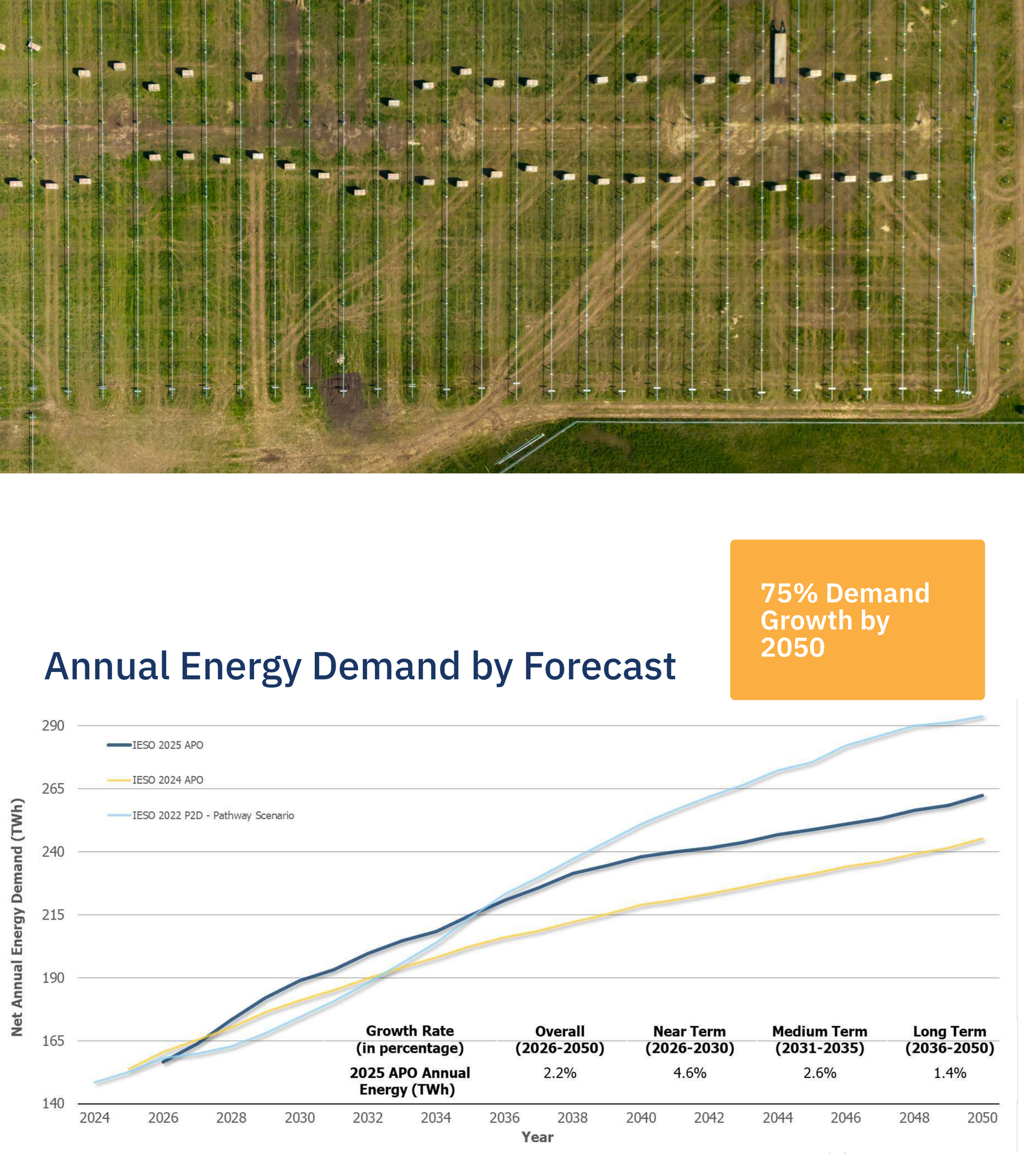
In October 2024, Ontario's Independent Electricity System Operator (IESO) updated its demand forecast for Ontario and indicated that it is anticipating a 75% increase in energy demand between 2025 and 2050.

ieso
Connecting Today.
Powering Tomorrow.

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?

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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 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 proposed project.

Learn More About Agrivoltaics

About the Proposed Project

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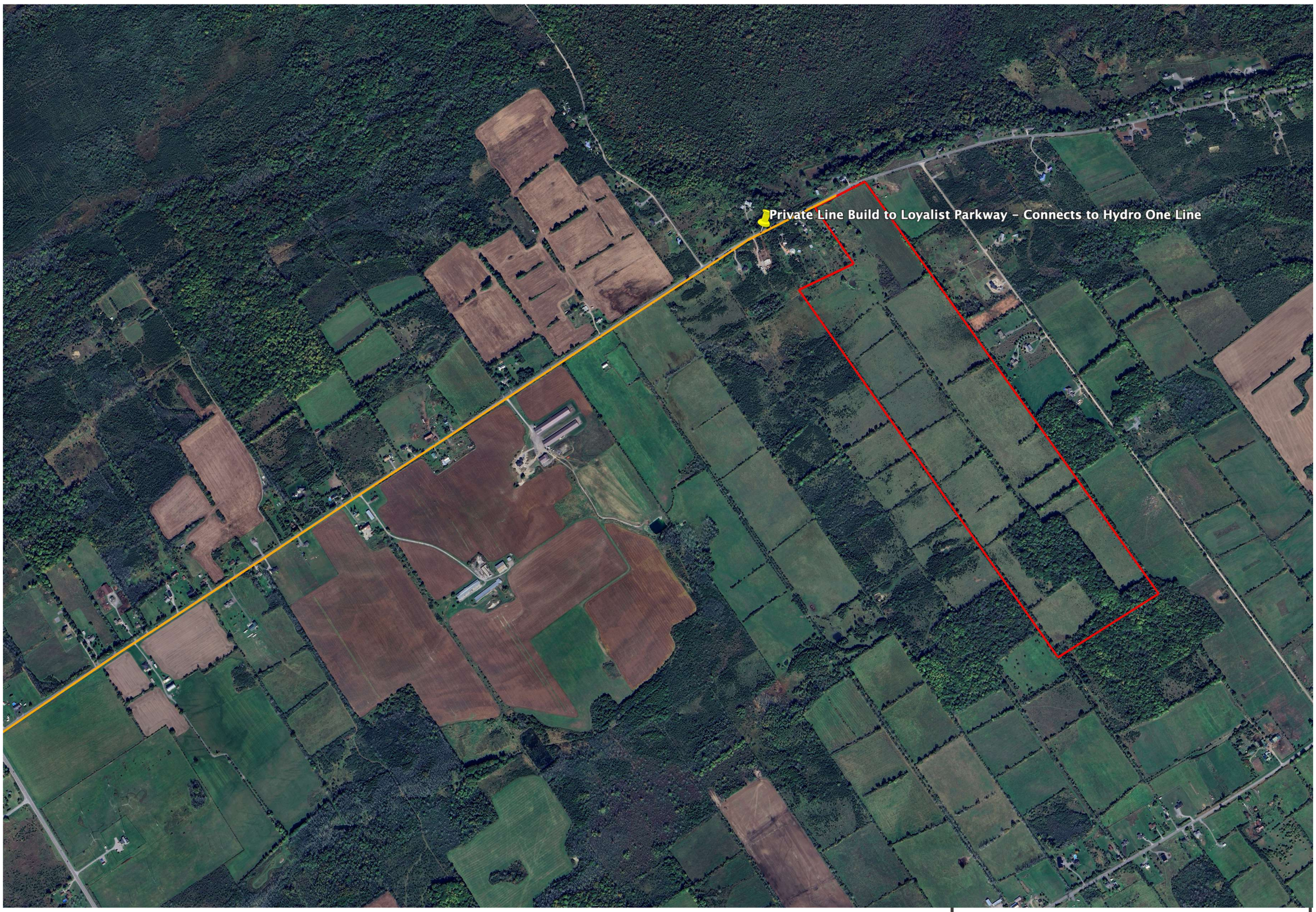

Project Name
Carrying Place Agrivoltaics

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

Project Website
www.carryingplaceagrivoltaics.ca

Contact
info@carryingplaceagrivoltaics.ca

Preliminary Project Design

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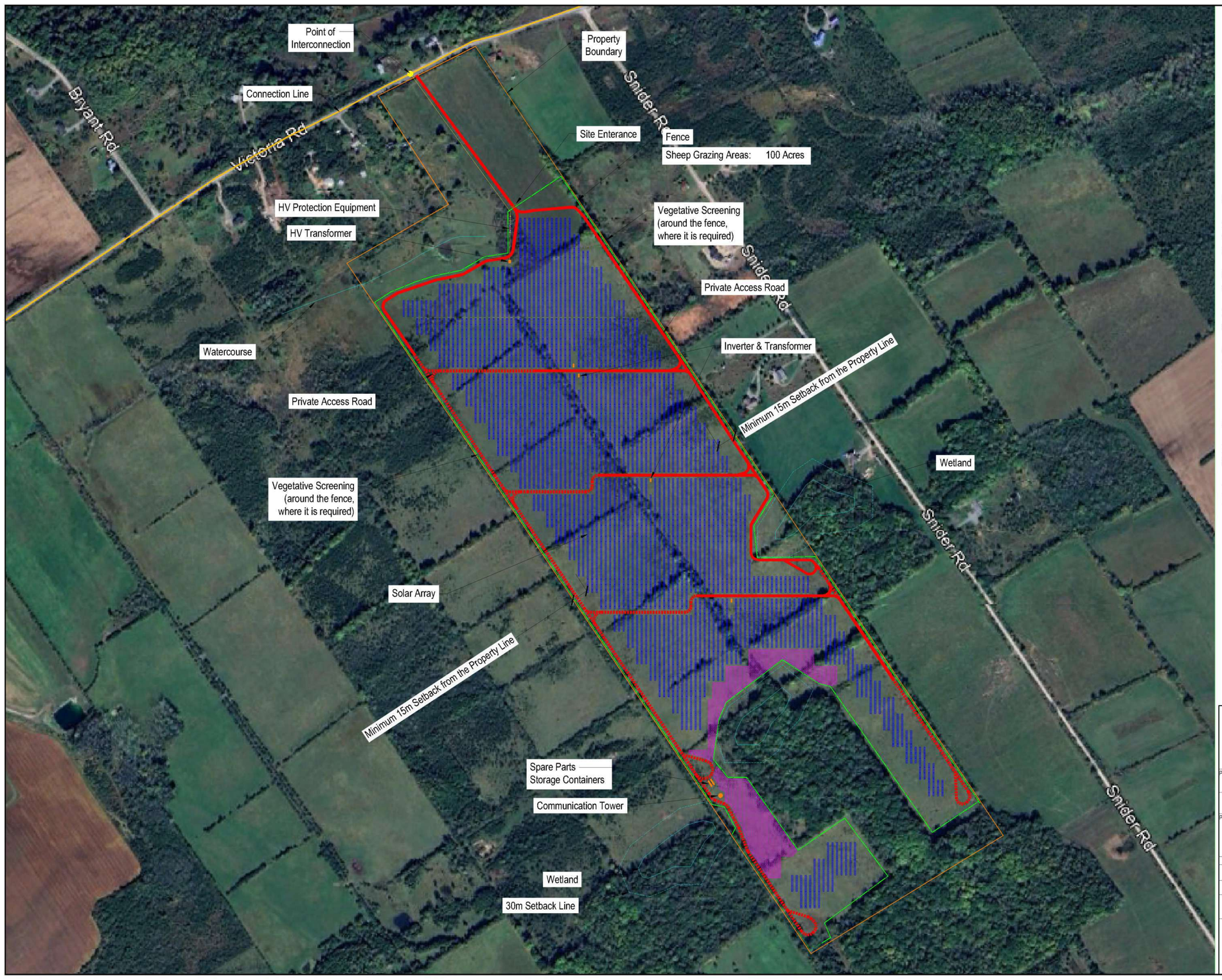

The project site benefits from existing vegetative screening around the majority of the site. Additional visual screening will be added where required.

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?

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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

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

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

2024 2025 2026 2027/2028 2051+

CGD's Projects in Canada

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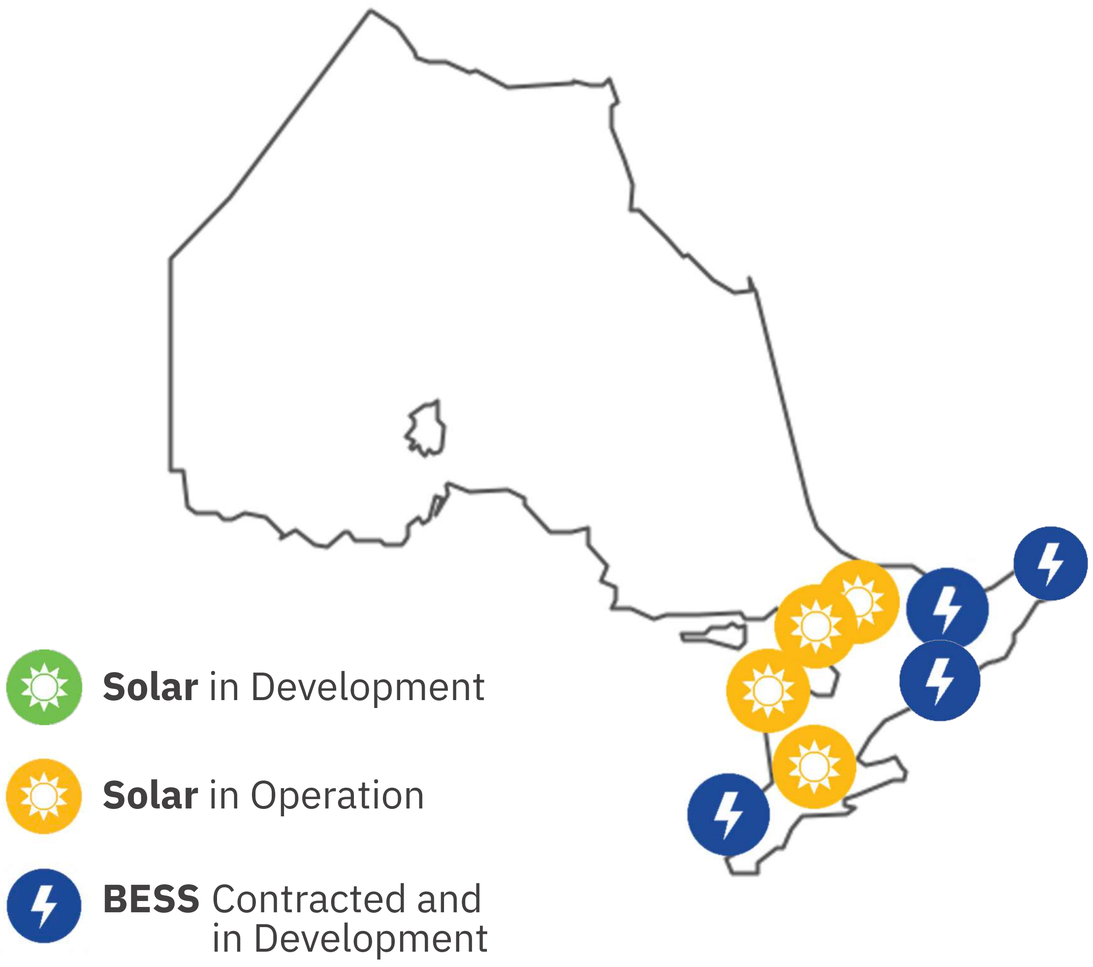
Ontario



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

Recap - Feb 13th Community Meeting

Topics addressed were as follows:

- Property Selection Criteria
- Timeline of the Development Phase and Company Profile
- Impacts of the Project on Local Infrastructure
- Third-Party Contractors and Local Farmers
- Impacts of the Project to the Environment
- Visual Barriers
- Decommissioning
- Benefits of the Project
- Safety Concerns
- Preliminary Project Design

Proposed Project will have:

- About 4 x Inverters and Transformers - Figure 1
- 1 x 44kV HV Step Up Transformer - Figure 2

Minutes from our previous community meeting were uploaded March 8th, 2025 and can be found on our project website:

Project Website
www.carryingplaceagrivoltaics.ca

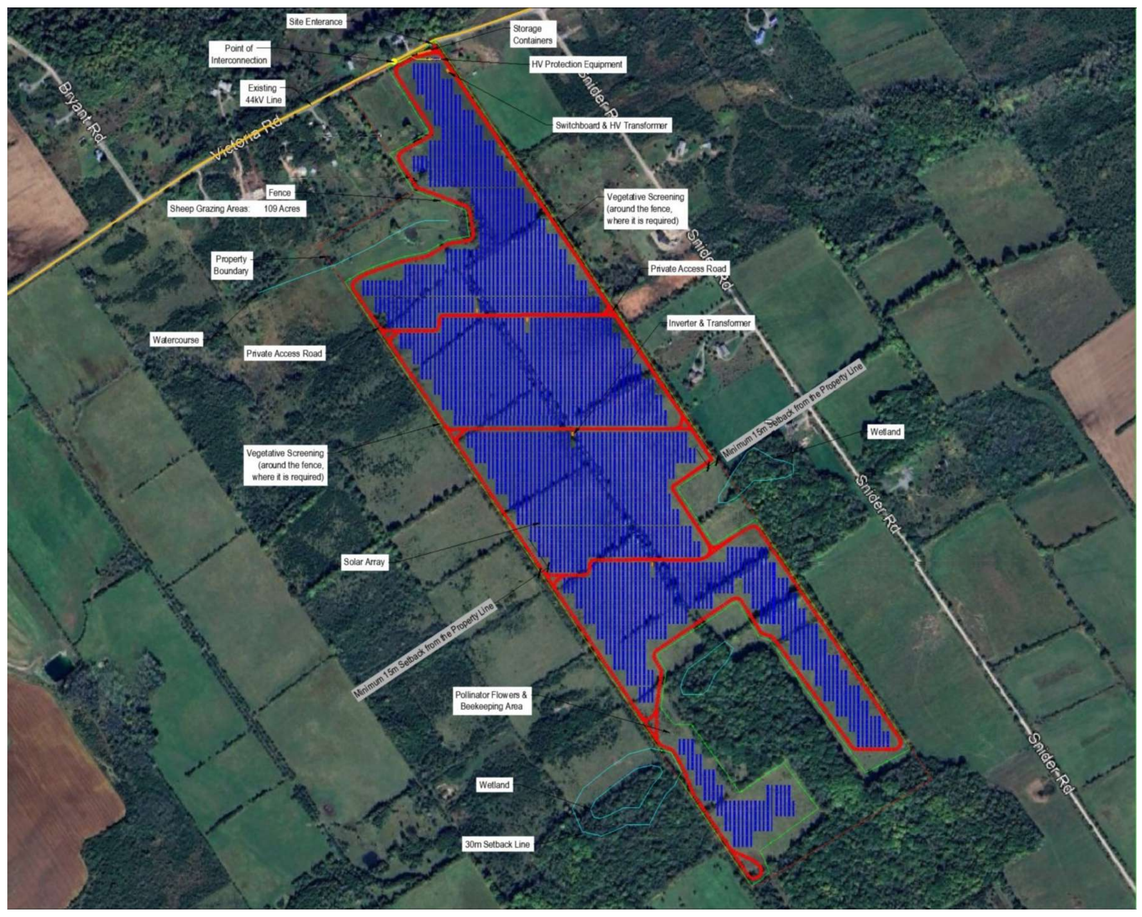
Contact
info@carryingplaceagrivoltaics.ca

Sample of Electrical Equipment

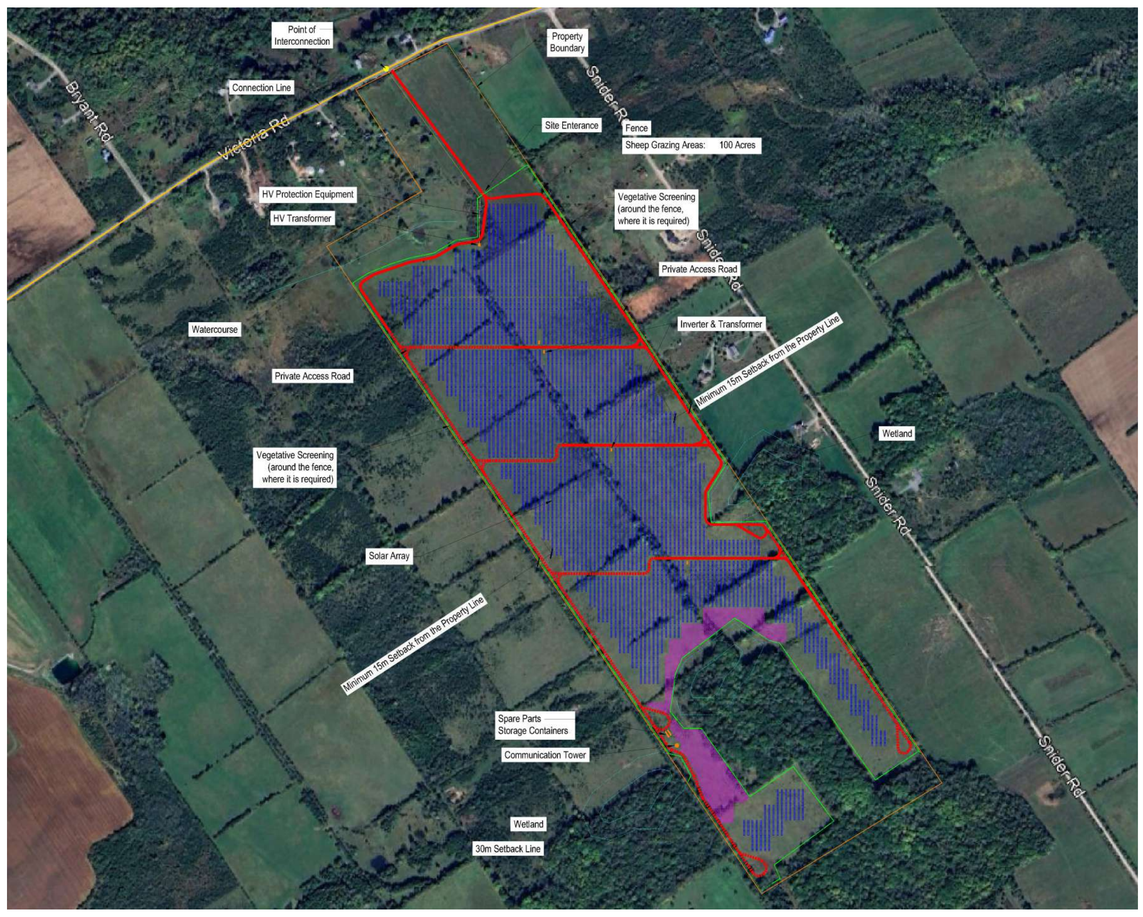
Figure 1 - Inverter & Transformer (Approximate Dimensions - Height: 9.5ft, Width: 20ft, Depth: 8ft)

Figure 2 - 44kV HV Step Up Transformer (Approximate Dimensions - Height: 8.5ft, Width: 12 ft, Depth: 8.5ft)

Changes to Preliminary Design



Previous Design



New Design

Summary of Design Changes in New Proposed Project:

- Solar arrays setback approximately 300m from Victoria Rd
- Provides access to watering holes and ability for existing cattle pasture to migrate to the front of the site
- Proposed Pollinator Garden
- Relocation of the Project's 44kV Step up Transformer

APPENDIX B – PHOTOGRAPHS FROM THE PUBLIC COMMUNITY MEETING