



COMPASS
GREENFIELD DEVELOPMENT

STURGEON LAKE AGRIVOLTAICS

Open House
Minutes of Meeting
16th July 2025

Public Open House for Sturgeon Lake Agrivoltaics

Date: 16th July 2025 / 6:30 pm to 8:30 pm

Location: Fenelon Falls Community Centre

Proponent Contact Information:

info@sturgeonlakeagrivoltaics.ca

Project Name:

Sturgeon Lake Agrivoltaics

Maximum Nameplate Capacity:

13 MWac

Technology:

Solar Photovoltaics (PV)

PRESENTERS

Compass Greenfield Development (CGD)

Roberto Caputo

Sean Abdul

Seyara Wijesinghe

COUNCILLORS IN ATTENDANCE

Mayor Doug Elmslie

Councillor Pat Warren

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 30+ 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@sturgeonlakeagrivoltaics.ca

SUMMARY OF QUESTIONS/CONCERNS

1. Project Justification & Site Selection

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

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 City of Kawartha Lakes 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 Plan: The City of Kawartha Lakes Official Plan supports the development of renewable energy projects as outlined in section 18.12. The City of Kawartha Lakes Healthy Environment Plan also supports the development of renewable energy projects.^{1 2}

¹ Revisions from LEN

² kawarthalakes.ca/en/resourcesGeneral/Documents/Healthy-Environment-Plan-Long.pdf

- b. Why is there a need for new power? Where will the electricity generated by the project be distributed?*

Energy demand in Ontario is expected to increase by 75% leading up to 2050. Project will contribute to this demand ensuring Ontario's homes, hospitals, educational institutions, factories etc. will have enough power.³

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

2. Preliminary Project Design

- a. How are the wires from the panels placed? Are they above ground or under ground? What is the racking/piling system used for the proposed project? How deep will the piles be installed?*

The wiring will be routed above ground and mounted on either fixed-tilt or single-axis tracking racking systems, typically spaced 25 feet apart to allow for optimal performance and maintenance access. These racking systems are generally supported by steel piles, which are either screwed or driven 2-3 m deep into the ground, depending on site conditions. The system's primary electrical connection will consist of a 44 kV underground cable, approximately 2 km in length, linking the step-up transformer to the Hydro One infrastructure for grid integration.

- b. Can you provide details on the proposed agrivoltaics component? What type of farming activity is expected, and how will it be integrated with the solar infrastructure? Who will be providing the sheep flock?*

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. CGD will partner with a local sheep farmer for the sheep grazing component of the project.

- c. Is the topography of the proposed site suitable for solar development?*

Based on our due diligence and internal reviews using our mapping software of the site, it is suitable for solar development.

- d. Do the transformers and inverters used in the project generate noise, and will I be able to hear it?*

³ kawarthalakes.ca/en/resourcesGeneral/Documents/Healthy-Environment-Plan-Long.pdf

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.

e. What will be the typical elevation of the installed solar panels above ground level?

Panels and racking will be at a height of approximately 7 to 10ft.

f. What is the setback from the fence to the panels?

The setback of the panels from the fence will range from 10-15m. Where one does already exist, a visual screen of trees and bushes will be planted along the property line, followed by a chain link fence, followed by an access road and then panels.

3. Environmental Impact Mitigation

a. Are there any wetlands near the project? What are the potential impacts of stormwater runoff to neighboring waterbodies for the proposed project?

We have a standard setback of 30m from wetlands and neighbouring waterbodies in our preliminary designs.

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 (i.e. provincial and municipal).

Prior to construction, field surveys will be conducted to identify any wetlands and watercourses, the project will ensure compliance with any additional regulatory requirements.

b. What are the impacts to well water and how will you ensure well water isn't affected by the proposed project?

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. *How might the proposed project affect the wildlife in the nearby pond or surrounding natural habitat? Will environmental studies be conducted to assess the presence of species at risk? Will soil sampling or other geotechnical surveys be performed?*

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. The municipality 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 in 2026). These studies will be available on our project website for public viewing.

- d. *Will the solar panels emit heat that could affect the surrounding environment or nearby properties?*

Solar panels do absorb sunlight and can become warm during sunny conditions. However, they do not emit significant heat or produce a “heat blast” that would impact the surrounding environment or nearby properties. The warming effect of solar panels is localized and mild, without concentrated or intense thermal radiation.

Unlike engines or industrial equipment, solar panels operate passively and do not generate or actively radiate heat. This makes them safe for installation near homes, businesses, and agricultural lands. In fact, the thermal impact on crops or animals with regards to solar installations combined with agricultural uses (agrivoltaics), is minimal. ⁴

While large solar farms may cause slight changes to local microclimates, these effects are typically small and can be managed through proper site design, such as incorporating vegetation or appropriate panel spacing.⁵

Therefore, solar panels do not produce harmful levels of heat or thermal energy that would adversely affect nearby environments or properties.

4. Health & Safety Risk Management

⁴ [Agrivoltaics provide mutual benefits across the food–energy–water nexus in drylands | Nature Sustainability](#)

⁵ [\(PDF\) Effects of Photovoltaic Solar Farms on Microclimate and Vegetation Diversity](#)

- a. *What are the effects of stray voltage from the project? Does Stray Voltage have any impact to sheep? How will they be mitigated?*

In General:

Stray voltage can occur in any electrical distribution system regardless of the source but is prevalent on working agricultural farms. We will comply with Electrical Safety Authorities to ensure successful commissioning.

Solar affecting the grid:

A Solar Project, although often located in agricultural areas connecting to the provincial electrical grid, these installs require improved regulation and electrical code enforcement in which stray voltage can be detected and eliminated. Under any grid outage or system fault occurrence the array will isolate from the grid and to each inverter.

At site:

There will be extensive grounding studies, commissioning tests etc. to effectively ground the site and ensure no installation errors before coming online. This doesn't pose any more risk than a regular Hydro One substation.

In the unlikely event of stray voltage, this would be strictly limited to the fenced area where the system is bonded - qualified electrical contractors would work with our operations team to resolve the issue.

Impacts on Sheep:

We are committed to mitigating any potential effects of stray voltage on sheep by complying with all grounding and electrical standards. We will also carry out routine monitoring and appropriate design safeguards to ensure the electrical equipment remains safe for grazing animals.

- b. *Does the electromagnetic field (EMF) produced by the project pose any health risks? Can they cause cancer?*

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

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.^{6 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 9}

5. Maintenance & Operation

- a. *How will the solar panels be cleaned? What procedures are in place for severe weather conditions such as hailstorms?*

Solar panels require minimal cleaning, as rain typically removes most dust and debris. Once operating we will attend to site for scheduled maintenance about four times a year, excluding any unscheduled maintenance activities and any farming requirements.

Solar panels are engineered and certified to withstand extreme weather, including hail, high winds, and heavy snow loads, in compliance with safety standards. In the event of severe weather, monitoring systems will track panel performance, and inspections are conducted to assess any potential damage. If panels are damaged, they are promptly repaired or replaced to ensure safe operation. Additionally, during operation, insurance will cover any damage to the project site during severe weather conditions. The racking systems are also designed to withstand wind loads, providing structural resilience in storms.

6. Decommissioning

- a. *Who holds the decommissioning bond? Why is it posted?*

CGD is responsible for all decommissioning activities in the Project Site at the end of its useful site. The decommissioning bond is posted in favour of the landowner as an additional layer of security. It is issued to the name of the person who can draw on it (i.e. the landowner), and it is held by the issuer (i.e. the financial institution).

- b. *Who will be responsible for carrying out decommissioning activities at the end of the project's life cycle?*

⁶ [Does living near Solar Farms make you susceptible to Cancer? What does Research Say About it? | Health News, Times Now](#)

⁷ [Can Solar Panels Cause Cancer? - Your Energy Answers](#)

⁸ [Are electromagnetic fields from solar farms harmful to human health?](#)

⁹ [Electromagnetic Fields and Cancer - NCI](#)

Compass Greenfield Development (CGD) will be responsible for returning the project site back to its original state.

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.

7. Project Developer Background

- a. What is CGD's historical approval rate for previously proposed projects of this nature?*

While we have not yet implemented any agrivoltaics projects, we have previously submitted bids for solar and battery storage projects ranging from 1 to 15 MW. In the two most recent procurement by the Independent Electricity System Operation (IESO), we successfully secured six contracts for these project types.

8. Property value & taxes

- a. What impact, if any, will the project have on the property taxes of neighboring landowners?*

The impact to property taxes for neighbours may be minimal or negligible. There are no studies in Ontario to show any significant increase or impact on neighbouring properties.

- b. Will the agrivoltaics project lower neighbouring property value?*

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.^{10 11}

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.¹²

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%.¹³

9. Ownership & Financing of the Project

a. If CGD goes bankrupt, who would assume responsibility for financing the project?

We are required to secure financing for the project, with the majority of capital provided by large financial institutions acting as lenders. In the event that CGD were to go bankrupt, these lenders would effectively step into CGD's role and assume responsibility for the project.

As part of our project obligations, we are required to post decommissioning security. Should CGD go bankrupt, the lender would be obligated to ensure that the decommissioning security is maintained or posted on our behalf.

b. Does the project developer own the project site, or is the land leased? If leased, what is the term of the agreement?

The project site is leased for a term of 30 years.

10. Project Timelines & Process Overview

a. What are the key steps in the approval process for this proposed project? What are the regulatory and permitting steps before construction can begin?

The project will require approvals from various authorities, including provincial and local permits, as well as other Authorities Having Jurisdiction (AHJs). We are committed to complying with all applicable

¹⁰ [What shapes community acceptance of large-scale solar farms? A case study of the UK's first 'nationally significant' solar farm - ScienceDirect](#)

¹¹ [Utility-Scale Solar Farms and Agricultural Land Values | School of Economics](#)

¹² [Solar & Property Value – SEIA](#)

¹³ [Midwest Study Finds Solar Farms Don't Hurt Property Values — And They May Even Boost Them - The Good Men Project](#)

permits and regulatory requirements. The permitting process for a project of this nature typically takes approximately one year to complete.

- b. What is the estimated construction duration for the proposed project? What is the overall timeline from project approval through to commissioning?*

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 2025
 - b. Municipal Council Support required for the IESO RFP Bid Submission – Ongoing
 - c. RFP Bid Submission - October 16, 2025
- II. IESO Contract Award (Target Q2 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)

- c. If awarded a contract, what will be the contract term for the proposed project? Is there an option for renewal?*

The base term is a fixed length of 30 years, and the contract does not include an automatic renewal clause. Renewal or re-contracting after the term is not guaranteed and would depend on any future IESO procurement needs, the project's performance and condition, and regulatory or market conditions at the time.

11. Community Engagement

- a. Does CGD plan to host another public meeting following potential contract award?*

We are committed to undertaking meaningful community engagement and will host an additional public meeting if we are awarded the contract. In the meantime, all project updates will be shared on our project website: <https://sturgeonlakeagrivoltaics.ca/>

- b. What criteria were used to determine who would be notified about the community meeting?*

We delivered notices to all neighboring properties within 500 meters of the proposed project site in person and by mail delivery. This radius is 4x larger than the required notification radius of 120m of

the project location specified in the Environmental Protection Act, R.S.O. 1990, c. E.19; O. Reg. 359/09: Renewable Energy Approvals Under Part V.0.1 of the Act; Section 15. (5).¹⁴

¹⁴ [O. Reg. 359/09 RENEWABLE ENERGY APPROVALS UNDER PART V.0.1 OF THE ACT | ontario.ca](#)



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APPENDIX A

POSTERS FROM THE PUBLIC
COMMUNITY MEETING

WELCOME

TO THE PUBLIC OPEN HOUSE FOR

STURGEON LAKE

AGRIVOLTAICS



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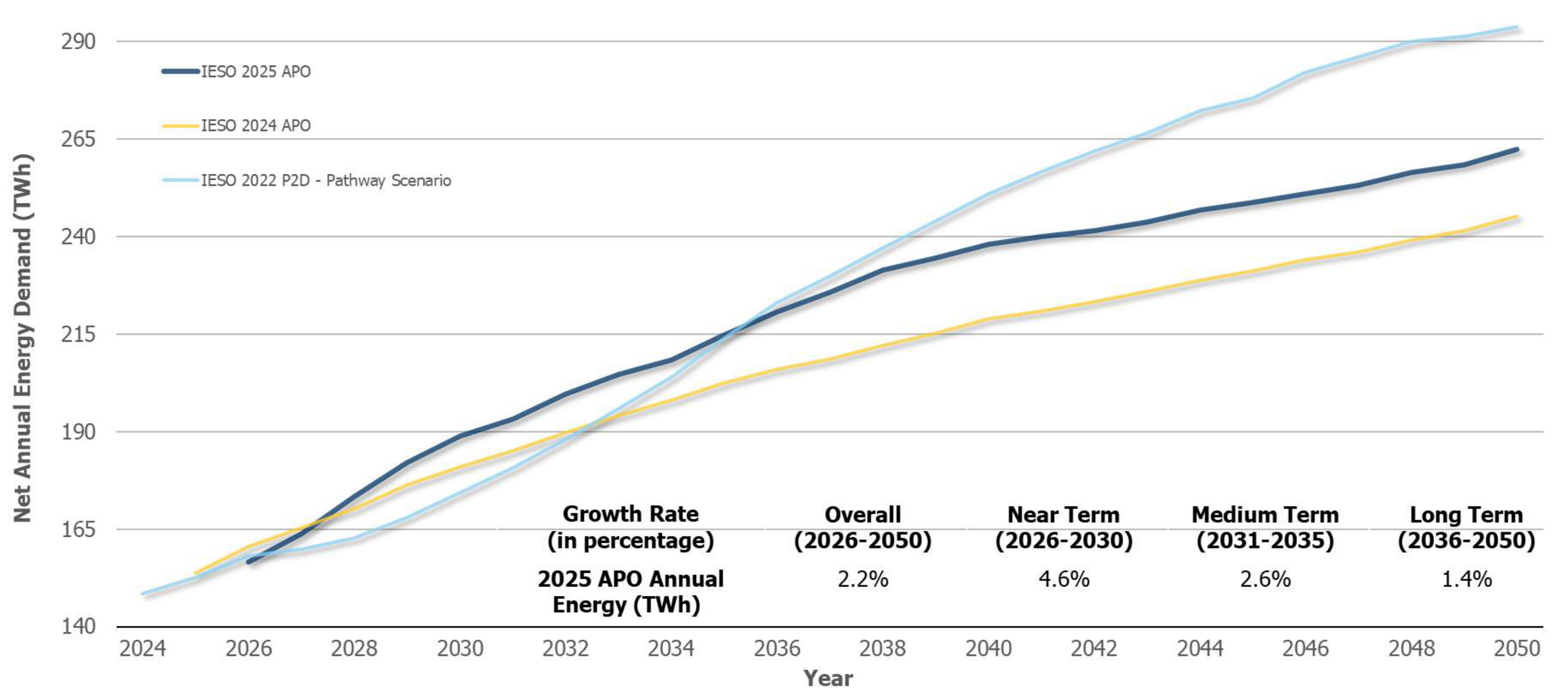


In October 2024, Ontario's Independent Electricity System Operator (IESO) updated its demand forecast for Ontario and indicated that it is anticipating a 75% increase in energy demand between 2025 and 2050.



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.



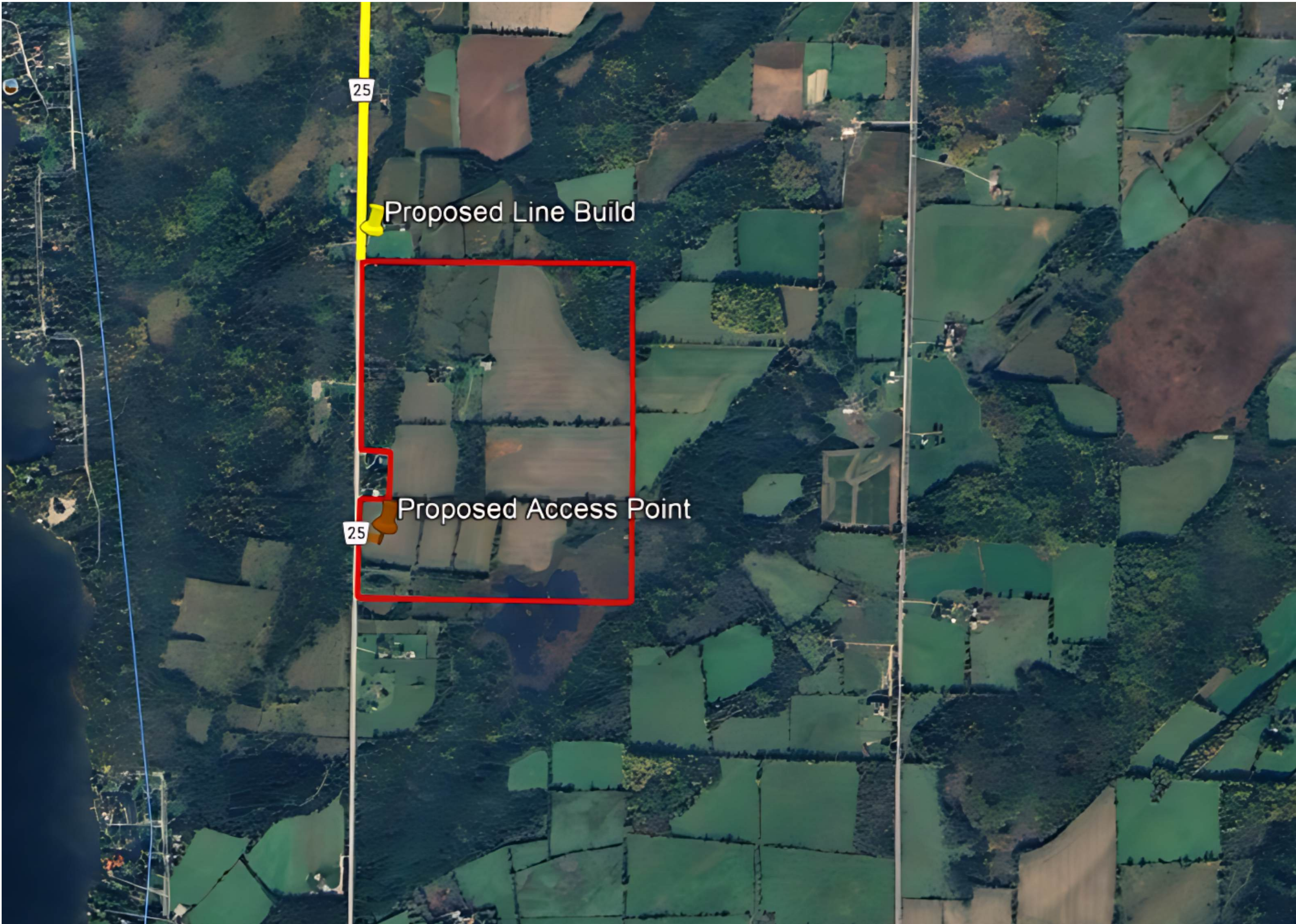
Phase 2: Crop Production

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

**Learn More
About Agrivoltaics**



About the Proposed Project



Project Name

Sturgeon Lake Agrivoltaics

Developer

Compass Greenfield Development

Max Name Plate Capacity

13 MWac

Property Identification Number (PIN)

63124-0425

Technology

Solar (Agrivoltaics)

Main Intersection Location

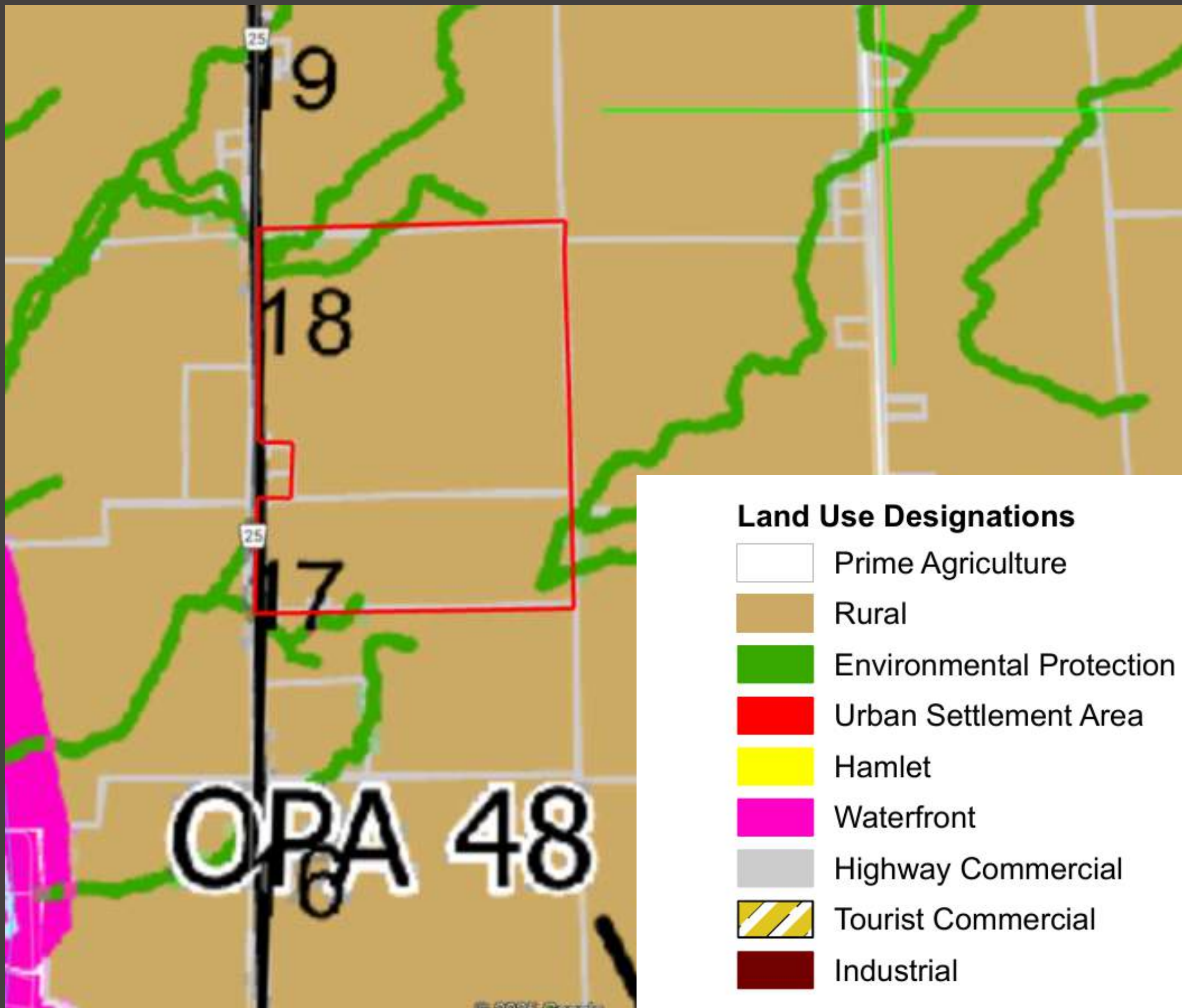
Sturgeon Point Rd & Blythe Shore Rd

Interconnection Point

Line Build Along Sturgeon Point Rd connecting to the local Hydro One Infrastructure

Official Plan Designation

- Parcel Boundary
- Proposed Line Build



Project Website
<https://sturgeonlakeagrivoltaics.ca>

Contact
info@sturgeonlakeagrivoltaics.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 83 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

Sturgeon Lake Agrivoltaics will be home for sheep farming.

Why your Municipality?



The development of solar energy on private lands aligns with City of Kawartha Lakes’s commitment to mitigating climate change. Furthermore, the City’s Official Plan expresses support for solar development.

City of Kawartha Lakes Official Plan

Official Plan contains various parcels of land that are designated as Non-Prime Agriculture



18.12 -**Promote** cost-effective energy conservation, **energy distribution and alternative energy supply sources** and other approaches that result in significantly **lower levels of** per capita energy use and **associated greenhouse gas emissions**

City of Kawartha Lakes Healthy Environment Plan

The goal of the plan is to reduce greenhouse gas emissions in line with federal targets for 2031. Renewable energy projects such as this contribute to this goal.



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

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

- City of Kawartha Lakes
- 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

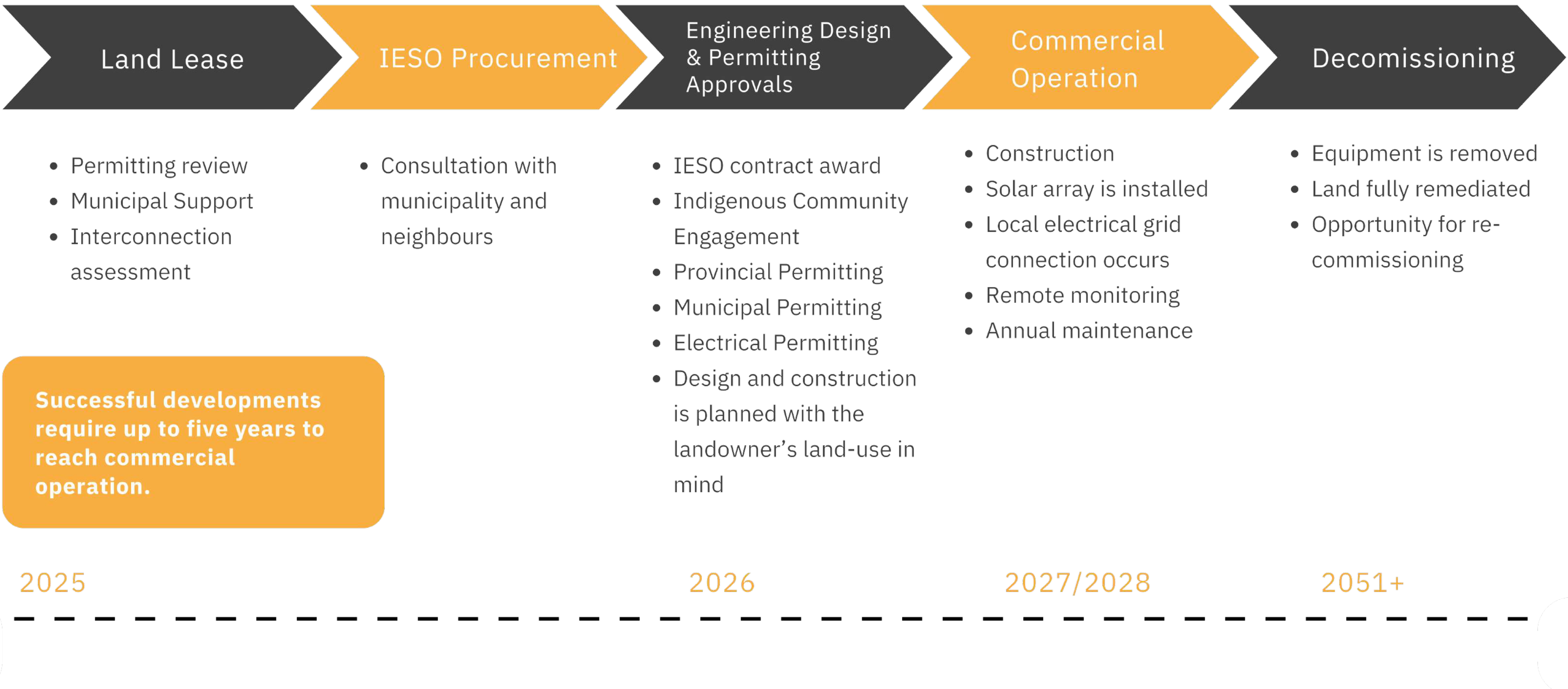


Environmental Compliance

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

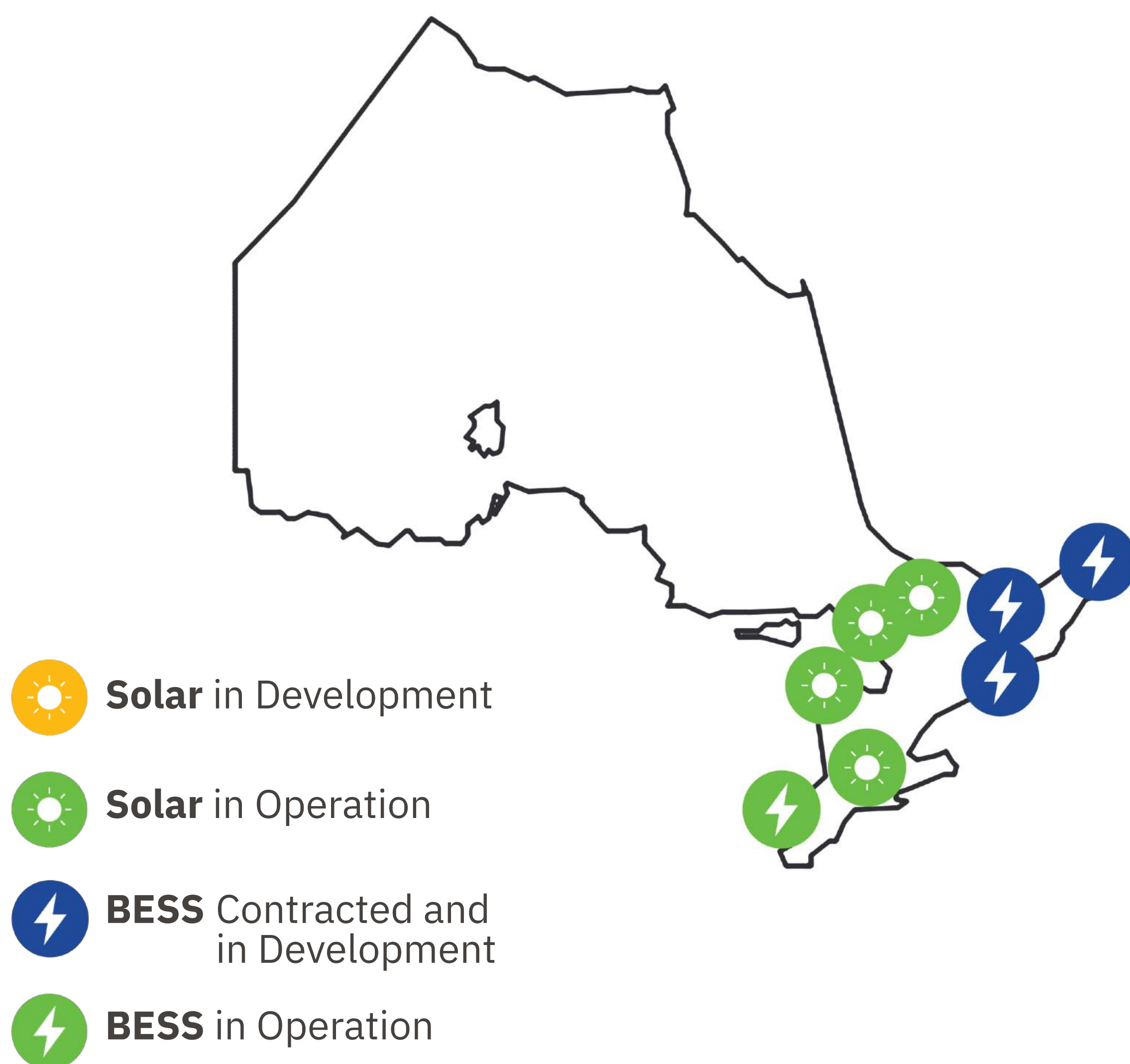
Development Timeline



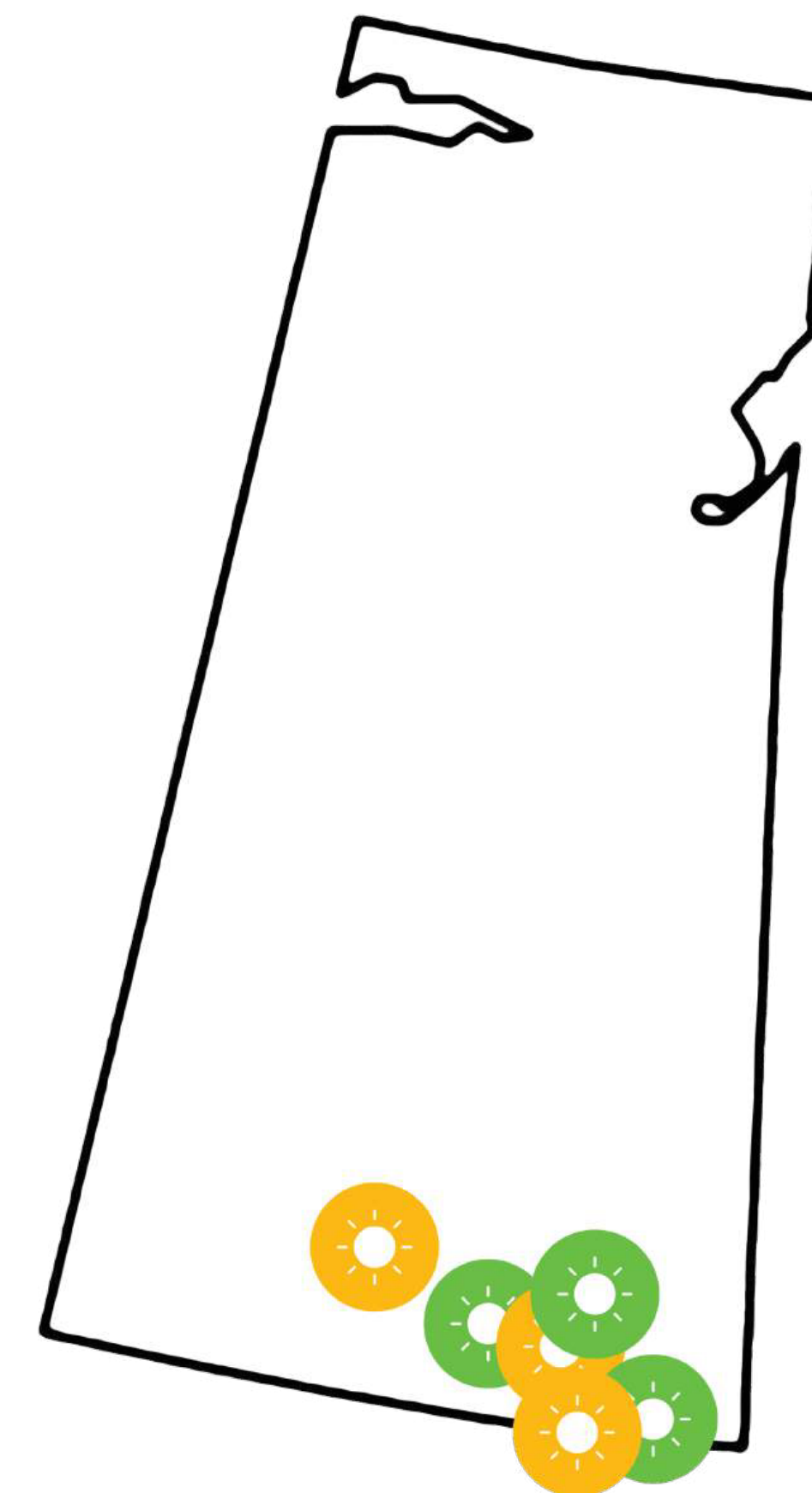
Compass Projects in Canada



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 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

WELCOME

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