



June 24, 2025

Compass Greenfield Development
Suite 506, 192 Spadina Ave,
Toronto, ON M5T 2C2

RE: Notice of Public Meeting for Sturgeon Lake Agrivoltaics

To whom it may concern,

In response to Ontario's Independent Electricity System Operator ("IESO") Long-Term 2 (Energy) Procurement, Compass Greenfield Development (CGD) is proposing to develop the Sturgeon Lake Agrivoltaics Project, a proposed agrivoltaics project integrated with farming in the City of Kawartha Lakes.

The Sturgeon Lake Agrivoltaics Project will be located at 299 Sturgeon Point Rd, Kawartha Lakes, ON K0M 1N0 (Coordinates: 44.515859°, -78.702318°; Intersection: Sturgeon Point Rd & Blythe Shore Rd), and will provide up to 13 Mega-Watt (MW) of electricity generation, providing much-needed electricity system reliability to Ontario. Please see the attached project layout and FAQ for further reference.

This proposed project will provide community benefits such as optimized land use, a stronger local energy grid, job creation and local economic stimulus, community benefits agreements, diversified income stream for local landowners, and increased tax base for the local municipality.

More details on the IESO's Long-Term 2 (Energy) Procurement are available online at: <https://www.ieso.ca/Sector-Participants/Resource-Acquisition-and-Contracts/Long-Term-2-RFP>

Public Community Meeting for Sturgeon Lake Agrivoltaics Project

Technology of the Long-Term Energy Project: Solar Photovoltaics

Maximum potential Contract Capacity (in MWac): 13 MW

Property Identification Number (PIN): 63124-0425

This meeting forms part of our Community and Indigenous engagement plan. Its purpose is to answer any questions regarding the preliminary project design. To accomplish this, we are inviting local landowners and municipalities to our public meeting to discuss the proposed project.



Meeting Date : July 16th, 2025
Meeting Time : 6:30 PM to 8:30 PM
Meeting Location : Fenelon Falls Community Centre
27 Veterans Way, Kawartha Lakes, ON K0M 1N0

This informal public community meeting will be conducted in an open house setting featuring poster boards with information about the proposed project. There will be CGD representatives present for the full duration of the meeting, and attendees will have the opportunity to ask questions and provide feedback on the proposed project. Light snacks and refreshments will be provided.

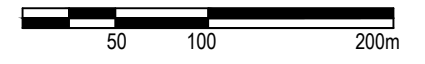
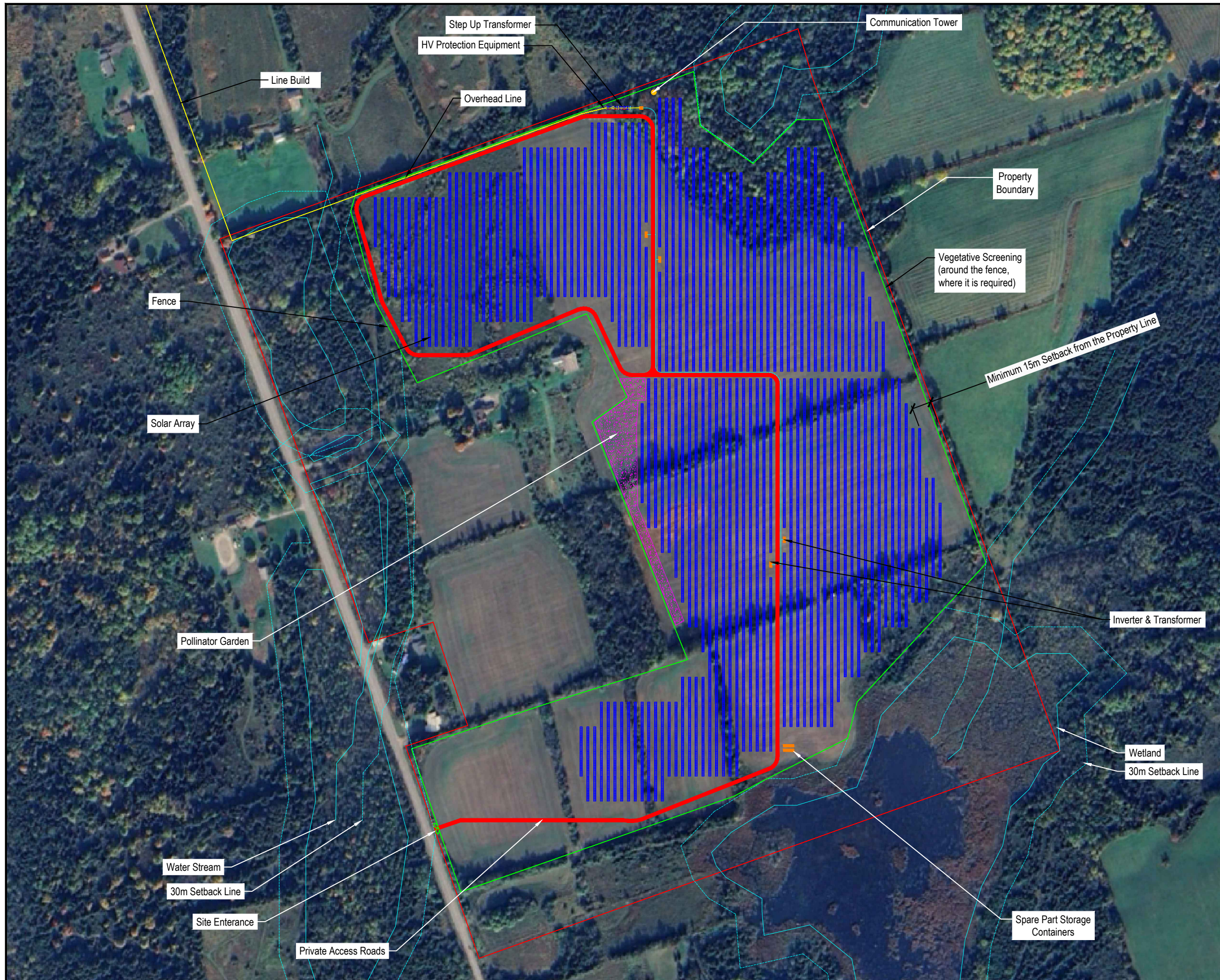
For greater public access, a project website has also been created at sturgeonlakeagrivoltaics.ca. You can find this notice, along with the project's Indigenous & Community Engagement Plan, FAQ, and all other updates on the proposed project posted on the Project Website. Please subscribe to our mailing list on the website if you wish to receive project updates.

If you are unable to attend the meeting, you may reach out to us at info@sturgeonlakeagrivoltaics.ca to provide feedback and ask questions regarding the project.

We look forward to hosting you.

Sincerely,

Compass Greenfield Development.



Notes:

- 1- All the fenced area will remain in the existing vegetation buffer layer. Proper vegetation will be added where it is required.
- 2- Any tree clearing by the developer will ensure compliance with all applicable permits.
- 3- There is a 15m setback from the property line to the solar panels.
- 4- There is a minimum of 30m setback from wetlands, watercourses, and water bodies

AGRIVOLTAICS SYSTEM SPECIFICATIONS:

Application: Solar and Sheep Farming
 Total Grazing Area: 83 Acres
 Number of the Sheep: Approx. 240



PROJECT NAME: Sturgeon Lake Agrivoltaics		DATE: 2025-06-23
AGRIVOLTAICS SYSTEM - PRELIMINARY LAYOUT		
PROJECT LOCATION: 44° 30' 50"N 78° 42' 00"W	PROJECT MANAGER: Jonathan Cheszes	
	PROJECT DESIGNER: Jonathan Cheszes	
APPLICATION	Solar + Sheep Farming	
RACKING	Single Axis Tracker	
CAPACITY	13 MW AC	



Frequently Asked Questions

Q1: Will the Solar Project be designed for any particular standard?

PV systems are subject to third-party certification to ensure they comply with all of the required codes and standards.

Q2: What will happen at the Project's end of life?

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.

Q3: Why are we proposing to develop an agrivoltaics project here?

The IESO procurement and Ministry of Agriculture guidelines restrict solar development in Prime Agricultural Areas as defined in the Provincial Policy Statement. The Sturgeon Lake Agrivoltaics Project is located on rural lands as per the City of Kawartha Lakes Official Plan, the local transmission station supports the projects capacity, and the project property will be used for sheep grazing, and eventually hand-picked crops in addition to being used for solar generation. We have leased up to 110 acres of land for this project.

Q4: What is agrivoltaics and what is CGD's commitment to agrivoltaics?



Agrivoltaics is the co-existence of farming activity and solar generation facility. Compass Greenfield Development is committed to initially siting the solar project with sheep grazing and eventually handpicked crops.

Q5: What are your commitments to vegetative visual screening?

Where a natural visual screen isn't already present, we will add a vegetative screen .

Q6: Will there be community benefits contributions?

Yes, as part of our project costs we are committed to providing a community benefits contribution to the municipality on an annual basis. Additionally, we pay for all costs that the municipality incurs in evaluating and permitting our proposed project.

Q7: What about noise?

Our projects are designed to comply 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 - Stationary and Transportation Sources - Approval and Planning (NPC-300) for Class 3 receptors.

Q8: How long will construction be?

Construction will last about 9 to 12 months.

Q9: How will the site be maintained during operations?

Once operating we will attend to site for scheduled maintenance about four times a year, excluding any unscheduled maintenance activities and any farming requirements.

Q10. Will the agrivoltaics project lower neighbouring property value?

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. Some of these studies can be found here:

- S. 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.

Q.11 How will this solar farm affect our water?

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. 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.