



COMPASS
GREENFIELD DEVELOPMENT

ELMBROOK AGRIVOLTAICS

Open House
Minutes of Meeting
16th June 2025

Public Open House for Elmbrook Agrivoltaics

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

Location: Sophiasburgh Town Hall

Proponent Contact Information:	info@elmbrookagrivoltaics.ca
Project Name:	Elmbrook Agrivoltaics
Maximum Nameplate Capacity:	15.5 MWac
Technology:	Solar Photovoltaics (PV)

PRESENTERS

Compass Greenfield Development (CGD)

Jonathan Cheszes
Roberto Caputo
Seyara Wijesinghe

COUNCILLORS IN ATTENDANCE

John Hirsch
Bill Roberts
Brad Nieman

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 5+ 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@elmbrookagrivoltaics.ca

SUMMARY OF QUESTIONS/CONCERNS

1. **Land Use Planning**

- a. *Does this type of project require an Official Plan amendment?*

Compass Greenfield Development has been in communication with Prince Edward County's (PEC) Planning Department to ensure this project aligns with local land use policies. Planning has noted that the project does not appear to require an Official Plan amendment, as Section 3.4.7 (i) of the County's Official Plan specifically supports compatible alternative energy development, including solar projects.

However, the project will require a Zoning By-law Amendment to proceed. We'll be working closely with County staff and following the appropriate public planning process to ensure transparency and community input at each step.

- b. *Would solar be the primary use of the land and does solar have to be the secondary use to be permitted?*

This proposed project is designed to be a dual use of the land — meaning we're combining solar energy with an agricultural component. In Phase 1, that means grazing sheep under and around the panels, and in Phase 2, we may explore growing crops as well.

CGD has been in communication with PEC Planning who have confirmed that there is no policy in the municipal by-law or official plan that indicate land parcels designated as rural be limited to solar as a secondary use.

2. Health Impacts on Sheep

a. Will stray voltage affect the sheep grazing in the project area?

Stray voltage is a low-level electrical voltage that can occur when electrical current takes unintended paths through the ground or other conductive materials. It is most often a concern in dairy operations where it can affect the behavior or health of cows. However, in the context of sheep grazing under an agrivoltaics project, the risk is significantly lower as outlined by Dr Reinemann's study for Ontario's Energy Board (OEB).

Modern utility-scale solar projects are designed to rigorous electrical safety standards, including proper grounding, bonding, and insulation to mitigate any risk of stray voltage. As part of our project development, we ensure compliance with codes outlined by the Electrical Safety Authority (ESA) and work with certified engineers to implement grounding systems that protect both equipment and animals.

Additionally:

- Sheep are generally less sensitive to stray voltage compared to other livestock.
- Routine testing and monitoring of grounding systems is part of our operation and maintenance program.
- If any issues were to arise, they would be addressed promptly to ensure the safety of the animals.

In short, and like Hydro One infrastructure, with proper design, installation, and maintenance, stray voltage should not pose a risk to sheep grazing within the agrivoltaics project area.

3. Decommissioning security

a. Can the decommissioning security posted on behalf of the landowner be retained or utilized by the landowner for personal purposes?

No, the decommissioning security cannot be used by the landowner for personal purposes.

As part of our lease agreement with the private landowner, Compass Greenfield Development (CGD) has contractually committed to posting a decommissioning security in year 10 of operations. This security will cover the full cost to decommission the facility, as determined by a qualified third-party engineer at that time.

This security serves as a safeguard, ensuring the site will be properly decommissioned at the end of its useful life — even in the unlikely event that CGD is unable to do so. However, the landowner can only access these funds if they are decommissioning the facility themselves. It is not a general fund and cannot be retained or used for unrelated or personal expenses.



4. Community Benefits

- a. *When will community benefits payments be made to the municipality?*

The proposed project will provide an annual community benefit payment of \$1,000 per megawatt (MW AC), starting upon Commercial Operation Date (COD). These payments will continue on an annual basis for the life of the project.

5. Agrivoltaics Component of the Project

- a. *What will you do for the "Agrivoltaics" component of the project and when will you plant crops?*

We're taking a phased approach:

Phase 1 (Starting at or shortly after Commercial Operation):

We will introduce sheep grazing across the project site. This is a proven and effective agrivoltaics model used in many solar farms. It helps manage vegetation naturally, and supports local agriculture.

Phase 2 (Crop Production – Timing TBD):

Once the site is operational, there has been more industry research on effective crop growth under and between the panels, we'll evaluate the feasibility of planting crops for this parcel. This could include shade-tolerant or low-height crops suitable for the site's layout and microclimate. We're committed to working with local farmers and agricultural experts to determine the best crop options and timelines,.

- b. *How many days a year will the sheep be on the property?*

CGD has been in communication with a local sheep farmer, who shared that his grazing season typically runs from May 1st to late November, depending on grass growth. His usual practice includes rotating the sheep off the pasture for about a month in late summer, then returning them once the grass has had time to recover. The rotation of sheep on agrivoltaics projects is similar to lands where there are no solar panels.



COMPASS
GREENFIELD DEVELOPMENT

APPENDIX A

POSTERS FROM THE PUBLIC
COMMUNITY MEETING

WELCOME

TO THE PUBLIC OPEN HOUSE FOR

ELMBROOK

AGRIVOLTAICS



COMPASS
GREENFIELD DEVELOPMENT



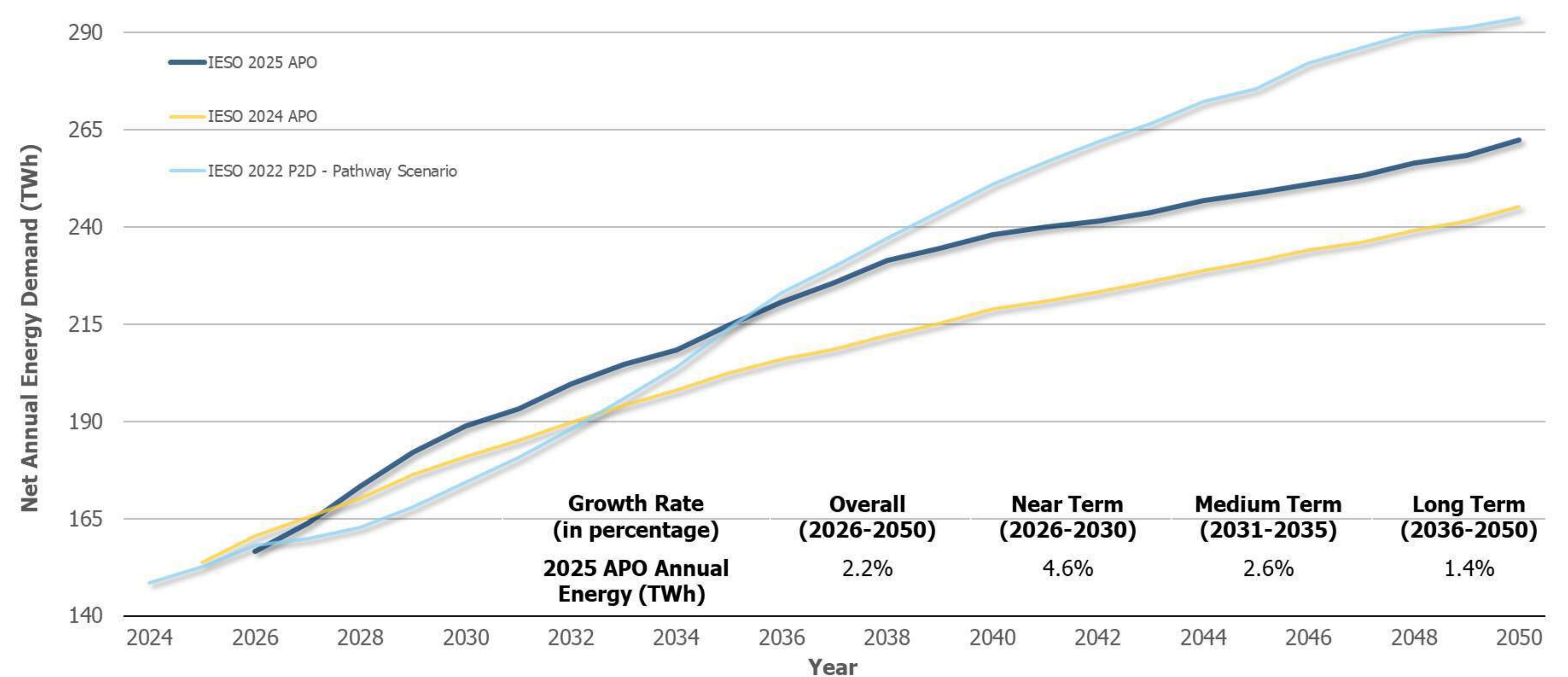


In October 2024, Ontario's Independent Electricity System Operator (IESO) updated its demand forecast for Ontario and indicated that it is anticipating a 75% increase in energy demand between 2025 and 2050.



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 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 Elmbrook Agrivoltaics over the life of the project.

Learn More
About Agrivoltaics



About the Proposed Project

Figure 1 - Current view from Elmbrook Rd looking towards the proposed site



Figure 2 - Current view from HWY 49 looking towards the proposed site



Image © 2025 Airbus

- Parcel Boundary
- Proposed Line Build

Project Name
Elmbrook Agrivoltaics

Developer
Compass Greenfield Development

Max Name Plate Capacity
Approx. 15.5MWac

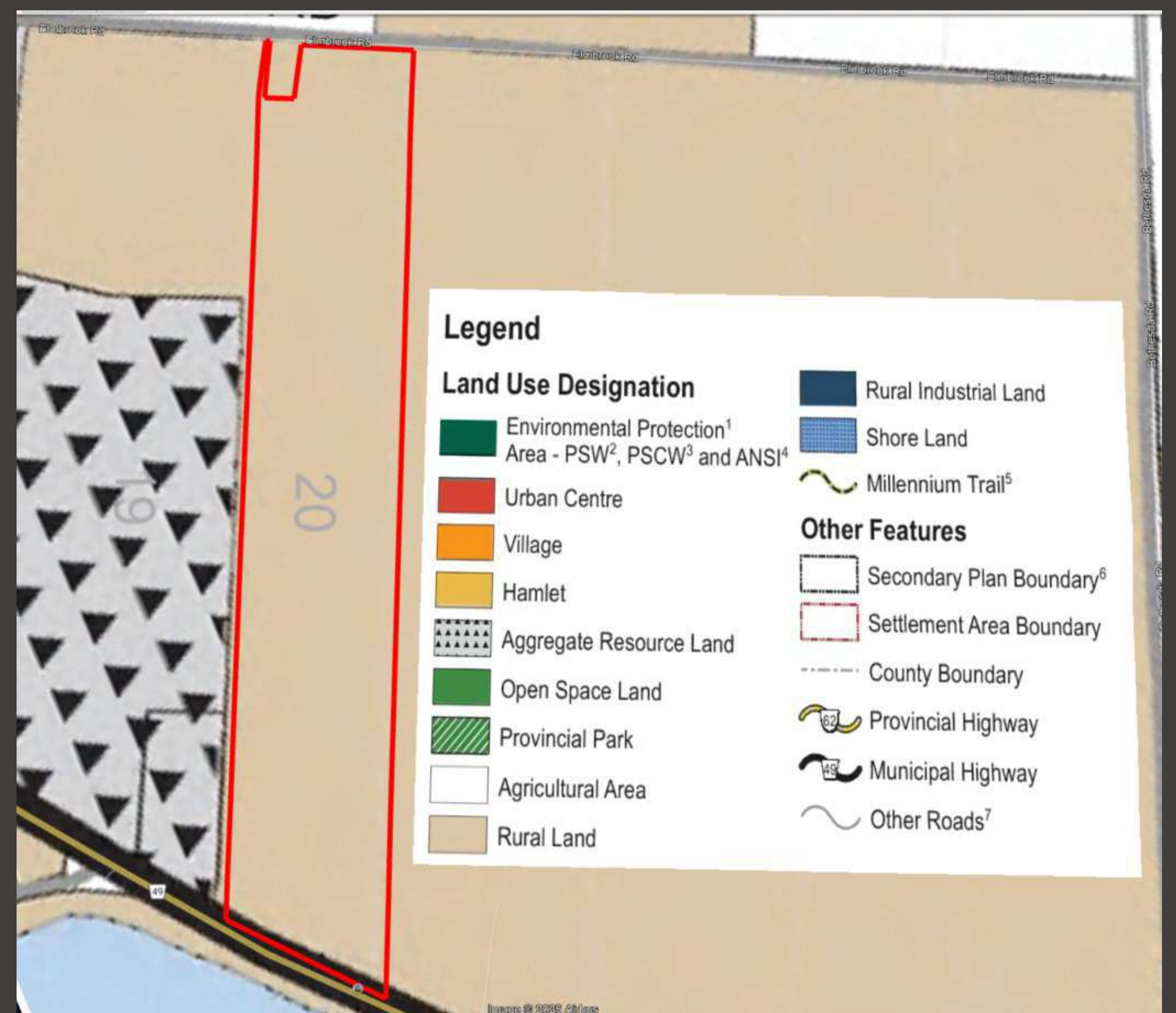
Property Identification Number (PIN)
55045-0167

Technology
Solar (Agrivoltaics)

Main Intersection Location
Hwy 5 & Elmbrook Rd

Interconnection Point
Line Build Along HWY 49 connecting to the local Hydro One Infrastructure

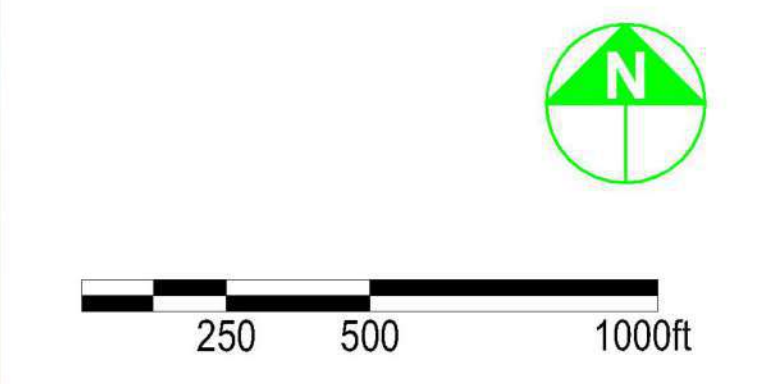
Official Plan Designation



Project Website
www.elmbrookagrivoltaics.ca

Contact
info@elmbrookagrivoltaics.ca

Preliminary Project Design



- 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 setback of 15 meters from the property line to the solar panels.
 - 4- There is a 7m setback from the fence to the property line on both sides of the site.

AGRIVOLTAICS SYSTEM SPECIFICATIONS:

Primary Usage:	Sheep Farm
Secondary Usage:	Pollinator Garden
Total Grazing Area:	96 Acres
Number of the Sheep:	Approx. 250

PROJECT NAME: ELMBROOK AGRIVOLTAICS

AGRIVOLTAICS SYSTEM - PRELIMINARY LAYOUT DATE: 2025-05-20

PROJECT LOCATION: 44° 4' 12"N 77° 6' 30"W

PROJECT MANAGER: Jonathan Cheszes

PROJECT DESIGNER: Jonathan Cheszes

APPLICATION:	Sheep Farm + Pollinator Garden
RACKING:	Single Axis Tracker
ARRAY	AC CAPACITY (MW) 15.5

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 96 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

Elmbrook Agrivoltaics will be home for sheep farming.

Why your Municipality?



The development of solar energy on private lands aligns with Prince Edward County's commitment to mitigating climate change. Furthermore, the County's Official Plan expresses support for 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 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.

- 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

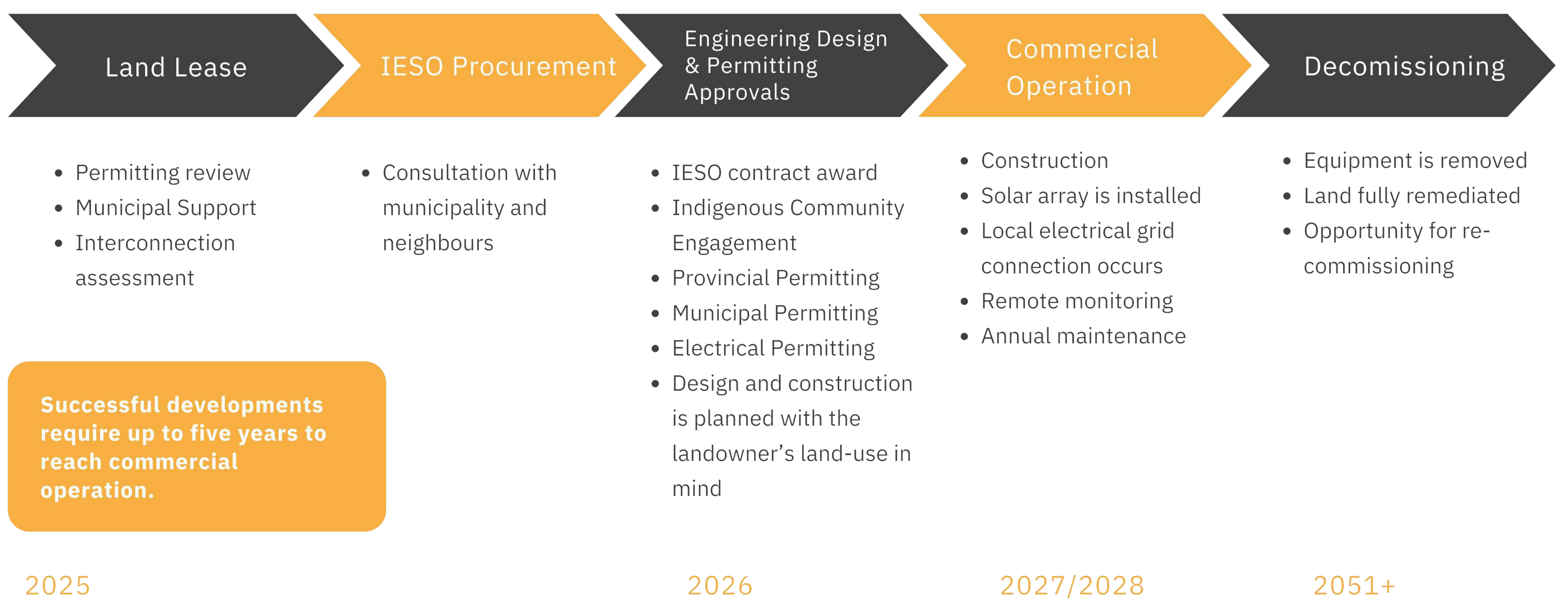


Environmental Compliance

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



Successful developments require up to five years to reach commercial operation.

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.





COMPASS
GREENFIELD DEVELOPMENT

APPENDIX B

PHOTOGRAPHS FROM THE
PUBLIC COMMUNITY MEETING

WELCOME

TO THE PUBLIC OPEN HOUSE FOR

ELMBROOK

AGRIVOLTAICS



COMPASS
GREENFIELD DEVELOPMENT





FIRST AID





Informational display board with multiple panels, including maps and text, positioned on a folding table near a window.

Informational display board with a single panel, positioned on a folding table near a window.

Wooden balcony with a railing, situated on the right side of the room.

Table in the foreground with a clipboard, a pen, a water bottle, and some papers.