

FAQ MEMO

Compass Greenfield Development

Elmbrook Agrivoltaics

September 25, 2026

FAQ Question	Proposed FAQ response
Why is this agrivoltaics project being proposed here?	The Project is being considered because of the site's rural and agricultural setting, the opportunity to connect to the local electricity system, and its potential to support both renewable-energy generation and continued agricultural use. The Elmbrook Agrivoltaics Project is proposed on up to approximately 105 acres of leased rural land in Prince Edward County, with a maximum nameplate capacity of 19.2 MW AC. The preliminary Project layout may continue to be refined as engineering, environmental studies and consultation progress. The Project remains subject to detailed studies, consultation and required regulatory and municipal approvals.
What is agrivoltaics?	Agrivoltaics is the combined use of land for agricultural activity and solar-electricity generation. It allows agricultural activity to continue alongside solar infrastructure.
How will agriculture continue at the site?	The Project is being planned to support agricultural use during operations. Initial agricultural activity is expected to include sheep grazing to help manage vegetation around the solar panels. Other agricultural uses may also be considered as the Project develops, considering site conditions and agricultural planning.
How will the panels be designed to accommodate sheep?	Final equipment dimensions will be confirmed through detailed engineering. Panel height and row spacing are intended to allow sheep to move beneath and between the solar arrays.

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	The current design assumes a rotating-axis height of approximately 2 metres above ground. Tracking technology would allow the panels to rotate during the day while maintaining clearance for sheep grazing. The current design also proposes interrow spacing of approximately 7m.
How will water, drainage, wetlands and watercourses be protected?	Environmental and technical studies are being completed to assess potential effects on drainage, erosion, stormwater, wetlands and watercourses. The final Project design will incorporate applicable setbacks, regulatory requirements and mitigation measures identified through those studies and the approval process.
What visual screening is proposed?	The Project will consider opportunities to retain existing vegetation where practical (does not impact solar production) and to add vegetative screening along property lines where needed. Any proposed screening will be informed by the final layout, site conditions, consultation and applicable requirements. When planting new vegetative screening, we will work with local arborists to identify species and planting methods.
How close will the solar panels and fencing be to neighbouring properties?	The preliminary project layout includes minimum setbacks of 15 to 20 metres between solar equipment and neighbouring property lines. The final location of panels, fencing, access routes and other equipment will be confirmed through detailed design, technical studies, consultation and the approval processes.
What will site preparation and construction involve, and how will impacts be managed?	Construction is expected to take approximately 12 to 18 months and would include site preparation, fencing, access roads, installation of solar equipment and electrical work. Construction planning will consider traffic, noise, dust, soil compaction, erosion and sediment control, wetlands, drainage and soil protection. Specific measures will be confirmed through detailed design, permits and applicable approval requirements.
What about noise?	Solar panels themselves do not produce operational noise. Equipment such as inverters and transformers produce sound. The Project will be designed to meet applicable provincial noise

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	requirements and comply with applicable municipal noise by-laws during construction.
What archaeological and cultural-heritage work is being completed?	Archaeological and cultural-heritage assessments are being completed as part of Project planning. These studies help identify and protect potential archaeological resources and cultural-heritage features on the Project site. The work is being carried out in accordance with applicable requirements and includes engagement with relevant Indigenous communities and authorities.
How are natural features and species being considered?	A Natural Heritage Assessment (NHA) study is being completed through the applicable regulatory approval processes. This NHA involves a Records Review, Site Investigation, Evaluation of Significance and Environmental Impact Study, which collectively identifies and evaluates natural heritage features and species within and around the Project Location. In particular, the EIS will include measures to avoid or mitigate the potential impacts of the project.
Will upgrades be required to connect the Project to the electricity grid?	Any required connection or distribution-line upgrades will be determined through Hydro One's engineering and connection process. Final design, safety requirements and timing will be confirmed through that process.
How will the site be maintained during operations?	The site is expected to be monitored remotely, with scheduled maintenance visits as needed to support safe and reliable operations. Additional visits may occur for inspections, repairs, emergency response or agricultural activities.
Will the Project provide community benefits?	If the Project proceeds, CGD has committed to an annual community-benefit payment of \$1,000 per MW AC to the municipality. The Project may also provide local economic benefits through construction and supplier opportunities, municipal tax revenue, and continued agricultural use. The Project was selected through a competitive process and will provide power at some of the lowest rates selected.

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Will the Project meet applicable standards?	Solar facilities are required to meet applicable codes, standards, certification requirements and regulatory approvals (e.g., Electrical Safety Authority).
Will the Project affect neighbouring property values?	Third-party research has examined the relationship between utility-scale solar projects and nearby property values. The available studies generally find limited or no measurable effects in many settings, though outcomes can vary by location and project context. Sites where there is visual screening and continued agricultural activity tend to show less impact.
What happens at the end of the Project's life?	At the end of the Project's operating life, the site would be decommissioned in accordance with applicable requirements and the approved Decommissioning Plan Report. Project equipment would be removed, materials reused or recycled where practical, and site restoration would be completed in accordance with the approved plan.
Who is responsible for the Project, and what did municipal support mean?	The Project is being developed by Elmbrook Agrivoltaics Inc. Municipal support was provided in connection with participation in the provincial Independent Electricity Systems Operator Long Term 2 Energy (Window 1) procurement process. The Project must still complete the applicable provincial Renewal Energy Approval and municipal <i>Planning Act</i> approval processes, including required studies and consultation, before construction can proceed.

ELMBROOK AGRIVOLTAICS PROJECT

Project	Sessions Included	Meeting Count
Elmbrook Agrivoltaics	Prince Edward County Public Open House	1

PUBLIC OPEN HOUSE ENGAGEMENT SUMMARY

Purpose

This document provides a project-specific summary of participation, questions, concerns, feedback and recorded responses from the Elmbrook Agrivoltaics public open house in Prince Edward County on July 21, 2026.

Frequent Topics Raised Across the Elmbrook Meetings

- Project capacity and the role of the Project within the electricity grid.
- Soil compaction, drainage, wetlands, groundwater and wells.
- Pollinator gardens, sheep grazing and future agricultural uses.
- Distribution-line upgrades and the role of Hydro One.
- Household-equivalent electricity use, data-centre questions and electricity distribution.
- Employment, required skills, and solar-panel recyclability

Meetings at a Glance

Session	Date and Time	Location	Attendance
Prince Edward County Public Open House	Tuesday, July 21, 2026 5:00 p.m. – 7:00 p.m.	Sophiasburgh Town Hall 2771 County Road 5, Demorestville, ON K0K 1W0	7

Prince Edward County Public Open House

Date: Tuesday, July 21, 2026

Time: 5:00 p.m. – 7:00 p.m.

Location: Sophiasburgh Town Hall, 2771 County Road 5, Demorestville, ON K0K 1W0

Attendance: 7 people

Project Team Presenters

Compass Greenfield Development (CGD): Jonathan Cheszes, Cameron McCullough, James Marzotto and Paulo Cortellazzi

Dillon Consulting: Dave Restivo and Wesley Reibeling

Community members reported learning about the open house through several sources, including local newspaper notices and the Project mailout. Attendees asked both general and detailed questions about the proposed Project and solar development in the area.

Questions, Concerns and Recorded Responses

Meeting turnout and Project capacity. A Prince Edward County planning representative asked about community turnout and the Project's capacity. The Project team noted relatively limited turnout across the meetings, and the Project capacity discussed at the July 21 session was 19.2 MW.

How the Project supports the electricity grid. Attendees asked how the electricity grid works and how the Project would help meet electricity demand. The Project team explained that electricity supply and demand must remain balanced and that solar generation contributes electricity during daylight hours, reducing the amount of power required from other sources.

Soil compaction, drainage and water. Potential soil compaction from heavy construction vehicles and equipment was a concern. One attendee noted that local soils are prone to compaction and asked whether heavy construction trucks could affect existing drainage features. The Project team explained that environmental studies undertaken before construction identify existing drainage patterns, wetlands and erosion risks, and that the results inform access-road placement, drainage infrastructure and erosion-control measures so impacts can be avoided or minimized. Questions were also raised about groundwater, wells and other local water resources.

Pollinator gardens and future agricultural uses. Attendees asked about an earlier Project concept that included a pollinator garden. CGD indicated that Phase 1 of the agrivoltaics

approach is focused on sheep farming. As technology and Project operations develop, future phases may consider crop production and pollinator gardens.

Panel tracking. CGD indicated that the Project proposes single-axis solar panels mounted on tracking systems. The panels would rotate from east to west throughout the day using a motor-driven system controlled by computerized equipment, allowing the panels to follow the sun before returning to their starting position.

Distribution-line upgrades. Attendees asked whether distribution infrastructure may require upgrades and what type of poles could be required. The meeting record indicates that Hydro One would likely be responsible for such upgrades and would determine the final design and infrastructure requirements.

Engagement feedback. One attendee who learned about the engagement session through the Project mailout commented that the engagement approach gave them the impression that the Project team cared about and for the community.