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TEESWATER AGRIVOLTAICS

Open House
Minutes of Meeting

August 13th, 2025

Public Open House for Teeswater Agrivoltaics ("Project")

Date: August 13th, 2025 / 6:30 pm to 8:30 pm
Location: Teeswater Town Hall

Proponent Contact Information:	Info@teeswateragrivoltaics.ca
Project Name:	Teeswater Agrivoltaics
Maximum Nameplate Capacity:	9.5 MWac
Technology:	Solar Photovoltaics (PV)

PRESENTERS

Compass Greenfield Development

Jonathan Cheszes
Joe Gallagher
Guillermo Gutiérrez González
Paulo Maia Cortellazzi

Municipality of South Bruce

Krista Tiernan
Phil Van Hardeveld
Vivian Kennedy

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 20 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@teeswateragrivoltaics.ca

SUMMARY OF QUESTIONS/CONCERNS

1. **Corporate**

a. *What happens if compass sells/goes bankrupt over the project lifetime?*

Compass Greenfield Development (CGD) is committed to being a long-term owner and operator of the solar projects it develops. Our strategy is to own and manage these assets throughout their full operational life, ensuring reliable performance and responsible stewardship over the long term.

Over the next five years and into the foreseeable future, CGD plans to continue expanding its portfolio by participating in clean energy procurement opportunities in Ontario and other provinces across Canada.

Should a change in ownership ever occur in the future, the ongoing operation of our projects would continue uninterrupted, with all regulatory obligations and community commitments remaining in place. We value transparency and long-term partnerships with the communities we operate in, and we are here for the long haul.

Also, as part of project development, CGD pursues financing, and lenders (large financial institutions) would provide majority of the capital. If we go bankrupt, they step into CGD's shoes. As part of our commitments, we post decommissioning security, and if we go bankrupt, the bank would be obligated to post the security.

b. What decommissioning security will be provided by CGD?

At the end of the project's useful life, the site will be fully decommissioned and restored to its pre-construction state.

To provide additional assurance, we will post a financial security—such as a bond or letter of credit—at year 10 of operations, which is approximately the halfway point of the Long-Term 2 Energy Supply (LT2) contract with the IESO. This security ensures that sufficient funds will be available to cover all decommissioning costs at the end of the project's life.

In the unlikely event of bankruptcy prior to year 10, the project's lenders—who are financing the majority of the development—will remain obligated to uphold the lease agreement with landowners, further protecting the community's interests.

2. Procurement and Construction

a. Will the construction of a connection line impact vegetation in my property?

No clearing or work will take place on private property without prior agreement from the landowner. All work will be limited to the approved route within municipal road allowances. If any vegetation management is required, it will only occur within these approved areas, and we will follow all environmental and municipal guidelines to minimize disturbance. Where a connection line built in a municipal right of way may impact existing trees or vegetation on private property, we will work to minimize the impacts which may include selective tree trimming or installing an underground connection line.

b. Is the project a done deal? When would construction begin?

This project is currently at an early stage of development. At this time, we are only seeking council's support to be eligible to participate in the Long-Term 2 Energy Supply (LT2) Request for Proposals (Window 1), led by Ontario's Independent Electricity System Operator (IESO).

If the project is awarded a contract in 2026, it will then move forward with the required municipal and provincial permitting processes, which are expected to take approximately 12–18 months. Based on this timeline, construction would be anticipated to begin in late 2027 or early 2028..

3. Benefits of the Project

a. Will our electrical bills go down because of the project's construction?

The Long Term 2 Procurement is a competitive procurement, where cost of energy represents 80% of the scoring. So all projects that are awarded will be among the lowest cost projects proposed.
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". [1]As a result, solar energy is now one of the lowest-cost forms of electricity generation available. By adding more solar power to the grid, it can help reduce overall system costs and, in turn, contribute to more affordable energy bills for customers.

4. **Impacts of the Project on the Environment**

a. *How will you protect the sheep from foreign predators? Can your fence stop predators from burrowing under them?*

The fence stands 7 feet high to prevent predators from jumping over, and it will also extend about a foot underground to prevent them from burrowing underneath. This below-ground barrier adds an extra layer of security, making it much harder for predators to access the project site. Together, the height and depth of the fence create a strong physical deterrent that helps keep the animals safe. The fence is also designed this way to ensure the security of the premises and that no one can enter.

5. **Visual Impacts**

a. *How will the vegetative screening's vegetation be managed? Will trees be irrigated and maintained properly?*

The vegetative screening will be carefully planned and maintained to ensure it remains healthy and effective over the long term. We will work with a qualified local arborist to select appropriate native and resilient species that are well-suited to the local soil and climate.

Once planted, the vegetation will be regularly monitored, and any plants that do not survive will be replaced. Ongoing maintenance as recommended by the arborist will be implemented to ensure the screening continues to thrive and provide the intended visual buffer for the community. Additionally, the fence for the agrivoltaics system is going to be at least 200 metres from the road, and therefore it will likely not be visible from Concession Road 12.

[1] https://cleanenergycanada.org/report/a-renewables-powerhouse/

6. **Real Estate**

a. 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.

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APPENDIX A

POSTERS FROM THE PUBLIC COMMUNITY MEETING

WELCOME

TO THE PUBLIC OPEN HOUSE FOR

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Ontario's Power Needs

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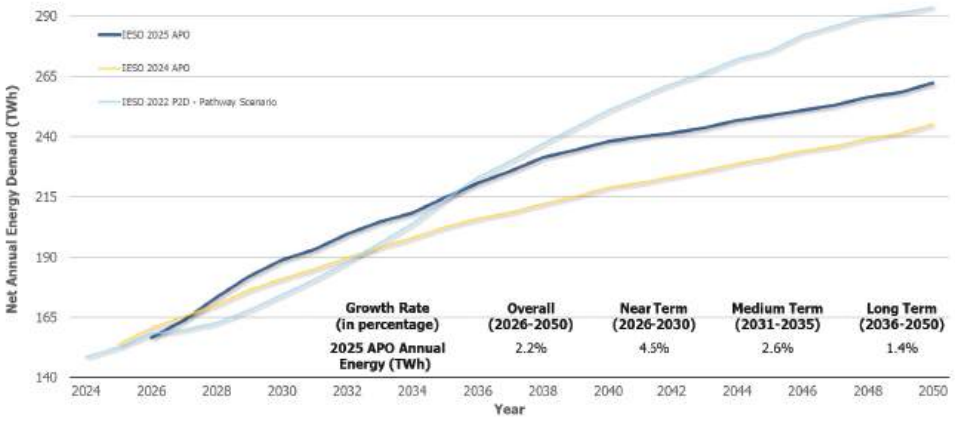
In October 2024, Ontario's Independent Electricity System Operator (IESO) updated its demand forecast for Ontario and indicated that it is anticipating a 75% increase in energy demand between 2025 and 2050.

ieso
Connecting Today.
Powering Tomorrow.

75% Demand Growth by 2050

Annual Energy Demand by Forecast



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?

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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 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 Teeswater Agrivoltaics over the life of the project.

Learn More About Agrivoltaics

About the Proposed Project

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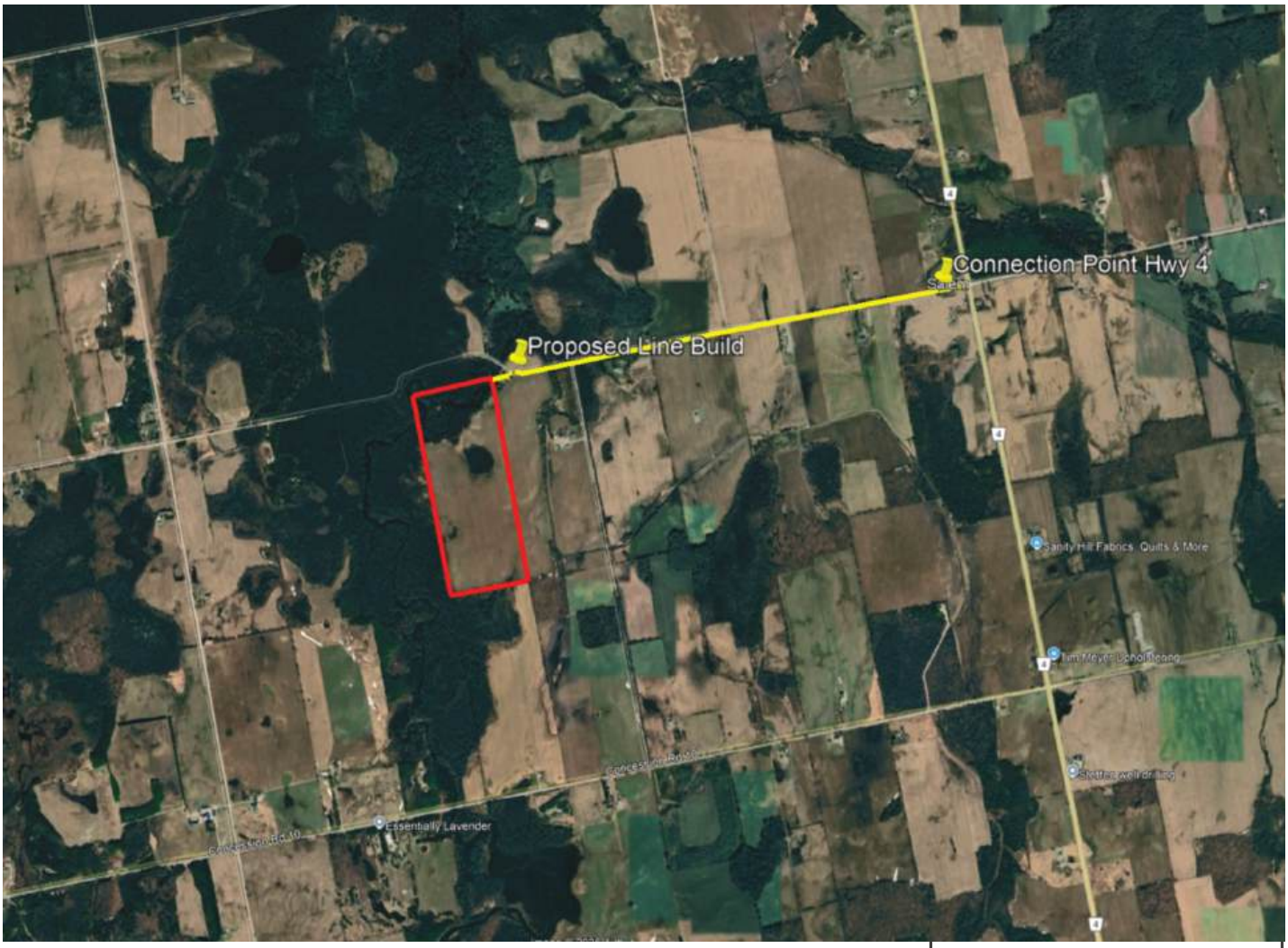


Project Name
Teeswater Agrivoltaics

Developer
Compass Greenfield Development

Max Name Plate Capacity
9.5 MWac

Property Identification Number (PIN)
33228-0089

Technology
Solar (Agrivoltaics)

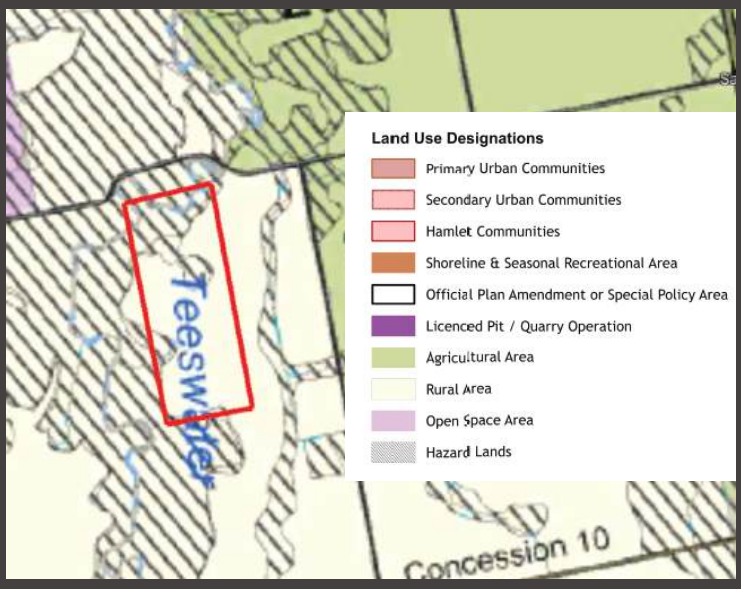
Main Intersection Location
Concession Rd 12 and Sideroad 20B

Interconnection Point
Connecting to existing HydroOne utility line on HWY 4

Project Website
www.teeswateragrivoltaics.ca

Contact
info@teeswateragrivoltaics.ca

Official Plan Designation



Preliminary Project Design

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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 55 acres.

Visual Screening

Commitment to add vegetative buffer along perimeter where it doesn't already exist.

Security

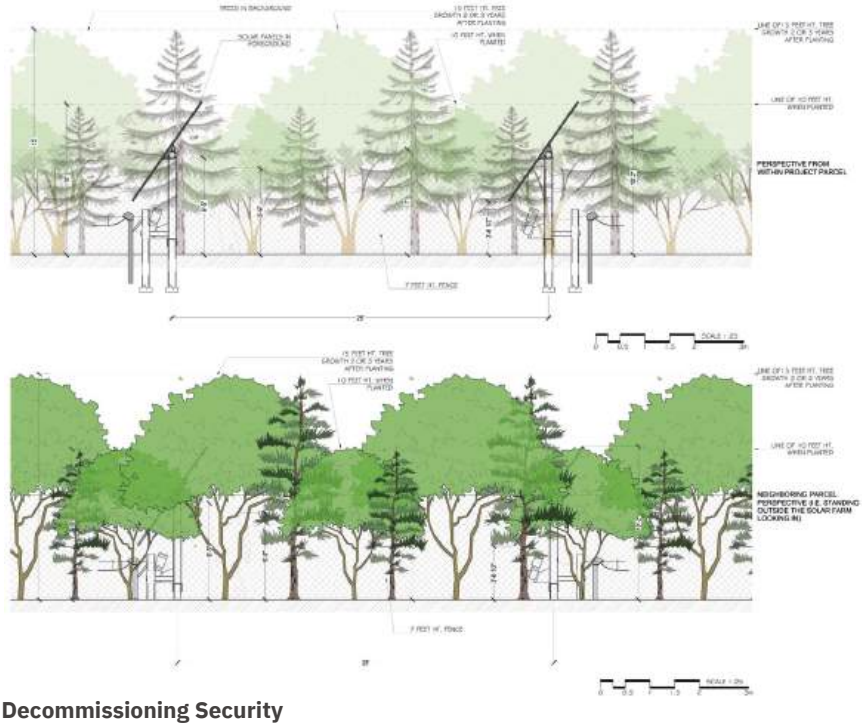
Project is fenced in and locked.

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

Teeswater Agrivoltaics will be home for sheep farming.

Why your Municipality?

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MUNICIPALITY OF
South Bruce

The development of solar energy on the Municipality of South Bruce aligns with the interest of municipality residents to develop renewable energy projects on the region, as well as the County of Bruce's commitment to renewable energy development through its Official Plan.

South Bruce Corporate Strategic Plan

Section 6, relating to Business/Community Survey Results, shows that a majority of South Bruce residents are either highly interested or somewhat interested in the development of renewable energy in the municipality, including solar projects.

County of Bruce Official Plan

In Section 4.3.1 XV relating to environmental objectives: "Encourage the use of alternate energy sources, such as solar, biomass and hydroelectric"

In section 4.11 viii, The County of Bruce promotes "Incorporating district heating, solar energy and similar designs into residential, commercial, institutional and industrial development"

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

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

- Municipality of South Bruce
- 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

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
- Submission of Project to LT2-(e) Window 1 Procurement Prior to October 16th, 2025

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

2025 — 2026 — 2027/2028 ⋯→ 2051+

Compass Projects in Canada

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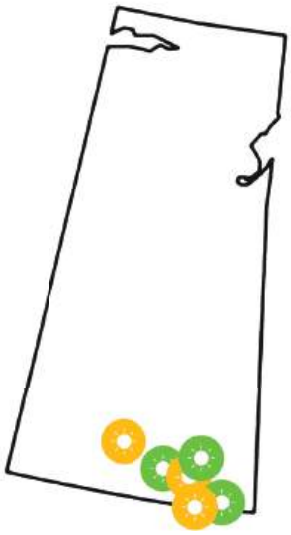
Ontario

Saskatchewan



Solar in Development

Solar in Operation

BESS Contracted and in Development

BESS in Operation

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


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TEESWATER
AGRIVOLTAICS
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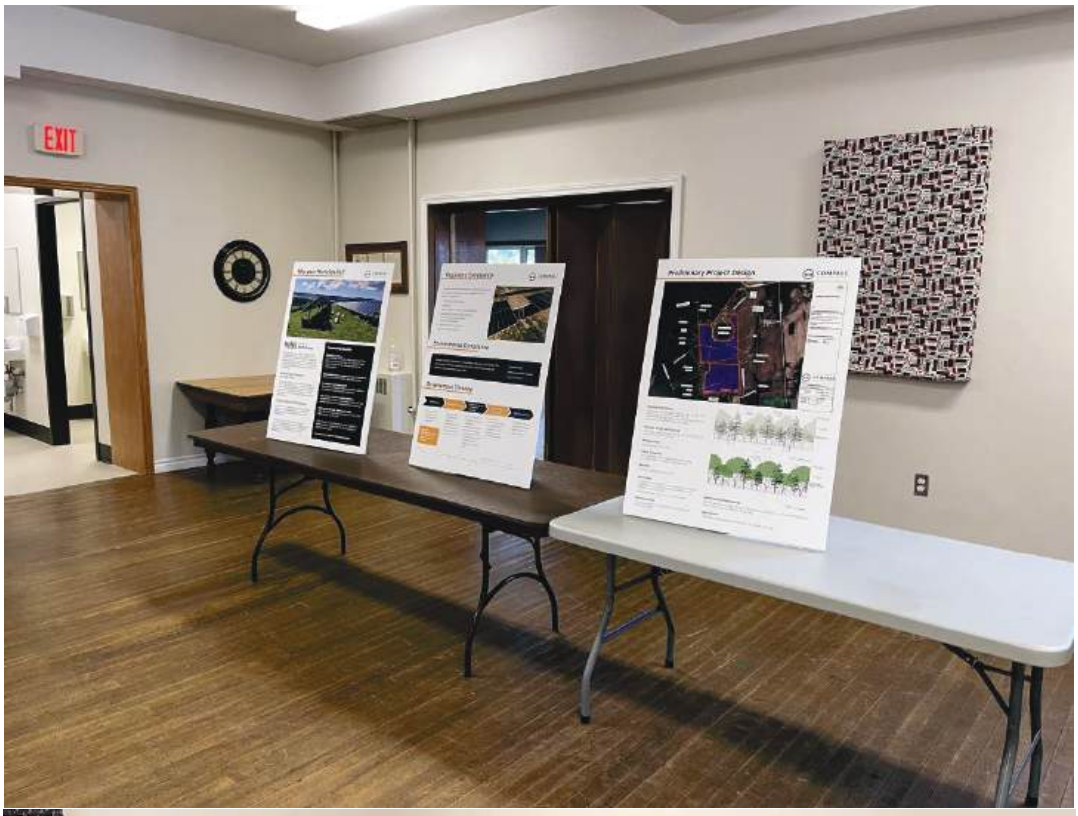
EXIT


EXIT


Compass Projects in Canada
Ontario
Saskatchewan
20 + years Experience in Energy Development in Ontario


EXIT