



# SITKA POWER

## Draft Project Description Report

### Perth Solar Development Project

Sitka Power & Good Energy Partners

February 25, 2026



Revision	Date	Description	Updated By
1	2026-02-25	Post MECP Review Update	SC

## Contents

1.	Executive Summary .....	4
2.	General Information .....	4
2.1.	Name of the project:.....	4
2.2.	Applicant name and Contact information:.....	4
2.3.	Project Location and Area .....	4
2.4.	Property Ownership .....	5
2.5.	Energy Source, Capacity, and Facility Classification.....	5
2.5.1.	Energy Source .....	5
2.5.2.	Capacity:.....	5
2.5.3.	Class of solar facility (if applicable) .....	5
2.6.	Approvals Required .....	6
2.6.1.	Municipal Approval .....	6
2.6.2.	Provincial Approval .....	6
2.6.3.	Other Authorizations .....	7
2.6.4.	Federal Involvement.....	7
3.	Project Details.....	8
3.1.	Energy Sources to Generate Electricity .....	8
3.2.	Facility, Equipment and Technology .....	8
3.3.	Nameplate Capacity .....	9
3.4.	Project Activities.....	9
3.4.1.	Access Road Construction .....	9
3.4.2.	Site Preparation .....	9
3.4.3.	Solid or Liquid Waste .....	9
3.4.4.	Installation of Support Structures.....	9
3.4.5.	Underground Cable Installation.....	9
3.4.6.	Distribution Line Erection .....	9
3.4.7.	Site Security.....	9
3.4.8.	Operation .....	10
3.4.9.	Operational Flexibility .....	10
3.4.10.	Maintenance and Inspection .....	10
3.4.11.	Decommissioning.....	10
3.5.	Ownership of the Land.....	10
4.	Assessment of Potential Environmental Effects .....	10
4.1.	Heritage and Archaeological Resources .....	12
4.2.	Natural Heritage .....	12
4.3.	Water Bodies .....	12
4.4.	Air, Odour, Dust .....	13
4.5.	Noise .....	13
4.6.	Land Use and Resources.....	13
4.7.	Provincial and Local Infrastructure .....	14
4.8.	Public Health and Safety .....	14
4.9.	Areas Protected under Provincial Plans and Policies.....	14

5.	Stakeholder Consultation and Timelines .....	14
5.1.	Consultation .....	14
5.1.1.	First Nation.....	14
5.1.2.	Municipality Consultation .....	15
5.2.	Project Description Report Timeline .....	16
6.	Appendices .....	17
6.1.	Technical specifications of solar PV modules .....	17
6.2.	Supporting studies or reports (e.g., environmental, archaeological) .....	17
6.3.	Additional maps or figures .....	17
7.	Figures.....	18

## 1. Executive Summary

Sitka Power Inc. (Sitka) is preparing a Project Description Report (PDR) in accordance with Ontario Regulation 359/09 – Renewable Energy Approvals under Part V.0.1 of the Environmental Protection Act and in alignment with the Ministry of the Environment, Conservation and Parks' (MECP, 2024) Technical Guide to Renewable Energy Approvals.

The purpose of the PDR is to outline the key aspects of the proposed project, including its nature, scope and potential environmental impacts. This document supports early engagement by providing stakeholders, including the public and Indigenous communities, with clear and accessible information to facilitate transparency, collaboration and meaningful consultation.

The Perth Solar Development Project (hereinafter referred to as "the Project") is a proposed 9.99 megawatt (MW) alternating current (MWac) solar energy generation facility that Sitka intends to develop, construct and operate in the Township of Drummond/North Elmsley, Lanark County. The Project qualifies as a Class III solar facility as defined under O. Reg. 359/09.

## 2. General Information

### 2.1. Name of the project:

The name of the project is "Perth Solar Project."

### 2.2. Applicant name and Contact information:

Sitka Power Inc. is the proponent of the Project. Earthworks Geo Corp. is the legal entity which owns the Perth Solar Project and is fully owned by Sitka Power Inc.

Contact information:

Cory St.Croix  
Chief Commercial and Legal Officer  
Sitka Power Inc.  
Address: Suite 1050, 639 5th Ave SW Calgary, AB T2P 0M9  
Phone: (866) 467-4852  
Email: cstcroix@sitka-power.ca

With copy:

Justin Woodward or Patrick Gossage  
Good Energy Partners  
Phone: (416) 834-3083  
justin@goodenergypartners.ca  
patrick@goodenergypartners.ca

### 2.3. Project Location and Area

The project is located on privately owned land in the Township of Drummond/North Elmsley on Part Lots 14, 15 Con 10 North Elmsley and a municipal address of 908 Churchill Road, Perth, Ontario. A map of the land is included in Figure 1.

The Solar Project Area ("SPA") will be 86.36 Acres of the 180.29 Acres of the property with a lease option agreement signed with the landowner (Ownership type - Freehold). The property is zoned Rural - (RU) under Township of Drummond/North Elmsley. The physical properties of the land include watercourse, wetland, and woodlands. In accordance with the NHAG (MNR, 2012) and the O. Reg. 359/09, setback requirements of the natural features and water bodies have been applied to the Project Site. A desktop environmental constraint analysis has been completed and incorporated into the Project site. See the current proposed site design in Appendix A.

The neighbouring properties are designated (RU) – Rural except for one property across Drummond Concession Rd 1 which is designated (CG) - General Commercial. The neighbouring land use is either residential acreage, personal businesses (specifically a personal mechanic), or different farming activities. Consultation is underway with neighbouring landowners and First Nation communities to assess the impact of the Project. During operations, the Project is not expecting to cause any impact to neighbouring lands and Sitka will work with Neighbouring Landowners to address any concerns. The Project is being designed to remain 300 meters back from the Drummond Concession Rd 1 and will have natural visual barriers for the residential neighbouring lands. Because of the neighbouring properties being private land, with the information currently available, no impact is expected to Indigenous rights. Sitka will coordinate an on-site visit and Land Guardian services to identify any unforeseen impacts to Indigenous rights.

An initial zoning report was procured by a third-party consultant and contained an overview of the zoning, permitted uses, and setbacks. The report's initial assessment concluded there are no policies in this zoning by-law that pose a constraint to the development of a solar project. Further discussions will be had with the municipality to determine if there are any concerns.

## **2.4. Property Ownership**

The property is privately owned. EarthWorks Geo Corp. has entered an option to lease agreement with Area One Farms to lease the property should the project be awarded a contract. The PIN is 05232-0166 (LT) and the legal description is PART LOTS 14, 15 CON 10 NORTH ELMSLEY AS IN RS131294 EXCEPT PARTS 1,2,3 ON 27R8361; TOWNSHIP OF DRUMMOND/NORTH ELMSLEY.

## **2.5. Energy Source, Capacity, and Facility Classification**

### **2.5.1. Energy Source**

The energy source for this Project is solar power, utilizing ground mounted photovoltaic (PV) modules.

### **2.5.2. Capacity:**

The proposed capacity is 9.99 MWac and 12.19 MWdc.

### **2.5.3. Class of solar facility (if applicable)**

The Project qualifies as a Class III solar facility as defined under O. Reg. 359/09. Class III is a facility at any location other than mounted on the roof or wall of a building with a name plate capacity of >10 MW.

## 2.6. Approvals Required

### 2.6.1. Municipal Approval

All Municipal approvals required will be determined in consultation with the Township of Drummond/North Elmsley and Lanark County. Sitka engaged the planning department on January 23, 2026 to commence the consultation and permit approval process. Sitka has provided a pre-consultation overview presentation of the Project and will continue to coordinate with required departments to address the specific questions or concerns of each department. Documentation of this will be provided within the Consultation Report. The following table is a list of expected approvals for the project:

Issuing Body	Regulatory Approvals / Authorization	Description
Township of Drummond/North Elmsley	Zoning By-law	Zoning By-Law will be needed to ensure conformity with zoning requirements.
	Site Plan Approval	Any renewable energy generation facility requires a Site Plan Control approval to ensure developments meet standards for safety, functionality and compatibility.
	Building Permits	Ground-mounted solar collector systems are subject to building permit requirements under the Ontario Building Code.

Confirmation of Zoning By-Law amendment, including written confirmation from the Township of Drummond / North Elmsley to be provided once completed.

### 2.6.2. Provincial Approval

All provincial approvals required will be determined in support of the REA from the Ministry of the Environment, Conservation and Parks. Additional authorizations may be required at the provincial level to facilitate development of the Project. The following table is a list of expected approvals for the project:

Issuing Body	Approvals / Authorization	Description
Ministry of the Environment, Conservation and Parks	Renewable Energy Approval	In accordance with O. Reg. 359/09 for Class III solar projects.
Ontario Energy Board	Generator License	A license is required to generate electricity.

Ministry of Natural Resources / Ministry of Citizenship and Multiculturalism	Written Letters and Comments Letters	In accordance with O. Reg. 359/09 for Class III solar projects.
Ministry of the Environment, Conservation and Parks	Authorization if adverse impacts of Species at Risk	Endangered Species Act

If SAR habitat is confirmed to be present in the open country or other habitat in the SPA through the field studies, under the Endangered Species Act, 2007 (ESA) an Overall Benefit Permit and/or regulatory conditional exemption with potential payment to the Species at Risk Conservation Fund may be required if this habitat is proposed for temporary disturbance or removal. It should be noted that the Species at Risk Conservation Fund is being wound down under the amended ESA, as outlined in Bill 5. The government plans to eliminate the fund and the agency that manages it, the Species Conservation Action Agency. A new Species Conservation Program and Account are being created to replace the existing framework. Bill 5, the Protect Ontario by Unleashing our Economy Act, 2025, includes changes to the (ESA) and introduces a new Species Conservation Act (SCA), which is expected to come into force in early 2026. The project will adjust to meet these changes.

### 2.6.3. Other Authorizations

Issuing Body	Regulatory Approvals / Authorization	Description
Conservation Authority	Development permits	A permit from a Conservation authority may be required when any proposed development occurs within regulated areas.

### 2.6.4. Federal Involvement

This Project is currently under consideration for funding through Natural Resources Canada’s Energy Innovation Program – Renewable Energy Demonstrations Call. It has advanced to the due diligence phase of the evaluation process. If approved, the Project would receive federal funding. Participation in this program will subject the project proponents to engage in on-going reporting with the program.

Issuing Body	Approvals / Authorization	Description
Federal Government	Approval	Species at Risk Act
Fisheries and oceans Canada	Letter of Advice or Authorization	Fisheries Act

If the Project proposes to discharge into a ditch that is located further than 30 m of a watercourse, a *Fisheries Act* authorization is not likely to be required. However, if a watercourse/water body crossing is required, a Fisheries and Oceans Canada (DFO) Letter of Advice or Authorization may be required, which is determined in consultation with DFO generally through the submission of a Request for Review.

If there are incidences of SAR and their residences in the SPA, a SARA Permit may be required to acquire a REA for the Project. However, generally the Canadian Wildlife Service branch of the Ministry of Environment and Climate Change Canada delegates the responsibility for SAR permitting and approvals to Ministry of the Environment, Conservation and Parks (MECP). Appropriate SAR studies will be conducted to confirm presence of any species in the SPA.

A Species at Risk Report is planned and will inform what Federal approvals / authorization are required.

### **3. Project Details**

#### **3.1. Energy Sources to Generate Electricity**

The energy source for this Project is solar power, utilizing ground mounted photovoltaic (PV) modules. When exposed to sunlight, panels will generate direct current (DC) electricity. The DC electricity will be conveyed through underground cabling to an inverter that converts DC electricity to alternating current (AC) electricity.

#### **3.2. Facility, Equipment and Technology**

The facility proposes to install a combination of PV modules and a single-axis tracker system to optimize energy generations. The current draft site plans (Figure 3) consist of 9.99 MWac capacity, support by 12.19 MWdc capacity, using 18,200 JINKO TIGER NEO III 66QL6-BDV panels, each rated at 675W. These panels will be installed on Netracker NX FT Horizon 120 single-axis trackers.

Photovoltaic Modules: 18,200 JINKO TIGER NEO III 66QL6-BDV panels, each rated at 675W. The total number of panels is 18,200, grouped into strings on a single axis tracking system.

Tracking System: The system will use NX Horizon 120 trackers with a  $\pm 60^\circ$  range of motion, which will maximize energy production by adjusting the panels' orientation relative to the sun.

Inverters: Four Sungrow SG 3150U-MV inverters, two curtailed to 2500 kVA and two at 3150 kVA and will convert the DC output from the solar panels into usable AC electricity for the grid. These will be situated between the two solar areas.

Transformers and Substation: 44KV Transformers and Substation equipment will be selected post bid award. The substation is planned at the northern end of the SPA while transformers will be on skids near each inverter.

Agrivoltaics Integration: The Project is being designed to allow for crop farming operations within the facility. On the western solar array panel racks will have a wider spacing to allow for commercial farm equipment to harvest crops. Vegetation control will be performed preferably by sheep. This design maximized land use efficiency while promoting agrivoltaics best practices.

Site layout: The solar panels will be arranged in two main blocks within the site, with adequate setbacks from the parcel line and other infrastructure to comply with municipal regulations. The site will include internal access roads for maintenance, as well as 1,165 meters of fencing for security.

### **3.3. Nameplate Capacity**

The Project's total nameplate capacity is 9.99 MWac. This represents the maximum output the facility is designed to generate and deliver under optimal operation conditions. Two inverters will be curtailed to stay within this capacity.

### **3.4. Project Activities**

The project construction, operation and decommissioning phases are outlined in this section. Following the necessary confirmations and approvals, construction is likely to begin in Spring/Summer of 2028 to 2029.

#### **3.4.1. Access Road Construction**

The proposed site access is located off Churchill Road at the southeast corner of the site. The construction of internal access roads will be necessary for access to the facility for maintenance, and serviceability of the solar installation and for the farm operations. The internal roads will be 5 meters wide and following the layout indicated in the site plan with appropriate grading and surfacing to ensure ease of access.

#### **3.4.2. Site Preparation**

Site preparation activities will include clearing the land of vegetation or debris, following by grading to create a level foundation for the installation of the foundation, racking and panel components. The geotechnical investigation and topographic survey will determine the racking foundation design and the construction of the proposed PV solar arrays. Water-taking from ground water or surface water is not expected as any water needs will be trucked in from a contracted provider.

#### **3.4.3. Solid or Liquid Waste**

No solid organic waste is expected to be needing disposal of. Any inorganic waste will be properly disposed of at municipal waste disposal sites or be disposed of by a third-party contractor. There is no liquid waste expected and this document will be updated should it be determined there will be.

#### **3.4.4. Installation of Support Structures**

PV racking system foundations generally consist of steel columnar foundations to support the structures including the solar panels, racking, concrete foundations for inverters, transformers and substation equipment. Single-axis trackers will be anchored into the ground using piles. The installation process will involve positioning of tracker to ensure proper orientation and functionality.

#### **3.4.5. Underground Cable Installation**

Installation of underground electrical lines between solar panels, inverters and substation.

#### **3.4.6. Distribution Line Erection**

Distribution line erection will involve the installation of overhead and underground electrical to connect the facility's substation to the local distribution grid.

#### **3.4.7. Site Security**

The project site will include perimeter fencing, construction warning signage, publicly contact information for Sitka Power, and site security protocols.

#### **3.4.8. Operation**

Once operational the Project solar facility will generate electricity to the local distribution grid. Periodic onsite inspections and monitoring will be conducted. Sitka Power will act as operator.

#### **3.4.9. Operational Flexibility**

There is currently no plan for changes or future expansion of the Project given the current interconnection capacity constraints. Should additional capacity become available, and the Landowner wish to grant further land access, an expansion could be considered, yet, in current form not being considered.

#### **3.4.10. Maintenance and Inspection**

Maintenance of the solar facility will include both scheduled and as-needed activities. These can include scheduled equipment maintenance, preventative measures, unplanned maintenance and equipment replacement, panel washing, and site/ground maintenance.

Planned maintenance will follow a pre-set schedule, with additional checks as needed. Any maintenance personnel will be trained to work in accordance with health and safety protocols.

#### **3.4.11. Decommissioning**

Project activities during the decommissioning phase will include removal of solar panel infrastructure, removal of inverters, substations, and transformers, solar panel recycling, removal of any fencing and roads, site grading and site restoration. A detailed decommissioning plan will be completed.

### **3.5. Ownership of the Land**

The project is located on privately owned land by an institutional landowner, Area One Farms Inc. The Project proponents have finalized a long-term lease agreement, with the landowner to secure site access and development rights for the duration of the project lifecycle.

## **4. Assessment of Potential Environmental Effects**

The environmental constraints assessment for the Solar Project Area and lands within 120 meters, including a background review and preparation of constraints mapping. This background review is based on publicly available secondary source information and Geographical Information System (GIS) data, including the following:

- Published Renewable Energy Approval (REA) setbacks, in accordance with the Ontario Regulation (O. Reg.) 359/09 and Natural Heritage Assessment Guide (NHAG) for Renewable Energy Projects (MNR, 2012);
- Ontario GeoHub (formerly Land Information Ontario) natural features (e.g., watercourses, water bodies, wetlands, woodlands, etc.);

- Conservation Authority natural heritage and hazard features (e.g., Environmentally Significant Areas, conservation areas, watershed plans);
- Vegetation and vegetation communities;
- Fisheries and Oceans Canada (DFO) Aquatic Species at Risk (SAR) mapping;
- Ontario Natural Heritage Information Centre (NHIC) SAR occurrences and critical habitat mapping and natural features (e.g., Areas of Natural and Scientific Interest (ANSI), Provincial Parks, Conservation Reserves);
- Wildlife and wildlife habitat GIS datasets and atlases (e.g., Breeding Bird Atlas, Reptile and Amphibian Atlas);
- Significant Wildlife Habitat (SWH) defined in Ecoregion Criteria Schedules;
- Provincial SAR, including known ranges;
- Federal SAR (i.e., federally listed species for example fish and migratory birds, those included under the Migratory Birds Convention Act and Schedule 1 of the federal Species at Risk Act [SARA]);
- Surficial geology and bedrock geology;
- Topographical or digital elevation model (DEM) data;
- Canadian Land Inventory (CLI) Soil Classification;
- Important Bird Areas; and,
- First Nation Reserve and Treaty boundary mapping (publicly available online and to be confirmed through consultation with regulatory agencies and Indigenous communities going forward).

After the completion of the environmental desktop constraints report, noted constraints were documented and a site overview of the constraints is provided in Figure 2. This informed the next iteration of the Project's design and further studies to be conducted. See Figure 3 for the current proposed site layout. Below is a summary of the Desktop Constraints Analysis.

The Solar Project Area includes several natural heritage features identified by the Ministry of Natural Resources, including a regulated watercourse, an unevaluated wetland, and woodlands, as well as open habitats with potential for Species at Risk (SAR) and Significant Wildlife Habitat (SWH).

Approximately 63.11 ha of the site are considered developable with medium constraints, while 11.26 ha are classified as high constraint due to natural features mentioned above. Development within medium-constraint areas will require site investigation and targeted field studies to confirm SAR presence, ecological significance, and appropriate setbacks. Low-constraint lands are not expected to require additional permitting but do not apply to lands within the SPA.

Early consultation with the local municipality is recommended to confirm land use planning requirements, supported by a review of applicable Official Plans and Zoning By-laws. Aquatic habitat assessments, wetland evaluations, and woodland evaluations may be required within the Project footprint and associated buffers to determine ecological significance, setback requirements, and potential compensation for habitat alteration or removal.

If project drainage discharges to a ditch located more than 30 m from a watercourse, Fisheries Act authorization is not anticipated; however, any watercourse crossing may require review or authorization from Fisheries and Oceans Canada. If SAR habitat is confirmed and disturbance is proposed, approvals under the Endangered Species Act may be required. Regulatory requirements may evolve with the introduction of Ontario's proposed Species Conservation Act, expected to come into force in early 2026.

Sitka is continuing with advanced site investigations to address the medium-constraint areas and adjusted the SPA to remain outside the high-constraint areas.

#### **4.1. Heritage and Archaeological Resources**

An Archaeological Assessment will be completed in Spring of 2025. It is not currently anticipated that Project excavations will determine significant archaeological activity including investigations. This section will be updated with the conclusions generated from these reports and provide recommendations for the avoidance or mitigations of the identified negative environmental effects. Additional documents will be referenced to support the outcome of these reports.

#### **4.2. Natural Heritage**

An Environmental Impact Study and Natural Heritage Assessment will be completed in Spring/Summer of 2025. These are necessary to identify any environmental constraints, species at risk, and any other significant features which could be impacted by the Project.

A desktop environmental constraint and NHA analysis was undertaken with noted constraints identified. This report is the foundation for the next stages of studies and reports to be conducted and informed the next iteration of the solar project area.

The SPA contains one MNR NHIC mapped unevaluated wetland and watercourse within the Project boundary in the southeast corner (Figure 2). The unevaluated wetland is a marsh vegetation ecosite. The mapped watercourse is unnamed and has an unknown thermal regime. Separate unevaluated wetland was identified within the northwestern portion of the SPA. A wetland evaluation in accordance with provincial standard evaluation criteria in the Ontario Wetland Evaluation System Manual) may be required for the wetland if encroachment is proposed (i.e., Project location overlaps the wetland boundary) to determine its significance.

Woodland was identified within the northern and southern portions of the SPA. A woodland evaluation may need to be completed for the wooded areas within the Project location or 50 m setback to determine their significance, in accordance with provincial standard evaluation criteria, to determine whether it is afforded protection under the REA Regulation or municipal policy, and if setbacks are required. This section will be updated with the outcome.

Further updates to this section will outline the conclusions of the studies and any mitigations or avoidance the Project will require.

#### **4.3. Water Bodies**

As noted in the above Natural Heritage section, the SPA contains wetlands and watercourse. No available data was identified through a review of MNR's Ontario Geohub Aquatic Resource Area (ARA) database, and no known fish have been recorded in the watercourse.

The nearest water bodies and watercourses are 3-4 kilometers south-west from the proposed site location. There are no other known water bodies within 50 meters of the assessment area. It is not currently anticipated that the Project will intersect groundwater; however, a detailed water assessment will be completed and confirmed to identify water bodies in the area. If identified, impacts on aquatic resource will be surveyed.

Sitka will review including a well water monitoring as noted in a pre-consultation meeting with the Drummond / North Elmsley development department. This was a noted concern of residents for a different project.

This report will be updated to address if the Project will require water taking, contaminant spills, or surface water runoff

#### **4.4. Air, Odour, Dust**

The completed Project will not introduce new emission sources of air contaminants, including odour or dust. Any potential negative environmental effects would occur during construction and maintenance phases of the Project. Any dust and combustion exhaust will be associated with the use and movement of construction vehicles. Air emissions are not expected to pose a significant health risk to local population and would be characterized as a nuisance.

#### **4.5. Noise**

The solar facility includes electrical equipment such as transformers and inverters that produce a low, steady sound during operation. This sound is often described as a soft “hum” and is a normal characteristic of electrical equipment used to transmit electricity.

The main source of continuous sound at a solar facility is the collector substation transformer, which operates day and night. Other equipment, such as inverters and smaller step-up transformers, operate primarily during daylight hours when the solar panels are generating electricity. Studies of solar facilities show that these sound sources are predictable, steady, and do not involve impulsive or intermittent noise.

Noise from transformers and substations will be mitigated through designing the site to have the substation located behind a natural noise / visual barrier, have the transformers be central in the Project site (away from residential or neighbouring properties), and ensure selected equipment will meet industry standards. See Figure 3 for the location of the substation and transformer / inverters.

The noise generating equipment must not exceed 90 dBA sound power level thresholds. If the facility is constructed, sound levels can be verified after commissioning, and a complaint response process will be in place to address any noise concerns from the public.

Sitka is in the pre-consultation process with the Municipality and will document the required noise expectations / mitigations / monitoring during the construction period.

#### **4.6. Land Use and Resources**

The proposed Project is located on privately owned rural land currently used for agricultural activities. The Project has been sited to minimize disruption to existing land uses, and to incorporate agrivoltaics principles to maintain the agricultural productivity. This dual land use approach supports continued agricultural operations and enhances local land use efficiency. No residential or commercial uses are expected to be directly impacted by the Project. The proposed development is anticipated to require rezoning at the county level to ensure compatibility with rural land uses. The project will not affect mineral or aggregate resources, forestry operations or recreational uses. As the consultation process continues, any negative effects on local interests, land use, and infrastructure, with associated mitigation measures, will be updated to reflect comments received.

#### **4.7. Provincial and Local Infrastructure**

The Project is not anticipated to have potential negative effects on provincial or local infrastructure. Temporary impacts to municipal roadways may occur during construction due to delivery of materials and equipment. This report will be updated to describe the significance of these impacts and mitigation plans.

No public utilities (such as water or wastewater) are anticipated to be disrupted by the Project. The project will connect to the local distribution grid through a new point of interconnection, which will be planned in collaboration with the local utility to meet interconnection requirements standards and capacity.

#### **4.8. Public Health and Safety**

The project poses minimal risk to public health and safety. Once operation, solar facilities are non-emitting, low-noise and do not involve hazardous substances. Safety measures will be in place during construction, operation and decommissioning phases including, permitter fencing, signage, and compliance with all applicable health and safety regulations. An emergency response and communications plan will be developed for the Design and Operations Report.

#### **4.9. Areas Protected under Provincial Plans and Policies**

The project has been designed to avoid negative effects on areas protected under provincial plans and policies. The currently known land designations relevant to the Project site are "Rural" in the Drummond/North Elmsley Official Plan. A third-party Environmental Desktop Study was conducted, and the SPA was designed to avoid significant wetlands and watercourse noted on the property. Further studies are to occur to identify if the woodlands within the SPA, current assessed as medium-constraint, are instead significant woodlands or habitats to SAR. Any changes noted from on-site investigations will be incorporated into this report with avoidance or mitigation plans outlined.

### **5. Stakeholder Consultation and Timelines**

#### **5.1. Consultation**

##### **5.1.1. First Nation**

As part of the Renewable Energy Approval (REA) process, the Project proponent recognizes the importance of early, transparent and meaningful engagement with Indigenous communities. A draft version of the PDR will be prepared and made available for review and comment prior to finalization. In-person consultation meetings have been held with the Algonquins of Pikwàkanagàn First Nation ("AOPFN") who's traditional territory and ancestral lands are nearest to the Project. Meetings have continued with AOPFN to begin the First Nation's consultation process.

On July 11, 2025, Sitka received correspondence from the Ontario Ministry of the Environment, Conservation and Parks (MECP) acknowledging receipt of a Project Description Report for the Project. As part of the Renewable Energy Approval ("REA") process under the Environmental Protection Act (O. Reg. 359/09), MECP reviewed the anticipated environmental effects of the Project and provided a list of Indigenous communities who have or may have constitutionally protected Aboriginal or treaty

rights that may be adversely impacted by the Project. The communities identified in the letter were:

- Algonquins of Ontario
- Algonquins of Pikwàkanagàn First Nation
- Alderville First Nation
- Curve Lake First Nation
- Hiawatha First Nation
- Mississaugas of Scugog Island First Nation
- Kawartha Nishnawbe
- Huron-Wendat
- Mohawks of the Bay of Quinte

These communities will be sent a Project and Consultation notification letter to continue this consultation process. Sitka will provide this report and further environmental studies, as available, to receive feedback on any negative risk or impacts to the rights of these communities. Any feedback will be document in the Consultation report to note this and the proposed mitigation. Sitka is working with AOPFN to coordinate Land Guardians to oversea environmental site investigations and contribute traditional knowledge, either within the reports or a separate document, towards the environmental risks this Project may have.

### **5.1.2. Municipality Consultation**

The Project proponent has initiated consultation with the host municipality, the Township of Drummond/North Elmsley and Lanark County. Sitka has provided the first draft Project Description Report, received a Municipal Support Resolution, commenced pre-consultation discussions with planning and development, and send REA studies when available. Sitka Power hosted a public open house on July 21, 2025 which was not REA compliant (insufficient notification documents) and will host two REA compliant Municipal Engagement Townhall meetings to inform the public about the development project.

Sitka plans to work with the Clerk and Planning Department to engage other municipal services, such as the Fire Department, to understand any concerns and/or requests of the department. From this feedback, avoidance, mitigation plans, or studies will be provided to the department. The templated Consultation Form 2095e will be sent with the draft Project Description Report to the clerks of Drummond / North Elmsley and Lanark County with the request to disseminate to Local Services and Planning Boards. It is the intention for this information to formally begin the pre-consultation process for permitting and development planning approval. Sitka met with Drummond / North Elmsley's planning department on January 23, 2026, to understand the development approval process and consultation expectations.

Additional details of this consultation process will be made available in the Consultation Report with location of information within this report documented here.

## 5.2. Project Description Report Timeline

Stage	Stakeholders Involved	Description	Milestone
Draft PDR Preparation	Director of MECP	Provide draft PDR to receive First Nations Consultation list.	Prior to formal consultation
Initial Consultation / Public Open House	Municipalities, Public, First Nations	Initiate discussions, receive feedback and concerns on the draft PDR and other consultation engagement.	July 21, 2025
Circulation of Draft PDR	First Nations	Share draft PDR with identified stakeholders.	February 25, 2026
Circulation of Draft PDR	First Nations	Share draft PDR with identified stakeholders.	February 27, 2026
Landowner Notice Letters	Public	Physical letters delivered to neighbouring lands.	February 26, 2026
Public Meeting Notice	General public	Notification issued for the mandatory public meeting	February 25 , 2026
Public Meeting	General public, municipality, First Nations	Host meeting to present project details, discuss PDR findings, and obtain public feedback.	April 1, 2026
First Nation Community Meeting	Algonquins of Pikwàkanagàn First Nation	Host meeting to present project details, discuss PDR findings, and obtain public feedback.	April 2026 – Date not yet finalized.
Finalization of PDR	Internal	Review consultation feedback, revise PDR and finalize supporting documentation	Following public meeting.
Final PDR Submission	Ministry of Environment, Conservation and Parks	Submit final PDR as part of the full REA package.	Targeting Fall 2026
Ongoing Engagement including Public Meetings	Municipalities, Public, First Nations	Continued communication post-submission.	Ongoing through permitting and construction.

## **6. Appendices**

### **6.1. Technical specifications of solar PV modules**

To be provided post-recommendation from third-party Engineering Consultants.

### **6.2. Supporting studies or reports (e.g., environmental, archaeological)**

The following is a list of supporting studies and documents to be submitted:

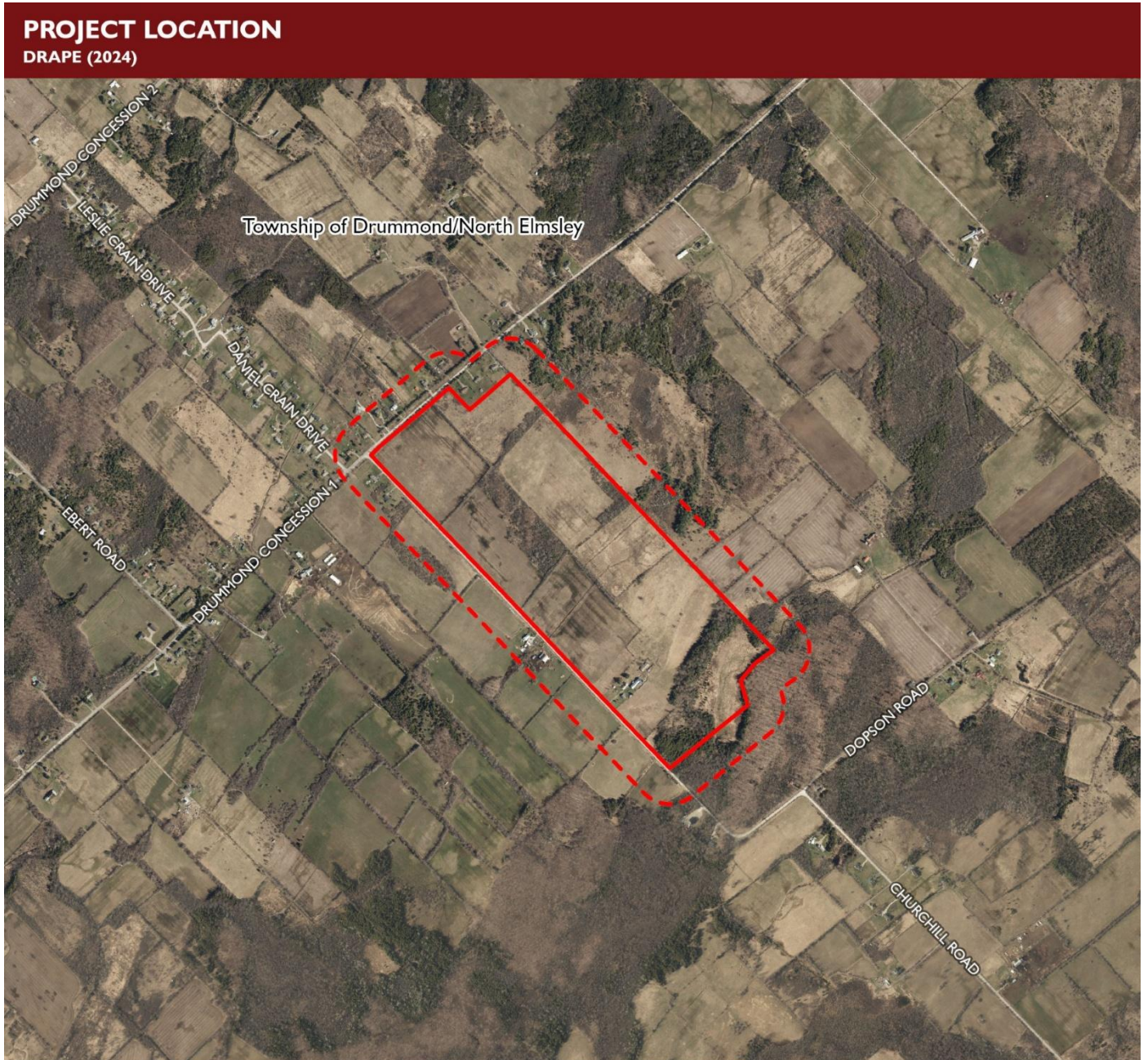
- Cultural Heritage & Archaeological Assessment Report
- Natural Heritage Assessment Report
- Water Assessment Report
- Consultation Plan Report
- Construction Plan Report
- Design and Operations Report
- Decommissioning Plan Report
- Environmental Impact Study

### **6.3. Additional maps or figures**

- Figure 1 – Property map view
- Figure 2 – Property constraints from desktop constraints memo
- Figure 3 – Current solar project design

## 7. Figures

Figure 1 - Project location and Land within 300 metres of the project location.



1 km

Prepared by AT 2026-01-14

Contains information licenced under the Open  
Government Licence - Canada and the Open Government  
Licence - Ontario

 Project Area

 Project Location

