



SITKA POWER

Draft Project Description Report

Timmins Mountjoy Solar Development Project

Sitka Power & reconcept Canada Ltd.

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Revision	Date	Description	Updated By
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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 Timmins Mountjoy Solar Project (hereinafter referred to as "the Project") is a proposed 23.9-megawatt (MWAC) solar energy generation facility that Sitka intends to develop, construct and operate in the City of Timmins, Cochrane District. 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 'Timmins Mountjoy Solar Project.'

2.2. Applicant name and Contact information:

Sitka Power Inc. is the proponent of the Project.

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2.3. Project Location and Area

The project is located on privately owned land in the City of Timmins with the municipal address being 715 Dalton Rd, Timmins, Ontario. The current property is zoned Rural (RD-RU) and Rural Hazard Lands (RD-HAZ). The site spans approximately 297.15 acres, with the initial layout intended to use approximately 143.0 acres. Current property use is "Rural/Farm". The neighbouring lands are a mix of majority Vacant Rural, Rural Hazard, Rural/Farm and Rural Residential. There are rural farms in the vicinity of the Project, but not adjacent to.

The Project covers three parcels of land with the PIN and legal description provided below:

PIN: 65413-0033 - PCL 6151 SEC SEC SRO; SE 1/4 OF S 1/2 LT 3 CON 1 MOUNTJOY S/T RESERVATIONS IN C28375; RESERVING TO THE TEMISKAMING AND NORTHERN ONTARIO RAILWAY COMMISSION THE RIGHT TO CROSS SAID LAND IN ACCORDANCE WITH THE TERMS OF AN ORDER OF THE LIEUTENANT GOVERNOR IN COUNCIL, DATED THE 13TH JANUARY, 1910; CITY OF TIMMINS

PIN: 65413-0042 - PCL 4969 SEC SEC; PT LT 3 CON 1 MOUNTJOY BEING THE N1/2 OF S1/2 & SW1/4 OF S1/2; RESERVING TO THE ONTARIO NORTHLAND TRANSPORTATION COMMISSION THE RIGHT TO CROSS SAID LAND AND TO LAY DOWN THEIR ROW, NINETY-NINE FT IN WIDTH ON AND OVER SAID LANDS OR ANY PT THEREOF AS MAY HEREAFTER BE FOUND NECESSARY OR EXPEDIENT, SAID RESERVATIONS TO BE OF THE SRO IN ACCORDANCE WITH THE TERMS OF AN ORDER OF THE LIEUTENANT GOVERNOR IN COUNCIL DATED 13TH JANUARY, 1910; CITY OF TIMMINS

PIN: 65413-0055 - PCL 24119 SEC SEC SRO; PT LT 3 CON 1 MOUNTJOY BEING THE N 1/2 OF THE N 1/2 AND OF THE SW 1/4 OF THE N 1/2, EXCEPTING THEREFROM THE LAND UNDER THE WATER OF MOUNTJOY CREEK, ALSO EXCEPTING THEREFROM THAT PT LYING NW OF MOUNTJOY CREEK, RESERVING TO THE ONTARIO NORTHLAND TRANSPORTATION COMMISSION THE RIGHT TO CROSS SAID LANDS IN ACCORDANCE WITH THE TERMS OF AN ORDER OF THE LIEUTENANT-GOVERNOR IN COUNCIL, DATED 13TH JANUARY, 1910; S/T C154292, C225826; CITY OF TIMMINS

2.4. Energy Source, Capacity, and Facility Classification

2.4.1. Energy Source

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

2.4.2. Capacity:

The proposed capacity is up to 30.01 MWDC / 23.9 MWAC capacity.

2.4.3. Class of solar facility

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.

2.5. Approvals Required

2.5.1. Municipal Approval

All Municipal approvals required will be determined in consultation with the City of Timmins. The following table is a list of expected approvals for the project:

Issuing Body	Approvals / Authorization	Description
City of Timmins	Zoning By-law	Zoning By-Law may be needed to ensure compatibility 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.
	Official Plan Amendment	County Official Plan amendment may be needed to ensure compatibility.

2.5.2. 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, including written confirmation and comment letters from both the Ministry of Natural Resources and Ministry of Citizenship and Multiculturalism are required to accept the final REA application as complete

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.
Minister of the Environment, Conservation and Parks	Endangered Species Act	Permit or Registration of Notice of Activity.
Ministry of Citizenship and Multiculturalism	Ontario Heritage Act	Archaeological and Cultural Heritage Report Acceptance.

2.5.3. Other Authorizations

Issuing Body	Regulatory Approvals / Authorization	Description
Mattagami Region Conservation Authority	Development permits	A permit from MRCA is required when any proposed development occurs within regulated areas defined by MRCA mapping.

2.5.4. Federal Involvement

The Project does not involve the use of federal lands, federal funding, or water courses as part of the project scope. No federal lands are required for construction or operation, and the Project is not expected to impact any waters or fish habitats under federal jurisdiction. As such, no federal environmental assessment or regulatory approvals are anticipated to be triggered under the *Impact Assessment Act, 2019*.

Federal approvals under the Species at Risk Act (SARA) may apply and pending an environmental consulting service (to be determined) studies are to be conducted to determine whether SARA approvals are anticipated.

Federal approvals under the Fisheries Act are not anticipated which will be confirmed by an environmental consulting service (to be determined) given watercourse is near the Project location. A provisional Fisheries Study would be conducted to confirm if approvals 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 site designs consist of 23.9 MW AC capacity, support by 30.01 MW DC capacity, using 41,678 TRINA TSM-NEG21C.20 720W bifacial PV modules, each rated at 720 W. These modules will be installed on single-axis trackers (manufacturer to be determined). The energy generated will go through six Sungrow inverters (2 SG3150-MV and 4 SG4400-MV), to convert DC power into AC electricity. Distribution lines, transformers, and substations will be installed for connection to the local distribution grid.

Photovoltaic Modules: TRINA TSM-NEG21C.20 720W modules. The total number of modules will be 41,678.

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

Inverters: Six Sungrow inverters - two SG3150-MV (each 3.15 MVA) and four SG4400-MV (each 4.4 MVA). These inverters will convert the DC electricity generated by the modules into usable AC electricity for integration into the grid.

The current design adheres to municipal and provincial setback requirements and will continue to as further environmental studies are completed.

3.3. Nameplate Capacity

The Project's total nameplate capacity is 23.9 MW AC. This represents the maximum output the facility is designed to generate and deliver under optimal operation conditions.

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

Existing provincial and local roads will be used to transport Project-related components and equipment to the Project location. The construction of new internal access roads and use of existing internal access roads will be necessary for access to the facility for maintenance, and serviceability of the solar installation. The internal roads will be constructed 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 third-party Environmental Desktop Constraints Analysis and Land Use Planning Review, based on publicly available data, will determine if additional environmental risk studies are required and guide site preparation activities. The geotechnical investigation and topographic survey will determine the racking foundation design and the construction of the proposed PV solar arrays. At this time, water-taking from ground water or surface water is not being contemplated to complete construction of the foundation and facility components.

3.4.3. 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.

3.4.4. Underground Cable Installation

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

3.4.5. 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.

3.4.6. Site Security

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

3.4.7. 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.

3.4.8. 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.

3.4.9. Other Technical Guide Requirements

A noise study is planned as part of the environmental consulting service (to be determined) environmental assessment services. Additional updates and any required studies will be provided in later editions of this PDR.

A plan to manage any solid or liquid waste, toxic or hazardous materials, and storm water produced or impacted while engaging in the Project will be provided in later editions of this PDR.

3.4.10. Changes or Expansions

Any activities and timelines related to operational flexibility or project changes (expansion) will be described in later editions of this PDR.

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 site is the subject of an Agreement of Purchase and Sale between the Vendor and the Project proponent (Purchaser). Upon closing, the Project proponent will retain full ownership and control of the property to support the development, construction, and operation of the renewable energy facility.

4. Assessment of Potential Environmental Effects

4.1. Heritage and Archaeological Resources

An Archaeological Assessment will be completed in Spring of 2026 to identify features of archaeological potential exists within the project area. It is not currently anticipated that Project excavations will determine significant archaeological activity including investigations. Screening now for significant impacts, full assessments later. A cultural heritage assessment will be completed in Spring of 2026, consisting of historical research and visual inspection to determine any heritage resources within the project area or abutting properties. If heritage resources are present, the Cultural Heritage Assessment Report will evaluate the impact of the renewable energy project on the attributes of heritage resources within the project area or abutting properties and provide recommendations for measures to avoid, eliminate or mitigate the impacts. Notification to the Ministry of Citizenship and Multiculturalism (MCM) of project commencement will be completed.

4.2. Natural Heritage

An Environmental Impact Study and Natural Heritage Assessment will be completed in Spring/Summer of 2026. This section will be updated with conclusions about the likelihood, magnitude, and significance of effects on natural heritage resources that will or are likely to occur due to the Project and recommendations for the avoidance or mitigation of those effects.

4.3. Water Bodies

A water way, "Mountjoy River" is adjacent to the north of the north parcel of the project site and a water body "Miller Lake" is partially located on the northeast side of the north parcel.

As part of the project siting and design process, setbacks are required and incorporated to maintain a maximum of 30-metre buffer from the identified water course, in accordance with the Ontario Regulation 359/09. No construction activities, support structures or access roads are planned within the buffer zone, with the exception of an existing access road that already crosses the Mountjoy River.

A detailed water assessment and Environmental Impact Assessment will be completed by an environmental consulting service (to be determined) to further characterize the water body and to identify any other potential negative impacts on water quality, aquatic habitat or surface drainage. Additionally, pre-consultation with local conservation authorities and the municipal planning department has begun and will occur to confirm regulatory compliance and any permitting requirements.

4.4. Air, Odour, Dust

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

4.5. Noise

At this time, it is anticipated the completed facility will not introduce any significant sources of noise from the Project. It is noted that transformers and substations can be a source of

noise. A noise study will look to identify any potential negative environmental effects and outline mitigation measures.

4.6. Land Use and Resources

The proposed Project is located on privately owned rural land. There is one house on the property, but no residential or commercial uses are directly impacted by the Project. The City of Timmins is being engaged to determine whether the proposed development will require rezoning at the city level to ensure compatibility with rural land uses. The project will not affect mineral or aggregate resources forestry operations or recreational uses. There are mineral rights claims on two areas in the Southern parcel; Sitka has had an initial meeting with the Private Organization owning these claims to determine appropriate steps to not affect mineral resources.

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.

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 in 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.

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 designations relevant to the Project site are "Rural Hazard" in the City of Timmins Official Plan and governed by the Mattagami Conservation Authority. The designation will be mapped and incorporated into the Project design to ensure appropriate setbacks and to avoid potential negative effects. Pre-consultation with the Conservation Authority has already begun.

The site is outside the Niagara Escarpment Plan Area, and no impacts are expected on provincially significant wetlands, areas of natural and scientific interest or other designated conservation lands.

5. Stakeholder Consultation and Required Authorization

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. This draft will form the basis for initiating formal consultation with First Nations, the public and the municipality. In-person consultation meetings will be held with First Nations to share the Project and determine First Nation's consultation expectations. Third-party Consultants or Mediators may be procured to ensure transparent and equitable engagement to receive approval.

At this time, the proponent has identified the following First Nations—through geographic proximity to the project and overlap with their traditional territories—as candidates for engagement: Mattagami First Nation, Flying Post First Nation, and Matachewan First Nation, and the Project proponent has partnered through a formal agreement with Flying Post First Nation and Mattagami First Nation.

Furthermore, Sitka Power Inc. is a member of Ontario First Nations Economic Developers Association. The reasoning is to utilize a neutral party to facilitate First Nation engagement, inform First Nations about the organizations, and access educational material to support First Nations economic reconciliation.

5.1.2. Municipality Name Consultation

The Project proponent has initiated consultation with the host municipality, the City of Timmins and secured a Municipal Support Resolution. Further consultation will be undertaken as the Project advances, including sharing the draft Project Description Report (PDR) and permitting requirements. Sitka Power will host at least two Municipal Engagement Townhall meetings to inform the public about the development project.

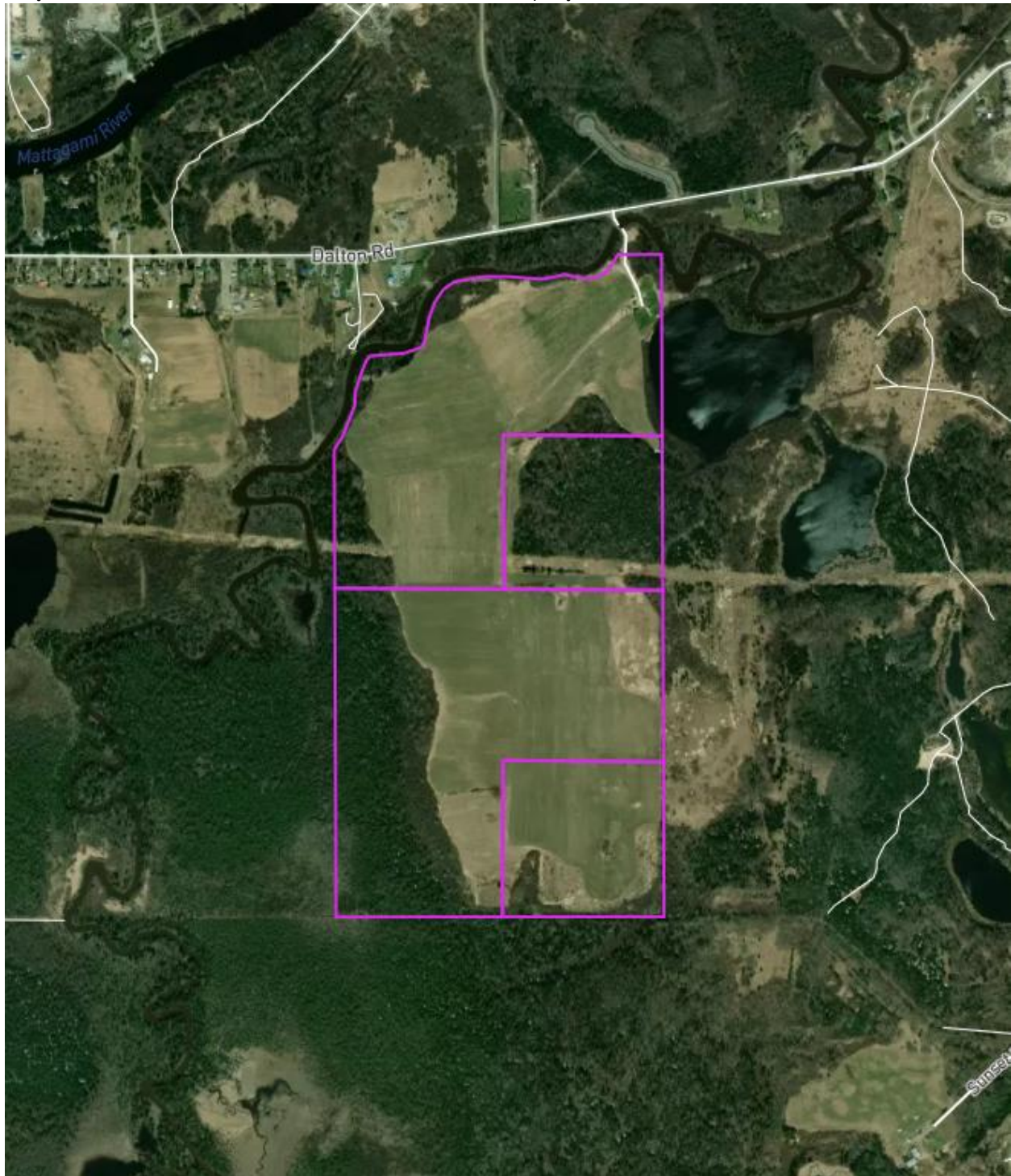
5.2. Project Description Report Timeline

Stage	Stakeholders Involved	Description	Milestone
Draft PDR Preparation	Internal	Preparation of the draft PDR including preliminary technical details and site layout plans.	Prior to formal consultation
Circulation of Draft PDR	Municipalities, Public, First Nations	Share draft PDR with identified stakeholders.	Winter/Spring 2026
Initial and Continued Consultation	Municipalities, Public, First Nations	Initiate/continue discussions, receive feedback and concerns on the draft PDR and other consultation engagement. Also identify permitting requirements from Municipality and First Nations.	Winter 2026
REA Technical Assessment & Environmental Studies, Reports, and Consultation	Municipalities, First Nations, Provincial Government	Scoping REA Technical Assessments, Terms of Reference prep, Natural Heritage Assessment Records Review, Initial Environmental Site Assessments, Archaeology	Winter/Spring 2026 for initial scope. Summer/Fall 2026 for remaining scope.

		Assessment, Cultural Heritage Assessment	
Public Meeting Notice	General public	Notification issued for the mandatory public meeting	At least 30 days before Public Meeting
Public Open Houses	General public, municipality, First Nations	Host meeting to present project details, discuss PDR findings, and obtain public feedback. 2 nd Open House will align with environmental and technical reporting to share findings.	1 st Open House – Winter 2026 2 nd Open House – Fall 2026 (Est.)
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.	TBD (REA submission date)
Ongoing Engagement including Public Meetings	Municipalities, Public, First Nations	Continued communication post-submission.	Ongoing through permitting and construction.

6. Project Location Map

Project location and Land within 300 metres of the project location



7. Appendices

7.1. Technical specifications of solar PV modules

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

7.2. 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
- Design and Operations Report
- Decommissioning Plan Report
- Environmental Impact Study

7.3. Copies of permissions or land agreements

Land agreements and permissions to be provided once executed.

7.4. Additional maps or figures

To be provided if required.