

DRAFT PROJECT DESCRIPTION REPORT

DUNNS VALLEY SOLAR

NEOEN



Dunns Valley Solar Project

Project Description Report

Prepared for:

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Revision Record

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00	April 20, 2026	Taylor Haludek	Irene Davies	Irene Davies	Initial Draft
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ACRONYMS AND ABBREVIATIONS

EIS	Environmental Impact Study
ESC	Erosion and Sediment Control
ha	Hectares
HONI	Hydro One Networks Inc.
km	Kilometre
m	Metre
MCM	Ministry of Citizenship and Multiculturalism
MECP	Ministry of the Environment, Conservation and Parks
mm	Millimetre
MMAH	Ministry of Municipal Affairs and Housing
MNR	Ministry of Natural Resources
MV	Medium Voltage
MW	Megawatt
O. Reg	Ontario Regulation
O&M	Operations and Maintenance
PDR	Project Description Report
PV	Photovoltaic
REA	Renewable Energy Approval
SAR	Species at Risk
SARA	Species at Risk Act Permit
SWH	Significant Wildlife Habitat
Wp	Watt-peak

1 INTRODUCTION

1.1 NAME OF THE PROJECT AND APPLICANT

Dunns Valley Solar Inc. (the Proponent) is proposing to develop the Dunns Valley Solar Project (the Project) in the District of Algoma, Ontario, approximately 55 kilometres (km) east of Sault St. Marie. The Project is situated on Crown Land in an unorganized territory and is an equity partnership between Neoen and Garden River First Nation. The targeted commercial operation date is summer/fall 2029.

The Proponent has been awarded a contract through the Independent Electricity System Operators LT2 (e-1) procurement process to develop a solar power generation facility (i.e. the Project). The Project will require a Renewable Energy Approval (REA) as per Ontario Regulation 359/09 (O. Reg. 359/09) – under Part V.0.1 of the *Environmental Protection Act, 1990*. This draft Project Description Report (PDR) has been prepared in accordance with Item 10 of Table 1 in O. Reg. 359/09, as amended (MECP, 2024) and the Ministry of the Environment, Conservation and Parks (MECP) *Technical Guide to Renewable Energy Approvals* (MECP, 2023) and will evolve throughout the development of the proposed Project until the final document is submitted.

1.2 SUMMARY OF PROJECT DESCRIPTION REPORT REQUIREMENTS

Table 1-1 outlines the requirements for a PDR under O. Reg. 359/09, as amended, and identifies the sections of the draft PDR that address each requirement.

Table 1-1: Adherence to Project Description Report Requirements under O. Reg. 359/09, as Amended

Requirement	Corresponding Section
Any energy sources to be used to generate electricity at the renewable energy generation facility.	1.3
The facilities, equipment or technology that would be used to convert the renewable energy source or any other energy source to electricity.	2.1
The class of the renewable energy generation facility.	1.3
The activities that will be engaged in as part of the renewable energy project.	2.2
The name plate capacity of the renewable energy generation facility.	1.3
The ownership of the land on which the Project Location is to be situated.	1.5
Any negative environmental effects that may result from engaging in the project.	3
An unbound, well marked, legible and reproducible map that is an appropriate size to fit on a 215 millimetre (mm) by 280 mm page, showing the Project Location and the land within 300 m of the Project Location.	1.4

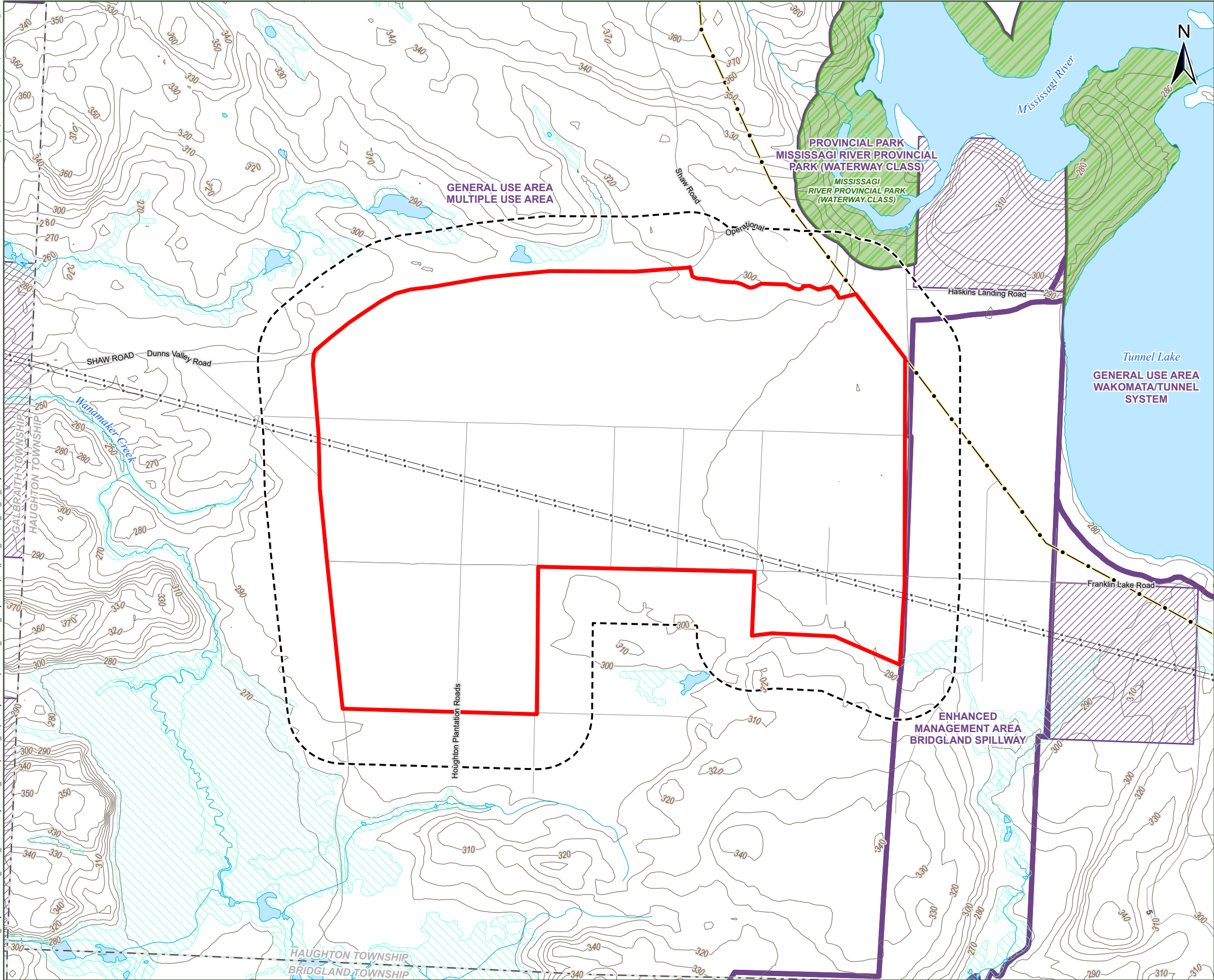
1.3 DESCRIPTION

The proposed Project is a solar facility that will generate electricity using sunlight captured by solar panels. The nameplate capacity of the Project will be approximately 200 Megawatts and is categorized as a Class 3 solar facility according to the requirements outlined in O. Reg. 359/09, as amended. The Project lifetime is expected to be 35 years.

1.4 PROJECT LOCATION

The proposed Project is in the District of Algoma, Ontario, exclusively on provincial Crown Land, on unincorporated territory, specifically, within the geographic township of Haughton on Shaw Road in Dunns Valley (See Figure 1). According to O. Reg. 359/09, as amended, the Project location means: “a part of land and all or part of any building or structure in, on or over which a person is engaging in or proposes to engage in the renewable energy project and any air space in which a person is engaging in or proposes to engage in the project”. Therefore, the Project Location will refer to the boundary where site preparation and construction activities will occur and where permanent infrastructure will be installed for this Project.

The total area within the Project Location boundary covers 607 ha. As outlined in O. Reg. 359/09 as amended, and the *Technical Guide to Renewable Energy Approvals* (2023), a 300 metre (m) buffer has been applied surrounding the Project Location shown in Figure 1.



LEGEND:

- PROJECT LOCATION
- 300 M BUFFER FROM PROJECT LOCATION
- EXISTING TRANSMISSION LINE
- HONI NORTHSORE LINK (FUTURE TRANSMISSION LINE)
- GROUND SURFACE TOPOGRAPHIC CONTOUR (10 M INTERVAL)
- LOCAL ROAD
- WATERCOURSE (PERMANENT)
- CROWN LAND POLICY AREA
- GEOGRAPHIC TOWNSHIP BOUNDARY
- NON-MINING LAND TENURE
- PROVINCIAL PARK
- WATERBODY
- UNEVALUATED WETLAND (MNR)

NOTES:
1. CONTAINS INFORMATION LICENSED UNDER THE OPEN GOVERNMENT LICENCE – ONTARIO.
2.

0 125 250 500 750 m
SCALE: 1:20,000
PAGE SIZE: 11 x 17
NAD 1983 UTM Zone 17N
THIS MAP IS FOR CONCEPTUAL PURPOSES ONLY
AND SHOULD NOT BE USED FOR NAVIGATION

NEOEN RENEWABLES CANADA INC.
DUNNS VALLEY SOLAR PROJECT

DRAFT PROJECT DESCRIPTION REPORT

PROJECT LOCATION

AVAANZ
PART OF SLR
NEOEN
FIGURE NO: 1

1.5 LAND OWNERSHIP

The proposed project is located on Crown Land.

1.6 CONTACT INFORMATION

Table 1-2: Proponent and Consultant Contact Information

Contact Information for the Applicant is as follows:		
Name:	Lewis Boislard	Benoit Pinot de Villechenon
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Title:	Senior Environmental Planner	
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Phone #:	204-223-9748	
Email:	irene.davies@avaanz.ca	

1.7 OTHER APPROVALS AND AUTHORIZATIONS REQUIRED

Table 1-3 and Table 1-4 below outline the potential permits and authorizations that may be required by key Provincial and Federal agencies. The Project is situated on Crown Land and on Unorganized Territory. Therefore, municipal permits and approvals are not applicable for a REA.

1.7.1 Potential Provincial Permits and Authorizations

A REA is required for this proposed Project which exempts the Project from requiring permits administered by the MECP relating to air, noise and vibrations, water taking, industrial sewage, and stormwater. The applicability of additional permits and authorizations will be dependent on the Project's detailed design and site investigations to confirm the existence of natural heritage features.

Table 1-3: Potential Provincial Permits and Authorizations

Administering Agency	Potential Permit/ Authorization	Rationale
Ministry of the Environment Conservation and Parks (MECP)	<i>Endangered Species Act</i> Approval or Registration	May be required if Project activities have the potential to kill, harm, harass, or capture species listed as Endangered or Threatened. The Project Location has been identified to be primarily wooded and may be suitable habitat for Endangered or Threatened bird species.
MECP	On-Site and Excess Soils Management – Registration	May be required if a project generates excess soil and includes any form of development or site alteration.
Ministry of Natural Resources (MNR)	<i>Fish and Wildlife Conservation Act</i> Approval	Required if the Project activities require the relocation of some species of birds, amphibians, reptiles, and mammals in active construction areas.
	<i>Crown Forest Sustainability Act</i> Permit to Remove	Required to remove forest and forest resources where more than 10 cubic meters of wood will be removed for a project.
	<i>Lakes and Rivers Improvement Act</i> Approval	Required to construct, alter, improve or repair dam infrastructure in Ontario, including temporary dams and other works (e.g. water crossings, channelization, enclosures, cables and pipelines).
	<i>Public Lands Act</i> Work Permit	Applies to activities involving constructing a building or structure on Crown land.
	<i>Public Lands Act</i> Occupational Authority of Crown Land	Required to use or occupy Crown land, such as when placing buildings, other structures, or improvements on the land when the land is to be used for commercial or

		industrial purposes or when exclusive use is needed.
Ministry of Citizenship and Multiculturalism (MCM)	<i>Ontario Heritage Act</i> Archaeological Clearance	Applies to activities that have the potential to impact archaeological resources.
Ministry of Municipal Affairs and Housing (MMAH)	Land Use Approvals on Unincorporated Lands	The REA requires proponents to obtain written confirmation from local municipal authorities indicating that the proposed use of land at the Project location is not prohibited by a zoning by-law or zoning.

1.7.2 Potential Federal Permits and Authorizations

An environmental assessment under the *Canadian Assessment Act* is not anticipated to be required as solar projects are not on the list of designated projects described in the Physical Activities Regulations (Government of Canada, 2019). The applicability of the permits and authorizations listed below will be dependent on the Project's detailed design and site investigations to confirm the existence of natural heritage features.

Table 1-4: Potential Federal Permits and Authorizations

Administering Agency	Potential Permit/Authorization	Rationale
Fisheries and Oceans Canada	<i>Fisheries Act</i> Letter of Advice or Authorization	May be required if work associated with the Project is conducted near a fish bearing waterbody. Currently, no work is planned near fish habitat.
Environment and Climate Change Canada	<i>Migratory Bird Convention Act</i> Damage or Danger Permit	Required if there are impacts to birds from clearing within the migratory bird nesting window (April 15-August 31). The Project Location has been identified to be primarily wooded and may be suitable habitat for migratory bird species.
	<i>Species at Risk Act</i> (SARA) Permit	Required if there are impacts to Species at Risk (SAR) or their habitat. Results from a Natural Heritage Records Review identified that suitable habitat may exist for SAR within the Project

		Location. Site investigations will confirm if SAR or their critical habitat are present within the Project Location and if a SARA permit is expected to be required.
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2 PROJECT INFORMATION

2.1 FACILITY COMPONENTS

A description of the solar specific electricity generation equipment and ancillary components are outlined below in Table 2-1.

Table 2-1: Description of Facility Components

Component	Description
Solar photovoltaic (PV) module	The Project will include the installation of solar PV modules to capture sunlight for conversion to electricity.
Power Conversion Stations	Approximately 100 power conversion stations will be used for the Project.
Substation	A substation with high-voltage transformers will be used for the Project which will include interconnection through a single line tap.
Foundations	The solar PV modules will be mounted on tracking structures and will be supported by driven steel pile foundations, with pre-drilling where required based on geotechnical conditions.
Collector System and Connection Line	- The electricity generated at the solar PV modules will be conveyed through trenches in an underground low voltage and medium voltage (MV) electrical collection system. The cabling will connect to inverter stations and be transferred to the project step-up substation. Connection to the transmission system will be through a high voltage transmission line and T-tap at the point of interconnection. - Electrical components for the power conversion stations include inverters, MV transformers, and MV switchgear.
Laydown Area	Temporary construction staging area will be required for the Project for construction trailers, equipment, and worker parking.
Operations and Maintenance (O&M) Buildings	O&M buildings are planned for the Project site.
Access Road	Access roads will be constructed within the Project Location boundary.
Perimeter Fencing	Fencing and security measures will be installed around the facility perimeter.

2.2 PROJECT ACTIVITIES

The proposed activities for the construction, operation, and decommissioning phases of the Project are outlined in Table 2-3. The facility will operate automatically with remote monitoring and limited on-site staffing, and the facility is not expected to generate emissions, or waste beyond minor maintenance-related materials. Throughout the phases of the project, all activities will be conducted in accordance with the applicable legislation. More information regarding these activities will be provided in the Construction Plan Report, the Design and Operations Report, and the Decommissioning Plan Report, and will be submitted as part of the REA application.

Table 2-2: Project Activities

Project Phase	Activities
Construction	Erosion and sediment control (ESC) measures implemented preconstruction and maintained
	Vegetation clearing
	Site Grading
	Development of temporary construction and laydown areas
	Access road construction
	Internal road construction
	Installation of foundations and tracker system
	Construction of solar panels and inverters installation area
	Installation of substation and O&M building
	High-voltage work and interconnection to HONI grid
Operation	Generation of electricity from the PV modules to the electrical grid
	Routine maintenance
	Inverter inspection
	Step-up substation maintenance
	Vegetation maintenance
	Maintenance of access roads and drainage system
	Predictive maintenance
	Equipment servicing
Decommissioning	Disconnect the connection line from the distribution grid
	Removal of solar panels, steel piles, tracker systems, concrete pads, underground cabling,

	above-ground electrical equipment, fencing, and ancillary infrastructure
	Restoration of disturbed areas

2.2.1 Waste Generation

During construction, solid waste will consist primarily of packaging materials (wood pallets, cardboard, plastic wrap), scrap metal, excess cabling, and general construction debris. Limited quantities of liquid waste may include minor wash water from construction activities and from the sanitary facilities. Waste materials will be collected, recycled where feasible, and transported off-site by licensed waste management contractors to approved waste disposal or recycling facilities. During operations, waste generation will be minimal and limited to routine maintenance materials such as replaced components. No industrial process waste is anticipated during normal facility operations. Throughout decommissioning, modules that are still functional will be reused, and the other materials including electrical materials and the rest of the modules will be recycled.

2.2.2 Stormwater

All stormwater management measures will be implemented in accordance with the Stormwater Management Plan that will be developed and applicable regulatory requirements. Stormwater will be managed through site grading, drainage controls, and ESC measures designed to maintain pre-development drainage patterns and minimize erosion. Throughout the construction phase, ESC measures may include silt fencing, sediment traps, stabilized construction entrances, and temporary diversion swales. Permanent drainage infrastructure may be required such as culverts and stabilized swales.

2.2.3 Sewage

Temporary sanitary facilities (e.g., portable toilets) will be provided during construction and serviced by licensed contractors, with all sewage transported off-site to approved treatment facilities.

The operation and maintenance building will have permanent sanitary facilities. Water will be supplied by truck and waste will be removed by truck.

2.2.4 Water Taking

The facility is not expected to require any long-term or operational water-taking and will be obtained from licensed suppliers when required. During construction, only limited quantities may be needed for activities such as dust suppression and for sanitary facilities. Throughout

operation, water use will be limited to cleaning of the PV modules when necessary. Water will be obtained from licensed suppliers when required.

2.2.5 Air Emissions

Throughout construction and decommissioning, air emissions from vehicles and heavy equipment are expected. These emissions are expected to be minimal and localized. During operation, the Project facilities are not expected to generate emissions.

3 EXISTING CONDITIONS

This section provides a high-level summary of the existing conditions at the Project Location based on a review of records (NRSI, 2026). The existing conditions will be validated through site investigations planned for 2026 and reported per the requirements of O.Reg. 359/09, as amended.

3.1 CULTURAL HERITAGE AND ARCHAEOLOGICAL RESOURCES

Archaeological and cultural heritage assessments will be completed in accordance with the *MCM Standards and Guidelines for Consultant Archaeologists* (2011) and will meet the requirements of O. Reg. 359/09, as amended.

3.2 NATURAL HERITAGE

A preliminary investigation of Significant Natural Heritage features in the Project Location and the surrounding area has been done through a Natural Heritage Records Review completed by Natural Resource Solutions Inc. (NRSI, 2026). Based on the review, there are no Provincial Parks, Conservation Reserves, or Areas of Natural and Scientific Interest within the Project Location. However, the Bridgeland Spillway Natural Heritage Enhanced Management Area is located directly adjacent to the east along Project Location boundary and the Mississagi River Provincial Park is located approximately 30 m north-east from the Project Location boundary.

3.2.1 Significant Wetlands

There are no known significant wetlands in or within 50 m of the Project Location and no impacts are expected from activities throughout all Project phases. Seven unevaluated wetlands have been identified in the Project Boundary or within 50 m of the Project Location and will be classified during site visits.

3.2.2 Significant Woodlands

Significant Woodlands will not be considered for environmental effects because they are not applicable to the Project. The Project is located on the Canadian Shield and therefore in accordance with the REA regulation O. Reg. 359/09, as amended the *Natural Heritage Assessment Guide for Renewable Energy Projects* (MNR, 2012), and with the Provincial Planning Statement (2024), woodlands on the Canadian Shield are not considered significant (MMAH, 2024). The woodlands within the Project Location and surrounding area may be habitat for SAR and will be evaluated through record reviews and site visits.

3.2.3 Significant Wildlife Habitat

A preliminary identification of Significant wildlife Habitat (SWH) has been completed by reviewing available records related to seasonal concentration areas, rare vegetation communities and/or specialized wildlife habitats, animal movement corridors, and habitat of species of conservation concern. There were ten species of conservation concern identified from the records review that may be present within the surrounding area and therefore may use the Project Location as habitat (NSRI, 2026). These habitats among other unknown or potentially occurring SWH in the Project Location or within 50 m will be further investigated throughout site visits.

3.3 SURFACE WATER AND GROUNDWATER

The Project Location and surrounding area is outside of a source protection area and there are no expected impacts to groundwater (MECP, 2026b). There are two water bodies within the surrounding area of the Project Location: The Mississagi River located approximately 220 m northeast/east and the Wanamaker Creek and associated tributaries located within 100 m from the Project Location to the southwest/west. Based on aerial imagery, there are no waterbodies within the Project Location. This will be verified through field investigations and if any unmapped water bodies are identified they will be assessed in accordance with O. Reg. 359/09, as amended, and any mitigation measures in respect of negative environmental effects that will or are likely to occur will be provided in Table 4-1.

3.4 EMISSIONS TO AIR INCLUDING ODOUR AND DUST

The Project Location is undeveloped, natural area and does not have any localized sources of air quality emissions.

3.5 ENVIRONMENTAL NOISE

The Project Location is undeveloped, natural area and does not have any anthropogenic sources of noise. Noise study reports will be submitted as a part of the REA application and will include the information outlined in the *Technical Guide to Renewable Energy Approvals* (MECP, 2023) for Class 3 solar facilities.

3.6 LOCAL LAND USE AND SOCIO-ECONOMIC RESOURCES

The Project Location is exclusively on Crown Land within unorganized territory and is adjacent to the unincorporated community of Dunns Valley. The Bridgeland Spillway Natural Heritage Enhanced Management Area and the Mississagi River Provincial Park are located within 50 m of the Project Location and are popular locations for recreational purposes such as canoeing, hiking, snowmobiling, and camping. There is also an established outpost camp approximately 1.3 km east of the Project Location boundary along Tunnel Lake on private land. There is a network of secondary roads within the Project Location and in the surrounding area that are maintained by MNR and were previously used for forestry operations by a sustainable forestry license holder (MNR, 2026a).

The electrical infrastructure on site includes a Hydro One Networks Inc. (HONI) transmission line that runs northwest southeast through the Project Location boundary. The Northshore Link transmission line (shown on Figure 1) is also planned to be constructed by HONI and will run through the northeast corner of the Project Location. The closest airport is the Bar River airport in Bar River located approximately 40 km west from the Project Location. Engagements with Indigenous communities and the public will help further inform potential impacts and local interests.

3.7 OTHER UTILITIES AND INFRASTRUCTURE

There are no known waste sites, sustainable forest licenses, petroleum wells or pipelines within the Project Location (CER, 2023; MECP, 2026a; MNR 2026b; MNR 2026c; MNR 2025). The closest landfill is the Dunn's Valley Waste Disposal Site located approximately 2.5 km west (MECP, 2026a).

3.8 AREAS PROTECTED UNDER PROVINCIAL PLANS AND POLICIES

The Project Location is not situated on any land in any of the of the following provincial land use plans: the Greenbelt Plan, Oak Ridges Moraine Conservation Plan, Niagara Escarpment Plan, and the Lake Simcoe Protection Plan.

4 ENVIRONMENTAL EFFECTS

The potential environmental effects that may result from construction, operation, and decommissioning are discussed in this section and will be evaluated in accordance with the REA regulation O. Reg. 359/09 as amended. The following environmental components will be assessed:

- Cultural Heritage and Archaeological Resources
- Natural Heritage
- Impacts to Surface Water and Groundwater
- Air and Noise Emissions
- Local Land Use and Socio-Economic Resources
- Other Utilities and Infrastructure
- Public Health and Safety
- Areas Protected under Provincial Plans and Policies

More information will be provided as it becomes available through assessments and site investigations.

Table 4-1: Summary of the Potential Environmental Effects and Mitigation Measures resulting from the Construction, Operational, and Decommissioning Stages of the Project

Environmental Component	Project Phase	Potential Environmental Effects	Mitigation Measures
Cultural Heritage and Archaeological Resources	Construction and Decommissioning	Disturbance or loss of archaeological sites.	- Complete archaeological assessments and obtain clearance prior to commencing construction activities. Indigenous communities identified by MECP will be engaged in this process. - If an archaeological site is uncovered or affected, the work shall halt immediately, and the general contractor notified of the discovery. - Any sites that are identified to have archaeological resources will be avoided by: - Installing a buffer zone to act as a barrier between Project activities and the archaeological resources - Consulting with the Archaeologist to conduct monitoring of the archaeological site during construction and decommissioning - Consulting with the Archaeologist to determine the appropriate measures to follow
	Operation	Archaeological assessments will be conducted prior to construction. Therefore, no	No mitigation measures are expected to be required during operations when the mitigation measures are

		potential effects are expected due to operations.	followed throughout the construction phase of the project.
Significant Wetlands	Construction and Decommissioning	• Sedimentation and erosion. • Change in soil moisture and compaction. • Reduced water quality. • Disturbance to water drainage patterns. • Impacts to natural vegetation. • Accidental spills or deleterious substances entering the habitat.	• No development will be permitted within identified significant wetland boundaries in or within 50 m unless supported through an Environmental Impact Study (EIS). • Implement ESC measures when appropriate according to the sediment and erosion control plan. • Schedule project activities that may result in sedimentation to avoid high runoff volumes where appropriate and suspend work if sedimentation occurs. • Consult with environmental monitors to limit the disturbance of vegetation. • Maintain all machinery on site in a clean condition and report a spill immediately if contamination occurs. • Minimize the use of impervious surfaces where possible to reduce surface water runoff.
	Operation	• No direct impacts to significant wetlands are anticipated during the operation of the Project.	• With the implementation of mitigation measures and monitoring programs, no significant impacts are expected to occur.
Significant Woodlands	Construction, Operation, and Decommissioning	• Prohibitions related to significant woodlands are not applicable to this Project, therefore no impact is anticipated.	• N/A
Significant Wildlife Habitat	Construction and Decommissioning	• Disturbance to local wildlife. • Sedimentation and erosion.	• Development is prohibited in and within 50 m of SWH unless supported through an EIS.

		• Accidental spills or deleterious substances entering the habitat. • Impacts to natural vegetation. • Impacts to water quality. • Disturbance to water drainage patterns.	• If significant wildlife and their habitats are found within the project site, project activities will be conducted during the appropriate timing windows when possible to limit avoid or limit disturbance. • Implement ESC measures when appropriate according to the sediment and erosion control plan. • Schedule project activities that may result in sedimentation to avoid high runoff volumes where appropriate and suspend work if sedimentation occurs. • Consult with environmental monitors to limit the disturbance of vegetation. • Maintain all machinery on site in a clean condition and report a spill immediately if a contamination occurs. • Minimize the use of impervious surfaces where possible to reduce surface water runoff. • Implement a monitoring program to assess ESC measures throughout the project phases and monitor the site post construction.
	Operation	• No impacts to SWH are anticipated due to the operation of the Project.	• With the implementation of mitigation measures and monitoring programs, no significant impacts are expected to occur.
Surface Water and Groundwater	Construction, and Decommissioning	• Accidental spills or deleterious substances entering waterbodies and/or groundwater supplies.	• Limit duration of dewatering as short as possible and implement monitoring measures to avoid sedimentation, erosion, or flooding. • Implement ESC measures.

		• Sedimentation, erosion, and increased turbidity. • Disturbance to water drainage patterns. • Dewatering from groundwater supplies. • Impacts to water quality. • Disruption due to in-water works.	• Maintain all machinery on site in a clean condition and report a spill immediately if a contamination occurs. • Implement a monitoring program to assess ESC measures throughout the project phases and monitor the site post construction. • Minimize the use of impervious surfaces where possible to reduce surface water runoff.
	Operation	• No impacts to surface water or groundwater are anticipated during the operation of the Project.	• Report a spill if a contamination occurs. • Maintain equipment in a clean condition and refuel in designated areas away from water bodies.
Emissions to Air including Odour and Dust	Construction and Decommissioning	• Impacts to air quality due to elevated emissions and dust levels • Impacts to vegetation and water bodies from persistent dust films.	• Idling of vehicles and equipment will be avoided when not necessary for Project activities. • Apply dust suppressants to unpaved areas to reduce the release of dust. • Vehicles will be maintained and monitored to minimize the emissions levels. • Project complaints will be reviewed on a regular basis according to the Emergency Response and Communications Plan.
	Operation	• Local, short duration air emissions from maintenance activities.	• Idling of vehicles and equipment will be avoided when not necessary for Project activities. • Apply dust suppressants to unpaved areas to reduce the release of dust when applicable.

			Vehicles will be maintained and monitored to minimize the emissions levels.
Noise	Construction and Decommissioning	Disturbance to wildlife.	- Noise levels from equipment will be compliant with the Environmental Noise Guidelines (MECP, 2021). - Ensure that vehicles and equipment are maintained and monitored to avoid excessive noise. - Project complaints will be reviewed on a regular basis according to the Emergency Response and Communications Plan.
	Operation	- Noise from stationary infrastructure. - Elevated short-term noise associated with maintenance.	- Sound levels will comply with the Environmental Noise Guidelines (MECP, 2021). - Routine maintenance and monitoring will reduce the likelihood of increased noise from malfunctioning equipment.
Local Land Use and Socio-Economic Resources	Construction and Decommissioning	- Disturbance to local traffic patterns. - Increased levels of air emissions and dust levels. - Damage to local infrastructure.	- Consult with surrounding landowners, Indigenous communities, and other interested stakeholders to minimize disturbance to the surrounding lands. - Project complaints will be reviewed on a regular basis according to the Emergency Response and Communications Plan. - Idling of vehicles and equipment will be avoided when not necessary for Project activities. - Apply dust suppressants to unpaved areas to reduce the release of dust when applicable.

			Vehicles will be maintained and monitored to minimize the emissions levels.
	Operation	No existing infrastructure exists within the Project Location or in the surrounding area, and the land is undeveloped. Therefore, no impacts are anticipated during operation.	- Project complaints will be reviewed on a regular basis according to the Emergency Response and Communications Plan. - Idling of vehicles and equipment will be avoided when not necessary for Project activities. - Apply dust suppressants to unpaved areas to reduce the release of dust when applicable. - Vehicles will be maintained and monitored to minimize the emissions levels.
Public Health and Safety	Construction, Operation, Decommissioning.	- Risk of fire due to accident or electrical malfunction. - Potential traffic safety concerns.	- The primary method of minimizing potential public health and safety risks will be by installing perimeter fencing to restrict site access and prevent trespassing and vandalism. - Consult with surrounding landowners, Indigenous Communities, and other interested stakeholders to understand concerns. - A safety fence should be installed at the edge of the construction area where public safety considerations are required. - Project complaints will be reviewed on a regular basis according to the Emergency Response and Communications Plan. - The Proponent will reduce the potential for accidents and malfunctions by providing proper

			training and education of staff operating the control system and maintaining the panels. • Solar panels and associated electrical equipment will be installed and maintained in accordance with applicable safety standards.
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5 SUMMARY AND CONCLUSIONS

As the Project continues to develop, field work and data collection will be conducted to refine the potential effects on environmental components and mitigation measures that will be implemented during the construction, operation, and decommissioning phases. Information obtained through the consultation process with Indigenous communities, the public, and with agencies will also be integrated into the PDR before being submitted as part of the REA application.

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