NEOEN

DRAFT PROJECT DESCRIPTION REPORT

PARADIS BAY SOLAR

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Paradis Bay Solar Project

Project Description Report

Prepared for:

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ACRONYMS AND ABBREVIATIONS

EIS	Environmental Impact Study
ESC	Erosion and Sediment Control
ha	Hectares
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
MTO	Ministry of Transportation
MV	Medium Voltage
MW	Megawatt
NRSI	Natural Resource Solutions Inc.
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

1 INTRODUCTION

1.1 NAME OF THE PROJECT AND APPLICANT

Neoen Ontario Solar 3 Inc. (the Proponent) is proposing to develop the Paradis Bay Solar Project (the Project) in Paradis Bay, Ontario, approximately 30 kilometres (km) southeast of the City of Temiskaming Shores. The Project is situated on private land in the unorganized territory of the District of Temiskaming. The targeted commercial operation date is Q4 2029.

The Proponent has been awarded a contract through the Independent Electricity System Operator (IESO) 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, 2024a) 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 solar project 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

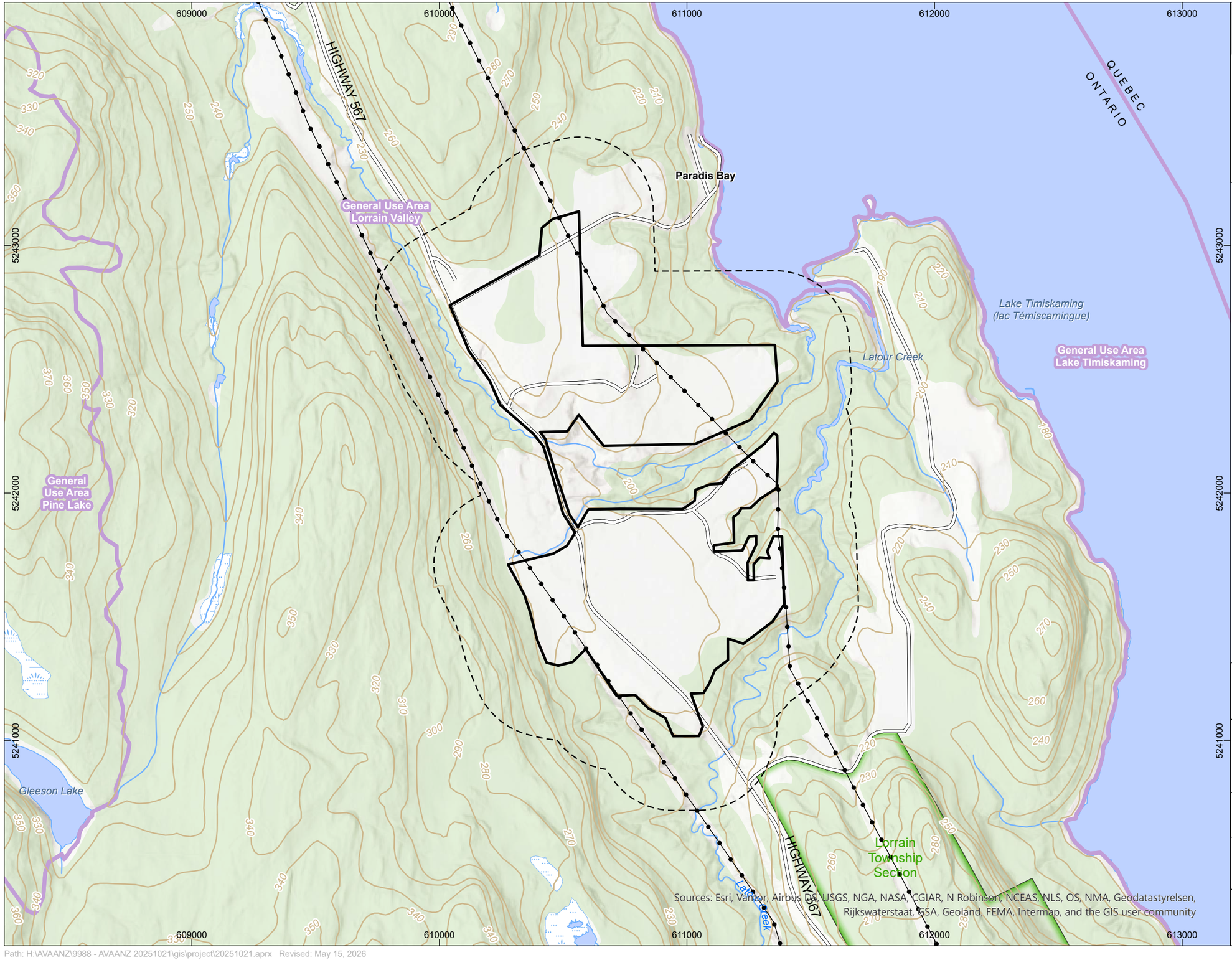
The proposed Project is a solar facility that will generate electricity using sunlight captured by solar panels. The nameplate capacity of the Project will be approximately 50 Megawatts and is categorized as a Class 3 solar facility according to the requirements outlined in O. Reg. 359/09, as amended. The Project lifetime is currently expected to be 35 years.

1.4 PROJECT LOCATION

The proposed Project is located in Paradis Bay, Ontario, in the unincorporated lands of the Timiskaming District, on Highway 567(See Figure 1). The project is located approximately 30 km southeast of the City of Temiskaming Shores.

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 is expected to cover approximately 127 hectares (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. The Project Location and buffer are shown in Figure 1.



LEGEND

- Project Location
- 300 m from Project Location
- Road
- Hydro Line
- Waterbody
- Watercourse
- Crown Land Policy Area
- Surface Elevation Contour (10 m Interval)
- Wetland Unevaluated
- Wooded Area
- Candidate ANSI, Earth Science

N

0 500 M

1:15,000

Figure 1
Project Location

Paradis Bay Solar

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1.5 LAND OWNERSHIP

The proposed Project is primarily located on private land. Use of an approximately 500 m portion of Highway 567 may also be required.

1.6 CONTACT INFORMATION

Table 1-2: Proponent and Consultant Contact Information

Contact Information for the Applicant is as follows:		
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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 private land and on Unorganized Territory. Therefore, municipal permits and approvals are not required for the Project.

1.7.1 Potential Provincial Permits and Authorizations

A REA is required for this proposed Project and, as such, the Project is exempt from obtaining the approvals administered by the MECP relating to air, noise and vibrations, water taking, industrial sewage, and stormwater that may otherwise be required. The applicability of additional permits and authorizations will be dependent on the Project's detailed design and site investigations, including 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)	*Species Conservation Act* Approval or Registration	May be required if Project activities result in or are likely to result in killing or harming of, or damage to or destruction of habitat of, species listed on the Protected Species in Ontario List. The Project Location has been identified to be primarily fields with some wooded areas.
MECP	On-Site and Excess Soils Management – Registration	May be required if the Project activities generate excess soil covered under the regulations and includes any form of development or site alteration.
Ministry of Natural Resources (MNR)	*Fish and Wildlife Conservation Act* Approval	May be required if the Project activities require the relocation of some species of birds, amphibians, reptiles, and mammals in active construction areas.
Ministry of Citizenship and Multiculturalism (MCM)	*Ontario Heritage Act* 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 indicating that the proposed use of land at the Project location is not prohibited by a zoning by-law or zoning order under Part V of the Planning Act.
Ministry of Transportation (MTO)	Building and Land-Use Permit Encroachment Permit Entrance Permit	May be required where project works, construction activities, or access infrastructure occur within or in proximity to the Highway 567 corridor. Where required, approvals ensure compliance with the MTO's requirements for highway safety, protection of the provincial right-of-way, access management, and drainage, particularly where new or modified entrances or encroachments to Highway 567 are proposed.

Administering Agency	Potential Permit/ Authorization	Rationale
MTO	Property Requirement – Easement or other authorization	Where Project infrastructure crosses, occupies, or affects lands under the jurisdiction of the MTO, consultation with MTO may be required to determine the appropriate authorization. If necessary, easements provide MTO with a legal interest in the affected lands to ensure protection of the provincial highway corridor and accommodate future maintenance or expansion needs. Coordination with MTO is required to complete the easement process.

1.7.2 Potential Federal Permits and Authorizations

An environmental assessment under the *Impact Assessment Act* is not 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 (DFO)	*Fisheries Act* 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 (ECCC)	*Migratory Bird Convention Act* Damage or Danger Permit	May be required if there are impacts to birds from clearing within the migratory bird nesting window (April 1-August 31). The Project Location has been identified to be primarily grassy fields.
	Species at Risk Act (SARA) Permit	May be required if there are impacts to Species at Risk (SAR) or their habitat on certain lands. Site investigations will confirm if SAR or their critical habitat

Administering Agency	Potential Permit/Authorization	Rationale
		are present within the Project Location and if a SARA permit is required.

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 13 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 foundations (e.g., 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 may be required for the Project, including 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 key activities proposed 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 prior to 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 in 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 management
	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 rest of the modules and electrical materials will be recycled to recover valuable materials and prevent environmental contamination. All waste generated during the decommissioning process will be treated in accordance with applicable legislation.

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

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. The facility is not expected to require any long-term or operational water-taking and 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 existing conditions based on a review of records (NRSI, 2026; Montrose, 2025). 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 Ministry of Citizenship and Multiculturalism *Standards and Guidelines for Consultant Archaeologists* (2011) and will meet the requirements of O. Reg. 359/09, as amended.

3.2 NATURAL HERITAGE

A Natural Heritage Records Review Report and a Constraints Assessment Summary Report were completed to assess natural features and wildlife habitat within and adjacent to the Project Location. The assessment included field investigations, along with a review of provincial and public wildlife and plant databases, citizen science records, aerial imagery, and relevant environmental and mapping data.

Based on their review, there are no Provincial Parks, Conservation Reserves or Areas of Natural and Scientific Interest (ANSI) within 50 m of the Project Location (NRSI, 2026; Montrose, 2025).

3.2.1 Significant Wetlands

There are no known significant or unevaluated wetlands within 50 m of the Project Location, and no impacts are expected from activities throughout all Project phases (NRSI, 2026; Montrose Environmental Solutions Canada Inc.[Montrose], 2025). The Project Location is primarily grassy fields. Areas of potential wetland habitat within 50 m of the Project Location will be further assessed during the site investigation phase of the Natural Heritage Assessment to delineate wetland boundaries. Wetland features, where present, will be evaluated in accordance with REA requirements.

3.2.2 Significant Woodlands

Woodlands have been identified within 50 m of the Project Location (NRSI, 2026; Montrose, 2025), although none are significant woodlands. The Project is located on the Canadian Shield and therefore in accordance with the REA regulation O. Reg. 359/09, as amended, Section 2.2 of 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 and are not afforded protection as natural heritage features (MMAH, 2024).

Woodlands that may be habitat for protected species 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 two 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 (NRSI, 2025). These habitats among other unknown or potentially occurring SWH in the Project Location or within 50 m will be further investigated throughout site visits, including to determine whether the species of conservation concern are present at the Project Location or not.

3.3 Surface Water and Groundwater

The Project Location is not in a source water protection area and there are no expected impacts to groundwater (MECP, 2026b). The shoreline of Lake Timiskaming is approximately 150 m northeast of the Project Location. Latour Creek flows along the Project Location's northeastern to southeastern edge, approximately 50 m from the site boundary. Two streams travel west to east approximately 50 m from the Project Location boundary and intersect a limited portion of the western Project Location near Highway 567, as shown in Figure 1. The above 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, if any, 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 in a rural area and does not have any localized sources of air emissions. Nearby residences and rural properties are considered sensitive receptors for potential

construction-related dust which will be considered and managed through the Construction Plan Report.

3.5 Environmental Noise

The region is largely rural, with generally low ambient noise levels. Intermittent anthropogenic noise occurs from Highway 567, which through the southern portion of the Project Location and along the western boundary of the northern portion of the Project Location. 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 primarily on private land within unorganized territory southeast of the City of Temiskaming Shores and includes a segment of Highway 567, a provincial highway under the jurisdiction of the Ministry of Transportation of Ontario. The Project Location is comprised of mostly grassy fields previously used for cattle, as well as some wooded areas. The proximity to Lake Timiskaming and woodlands support recreational activities like canoeing, hiking, and camping. Aerial imagery reveals a network of logging roads in proximity to the Project Location which may also be used for recreation. Tri Town Ski and Snowboard Village is located 3 km north of the Project Location, highlighting the regions winter recreational usage.

Highway 567 bisects the Project Location and is provincially maintained. Several private access roads extend from Highway 567 within the Project Location. There is existing electrical infrastructure, including two transmission lines that run southwest to northwest through the Project Location. The closest airport is Earlton-Timiskaming Regional Airport in Earlton, located north of Temiskaming Shores and 63 km north 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 300 m of the Project Location (CER, 2023; MECP, 2026a; MNR, 2026b; MNR, 2026c; MNR, 2025b). The closest landfill is the Haileybury Landfill located approximately 28 km from the Project Location (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, if any, 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

The potential effects listed below are intended to guide site assessments and investigations and do not, at this stage, indicate that the Project is likely to have any such effects. More information, and an updated summary of potential effects and mitigation measures, 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: o Installing a buffer zone to act as a barrier between Project activities and the archaeological resources o Consulting with the Archaeologist to conduct monitoring of the archaeological site during construction and decommissioning o 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

Environmental Component	Project Phase	Potential Environmental Effects	Mitigation Measures
		potential effects are expected due to operations.	measures are 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.	• Development will not be permitted within identified significant wetland boundaries or within 50 m of these features, unless supported by 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

Environmental Component	Project Phase	Potential Environmental Effects	Mitigation Measures
Significant Wildlife Habitat	Construction and Decommissioning	• Disturbance to local wildlife. • Sedimentation and erosion. • Accidental spills or deleterious substances entering the habitat. • Impacts to natural vegetation. • Impacts to water quality. • Disturbance to water drainage patterns.	• Development is prohibited in and within 50 m of SWH unless supported through an EIS. • 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 avoid or limit disturbance. • Implement ESC measures when appropriate according to the sediment and erosion control plan. • Schedule project activities that may result in any significant sedimentation to avoid high runoff volumes where appropriate and suspend work if significant 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

Environmental Component	Project Phase	Potential Environmental Effects	Mitigation Measures
			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. • Sedimentation, erosion, and increased turbidity. • Disturbance to water drainage patterns. • Dewatering from groundwater supplies. • Impacts to water quality. • Disruption due to in-water works.	• Limit duration of dewatering as short as possible and implement monitoring measures to avoid sedimentation, erosion, or flooding. • Implement ESC measures. • 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 any 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.

Environmental Component	Project Phase	Potential Environmental Effects	Mitigation Measures
	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 and adjacent properties.	• 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. • Construction will be limited to daytime hours, where feasible, to minimize disturbance to nearby receptors. • 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.

Environmental Component	Project Phase	Potential Environmental Effects	Mitigation Measures
			• 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 changes to existing infrastructure is planned within the Project Location or in the surrounding area, and the land use is primarily grassy fields. 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

Environmental Component	Project Phase	Potential Environmental Effects	Mitigation Measures
			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.

5 SUMMARY AND CONCLUSIONS

As the Project continues to develop, field work and data collection will be conducted to assess and refine the potential effects, if any, on environmental components and to develop appropriate 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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