Community Meeting

Please sign in at the front desk and provide your contact information if you would like to receive project updates.

We invite you to walk around and look at the displays.

If you have questions or comments, please ask one of our representatives.

Thank you for attending!

For more information about the Essex BESS,
please visit https://bw-group.com/our-businesses/bw-solar/projects/projects/essex-bess/
Please direct any inquiries to projects@bwsolar.com

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Project Description

- 350 MW / 1400MWh (AC) battery energy storage system (BESS) project
- Located in the Municipality of Lakeshore occupying approximately 30 acres of land within the parcel located at 2873 Lakeshore Road 245
- Involves the installation of battery energy storage containers, internal access roads, cabling, electrical inverters, 230kV substation and other related electrical equipment
- The Essex BESS will connect to Hydro One's 230kV line that taps off the Chatham to Windsor 230kV line and provides energy to Leamington and the surrounding area
- The Project is being developed by BW Essex BESS Limited Partnership, which is wholly owned by BW Solar Inc.
- Below is the preliminary design of the proposed facility. The final design will change based on equipment selection and further engineering and site considerations.

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BEFORE

AFTER

Visualizations

BW Solar – BESS Visualizations

Bird's Eye Perspective

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BEFORE

AFTER

BW Solar –
BESS
Visualizations

Street View Perspective

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Visualizations

Community Benefits

- **Financial Benefits and Additional long-term tax revenue.**
  Over the course of the project's life span, it will provide ongoing contributions to the Municipality's tax base without requiring municipal services such as water and wastewater services. The project is also anticipated to save money for Ontario rate payers.

- **Employment.**
  The jobs that are created during construction include: land surveying, road construction, set-up of electrical and communication networks, excavation, concrete and aggregates supply and installation, foundations, assembly of BESS facility, construction of electrical connection and associated infrastructure, and material transportation.

- **Boosting the local economy.**
  Construction site services, supplies, components and contractors will be sourced locally to the extent reasonably possible subject to meeting quality, quantity, and workmanship requirements. Some workers may also require accommodations and services while working on the project. In addition to the direct jobs, the project is expected to attract further investment to SW Ontario because of increased capacity.

- **Reducing Emissions.**
  The BESS will allow for Renewable Energy sources to be more effectively utilized within Ontario.

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Why Here?

There are several factors in choosing sites for BESS projects.
The Essex BESS project site was chosen for the following reasons:

- A preferred location for the Ontario IESO in need of additional capacity
- Close to existing power line infrastructure with the capability of adding new generation
- Relatively flat terrain for construction and suitable site access
- A willing landowner
- Minimal impact to the local environment
- No concerns of impact on critical habitat

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Why Battery Energy Storage?

- **Pricing.**
  Energy Storage pricing is now more competitive than ever before with traditional energy sources.

- **Flexibility.**
  The BESS will capture existing energy that generates during low demand times, save it, and then deploy it during high demand times. Because of its ability to store energy during low demand times and ship that energy to high demand times, the Essex BESS will provide significant cost savings for the system. Battery storage technology has a key part to play in ensuring homes and businesses can be powered by green energy even when the sun is not shining, or the wind is not blowing as strongly.

- **Procurement.**
  The Ontario Independent Electricity System Operator (IESO) has released a procurement opportunity for additional capacity. The Essex BESS has been designed specifically to support local system needs and bring much-needed energy capacity to southwestern Ontario and the surrounding area.

The current state of energy supply in the region

The demand for electricity in southwestern Ontario is dramatically outpacing the rest of the province and is expected to double over the next five years in Windsor, Essex, and Chatham-Kent – that is the equivalent of adding a city the size of Hamilton to the grid.

Ontario's Independent Electricity System Operator is looking for solutions to support an anticipated 1,100 MW of load growth on top of long-term capacity needs in southwestern Ontario. The Essex BESS will help address the critical need for increased capacity to meet Ontario's future electricity demand.

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What's Next?

Community Consultation **Environmental Studies** • Baseline Noise Monitoring • Ecosystems and Archaeological Studies	**Spring /** **Summer 2022**
Expected Approvals and Permits	**December 2022**
IESO Contract Award	**Early 2023**
Start of Essex BESS Construction	**Summer 2023** (earliest)
Essex BESS is Operational	**Spring 2025** (earliest)

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Your Questions Answered

Q: How are visual concerns addressed?
A: BESS facilities do create a change to the visual landscape; however, the container height is typically only about 10 to 15 feet from the ground. This makes them less noticeable from a distance than many other rural structures such as grain silos and barns. BW Solar commits to meeting with individual residents to help understand their concerns and discuss how these can be addressed.

Q: Do BESS facilities make noise?
A: The project will make noise during operation. A baseline noise study had been completed to understand the existing noise levels in the area and allow the design of the system to be under the acceptable Ontario noise limits for the project.

Q: How are water resources being protected?
A: In accordance with requirements, the Project will complete a stormwater management plan to ensure proper management of surface water flows during construction and operation.

Q: What about traffic?
A: The busiest time for the project will be during the construction phase. We will work with the Municipality to ensure that traffic considerations and any road impacts or upgrades are addressed and the responsibility of the project. During Operations, there will be minimal traffic associated with the project.

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Permits and Approvals

- **A Class Environmental Assessment for Minor Transmission Facilities (MTF Class EA) –**
  The Ontario Ministry of the Environment, Conservation and Parks
- **A Planning Justification Report –**
  The Ontario Ministry of Agriculture, Food and Rural Affairs and Town of Lakeshore
- **A Zoning Amendment –**
  Town of Lakeshore
- **Planning and Building Permits –**
  Town of Lakeshore

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About BW Essex BESS Limited Partnership

- BW Essex BESS Limited Partnership, a subsidiary of BW Solar Inc., is the owner of the Essex BESS project.
- Founded in 2020, BW Solar Inc., a subsidiary of BW Group, is a leading energy and maritime logistics infrastructure provider that is focused on solar and energy storage opportunities.
- BW Solar Inc. has extensive experience developing, financing, constructing, owning, and operating renewable energy projects across North America.
- BW Solar Inc. is headquartered in Waterloo, Ontario, Canada

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