

## Essex Battery Energy Storage Project (Essex BESS or Project) Public Meeting #2 Summary

<b>Proponent:</b>	Essex Storage LP
<b>IESO Qualified Applicant:</b>	PR Development LP
<b>Date:</b>	Thursday, December 8, 2022
<b>Time:</b>	5:00 PM to 8:00 PM
<b>Location:</b>	Maedel Community Centre – Huron Room 25 Gosfield Townline West, Essex
<b>Number of Attendees:</b>	Approximately 20 to 25 people
<b>Proponent Attendees:</b>	<ul style="list-style-type: none"> <li>• Jared Sproule (Essex LP / BW Solar)</li> <li>• Andrea Garcia (Essex Storage LP / PR Development LP / Potentia Renewables Inc.)</li> <li>• Will Patterson (Essex Storage LP / PR Development LP / Potentia Renewables Inc.)</li> <li>• Doug McIntosh (Essex Storage LP / PR Development LP / Potentia Renewables Inc.)</li> <li>• Frank Kuznik (Essex Storage LP / PR Development LP / Potentia Renewables Inc.)</li> <li>• Cathy Zhao (Essex Storage LP / PR Development LP / Potentia Renewables Inc.)</li> <li>• Duncan Halstead (Aercoustics Engineering Limited)</li> <li>• Jordan Pfeffer (Stantec)</li> </ul>
<b>Meeting Procedures:</b>	<ul style="list-style-type: none"> <li>• Attendees were welcomed into the meeting at the sign-in table, where they also chose whether to consent to providing their contact information and joining the information distribution list.</li> <li>• Storyboards were used at the meeting to engage with the attendees and provided information on the following: <ul style="list-style-type: none"> <li>○ The Project Team</li> <li>○ Overview of the Project</li> <li>○ Map of the Project Area</li> <li>○ Summary of Community Benefits</li> <li>○ Rationale for the Project's Location</li> <li>○ Independent Electricity System Operators (IESO) Expedited Long-Term Requests for Proposal (E-LT1 RFP)</li> <li>○ Energy Storage Facts</li> <li>○ Preliminary Project Schedule</li> <li>○ Class Environmental Assessment processes and timeline</li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>• Project team members were stationed around the meeting room to explain the storyboards, answer questions and/or record feedback from the attendees. Team members were available to engage with the attendees from the beginning of the meeting until the end. Comments and feedback received from the attendees were recorded on consultation record forms and then documented in the Project's consultation log. If an attendee's inquiry could not be addressed at the meeting, team members obtained their contact information and will be following up with them appropriately.</li> <li>• Attendees were also given the opportunity to provide feedback and ask questions by filling out feedback forms, which were collected as the attendees left the meeting. Appropriate follow-ups will be made with the attendees to address their inquiries, questions, or feedback, as needed.</li> </ul>
<b>Discussions and Questions:</b>	<ol style="list-style-type: none"> <li><b>1. IESO Procurement and Battery Storage Projects</b> <ol style="list-style-type: none"> <li>a. What is the IESO procurement or the E-LT1 RFP?</li> <li>b. Why are there so many battery storage projects being proposed in the area and will all of them be developed and built?</li> </ol> </li> <li><b>2. Project location</b> <ol style="list-style-type: none"> <li>a. How was the Project location and layout decided?</li> <li>b. Why is the Project located on agricultural land instead of industrial or other zoned lands?</li> <li>c. There were concerns over the proximity of the Project location to adjacent residences.</li> </ol> </li> <li><b>3. Noise</b> <ol style="list-style-type: none"> <li>a. How much noise will be generated by the Project?</li> <li>b. There were concerns expressed by adjacent landowners that the noise from the Project will/may negatively impact their daily life.</li> </ol> </li> <li><b>4. Stormwater management</b> <ol style="list-style-type: none"> <li>a. There was feedback on the importance of stormwater management and suggested that we follow the previous examples of Hydro One when constructing the transmission line near the Project.</li> <li>b. One attendee provided the contact information of a staff member from the Essex Region Conservation Authority (ERCA) that the Project team should engage for the ongoing discussions on stormwater management.</li> </ol> </li> <li><b>5. Smell and visual impacts</b> <ol style="list-style-type: none"> <li>a. There were some inquiries on if the Project will be producing smells like the greenhouses in the vicinity.</li> </ol> </li> </ol>

	<ul style="list-style-type: none"> <li>b. Many attendees expressed that they would like to see the Project placing battery equipment further from Lakeshore Road 245.</li> <li>c. Some attendees also expressed concerns about the visual impact the Project would have on the local landscape and requested additional information on how we plan to address any possible visual impacts. They have also provided feedback and suggestions on how we can reduce the visual impact on the local landscape, such as by using vegetation barriers.</li> </ul> <p><b>6. Traffic</b></p> <ul style="list-style-type: none"> <li>a. Will there be an increase in traffic as a result of this Project?</li> </ul> <p><b>7. Fire risk</b></p> <ul style="list-style-type: none"> <li>a. There were some concerns that the battery system would have potential fire risk and toxic fumes, and that the fire would spread from one unit to another very easily.</li> <li>b. How will fire risks be managed and how these management measures impact the local community?</li> <li>c. A few attendees have also requested additional information on the chemical composition of the battery.</li> </ul> <p><b>8. Archeology and environmental field assessments</b></p> <ul style="list-style-type: none"> <li>a. What kind of archeological study will be completed for the Project?</li> <li>b. What kind of environmental studies will be completed for the Project?</li> </ul> <p><b>9. Property values</b></p> <ul style="list-style-type: none"> <li>a. Several nearby residents voiced concerns about the potential for the Project to negatively impact their property values.</li> </ul> <p><b>10. Community benefits</b></p> <ul style="list-style-type: none"> <li>a. What kind of benefits will the Project bring to the community?</li> <li>b. How will land on the parcel not being used by the Project be used?</li> </ul> <p><b>11. Future engagement and consultation with the local community</b></p> <ul style="list-style-type: none"> <li>a. Will you be having future meetings? What kind of communication can we expect from you?</li> <li>b. Some attendees have suggested that future meetings should be held in Staples, closer to the Project.</li> </ul>
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<p><b>Proponent Answers</b></p>	<p>In response to the attendee's questions and comments, the Project team has provided the following responses at the meeting:</p> <ol style="list-style-type: none"> <li>1. <b>IESO Procurement and Battery Storage Projects</b> <ol style="list-style-type: none"> <li>a. The Project team explained that the IESO forecasts a need for 4,000 MW by 2030 and has issued the E-LT1 RFP to address the increasing demand for electricity in the province. Submission for the E-LT1 RFP will be due at the end of January 2023. For additional information, the Project team has directed the attendees to the IESO website.</li> <li>b. The Project team explained that Essex is an area identified by the IESO as a preferred location for new energy storage projects and that is very likely the reason why many battery projects have recently been proposed in the vicinity. We also explained that while several projects are being proposed, this does not mean the projects will be built. Project development and construction will hinge on the projects' success with the IESO E-LT1 RFP.</li> </ol> </li> <li>2. <b>Project location</b> <ol style="list-style-type: none"> <li>a. The Project team provided information on and rationale for the selected Project location, which is largely decided by the Project landowner's willingness to participate, and the target area outlined in the IESO E-LT1 RFP. The Project layout is still under development, and we will take the feedback and comment received at this open house into consideration as we continue to work on the layout. We will be hosting additional open houses and updating the website once more information is available.</li> <li>b. The Project team has taken note of the community's comment on the zoning of the Project land, and this will be brought up with the planning department at the Municipality of Lakeshore in our future meetings.</li> <li>c. As per the suggestions of the adjacent landowners, we will investigate the feasibility of placing most of the battery equipment on the west side of the existing transmission line and options for utilizing unused spaces within the Project area. We will be in further discussions with Hydro One and the Municipality of Lakeshore to develop possible plans in the future.</li> </ol> </li> <li>3. <b>Noise</b> <ol style="list-style-type: none"> <li>a. The Project team and the 3<sup>rd</sup> party noise expert (Aeroustics Engineering Limited) explained that the Project facility will follow the noise standards as required by the Ministry of Environment, Conservation and Parks (MECP), which would be operating at 45 decibels (dB) during the daytime and 40 dB at nighttime. The noise from the facility will be regulated, and the Project will adhere to the MECP</li> </ol> </li> </ol>
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	<p>requirements. A noise report for the Project will be shared via our website, direct contact, and/or mail once it is finalized.</p> <p>b. As the Project layout is still under development, we will be working with the 3<sup>rd</sup> party noise expert (Aercoustics Engineering Limited) to develop design options that comply with the noise requirements in Ontario. We are taking, and will continue to take in, feedback from the community and once more information is available, we will be sharing the design options in future open houses and on our website.</p> <p><b>4. Stormwater management</b></p> <p>a. The Project team informed interested members of the community that a stormwater management plan signed and sealed by a professional engineer developed for the project as part of the Class Environmental Assessment being undertaken by the Project. The Project will follow the applicable laws and regulations for managing drainage and stormwater runoff. The Project team also received valuable feedback from a local contractor who can be engaged in the event that drainage work is required onsite.</p> <p>b. We have received the Essex Regional Conservation Authority staff's contact information and will be reaching out as needed.</p> <p><b>5. Smell and visual impacts</b></p> <p>a. The Project team confirmed that smell is not expected for the battery storage facility. As a non-emitting Project with no exhaust, fuels, etc. there are no additional odours expected during operation of the Project.</p> <p>b. We have recorded the feedback regarding placing the battery equipment further from Lakeshore Road 245 and will take into consideration this feedback for the layout design.</p> <p>c. We informed stakeholders at the open house that we are currently investigating options to reduce unwanted visual impacts. We look forward to continuing to work together with the local community and the Municipality of Lakeshore regarding options for mitigating the Project's perceived visual impacts.</p> <p><b>6. Traffic</b></p> <p>a. The Project team explained that most of the Project-related traffic will occur during the construction of the Project and that there would be minimal amounts of traffic when the Project is operating. The Project expects to enter into a road use agreement with the Municipality to address traffic-related concerns such as delivery times, dust control, road maintenance, etc. during construction and operations.</p>
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	<p><b>7. Fire risk</b></p> <ul style="list-style-type: none"> <li>a. The Project team explained that fire risk will be mitigated through the facility’s design (i.e., gravelled project area and spaced-out battery containers) and any risk of fire will be isolated immediately by the suppression system inside each of the battery containers. Typically, a chemical agent is contained within the battery containers to put out the fire before it can spread.</li> <li>b. In addition to the mitigation measures outlined above, we will also have an emergency response plan in place for the Project during operations, which will be created in coordination with the local fire services. There will be little to no impact on the local community with respect to managing fire risk at the Project. interested parties can request the emergency response plan at a later date when it is available.</li> </ul> <p><b>8. Archeology and environmental field assessments</b></p> <ul style="list-style-type: none"> <li>a. For archeology, field studies had been completed for the project over the summer and the Caldwell First Nation participated in the Archaeology field assessment. The final reports will be shared on the website once available.</li> <li>b. For environmental studies, the Project has initiated a Class Environmental Assessment (Class EA) for minor Transmission Facilities, and we are currently in the process of planning field studies. We will provide further updates on the Class EA process on our website once the required field studies have been confirmed.</li> </ul> <p><b>9. Property values</b></p> <ul style="list-style-type: none"> <li>a. The Project team has taken the contact information of concerned nearby residents to follow up and set up further meetings with them to discuss this concern. We also aim to understand what opportunities there may be to help address concerns that the Project could negatively impact their property value.</li> </ul> <p><b>10. Community benefits</b></p> <ul style="list-style-type: none"> <li>a. The Project team understands the importance of contributing back to the community. The Project will establish a community benefit fund/agreement that will directly support the local community once the Project is operational. We look forward to working with the Municipality of Lakeshore to identify the best use of these funds. The Project will also provide reliable tax revenue and will seek to hire and procure goods locally. Our team is committed to transparent and consistent communications with our communities every step of the way. We have provided our contact information, including the website, email, and phone number to attendees at the open house, and we’re happy to have stakeholders reach out with any additional questions, concerns, or feedback.</li> </ul>
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	<p>b. Several attendees have suggested turning the unused portion of the Project parcel into a natural space for community use and conservation purposes. The Project team has received their suggestion and will take consideration of it as we finalize layout development.</p> <p><b>11. Future engagement and consultation with the local community</b></p> <p>a. The Project team will be taking the suggestions from attendees and host future open houses in Staples, closer to the Project site. We will also continue to keep the community updated with the Project development progress via the website, mailing list updates, and individual consultation upon request.</p>
<b>Follow-Up Questions &amp; Action Items</b>	<p>Two attendees have filled out the feedback forms with their comments and/or questions, and the Project team will be providing a response via email after the meeting if a response is required. The answers to the two questions will be included in the Project's question and answer log, which will be made available on the Project website.</p> <ol style="list-style-type: none"> <li>1. Who gets power, Hydro One or the grid?</li> <li>2. Why not use land already zoned industrial? We don't appreciate this use of agricultural land.</li> </ol> <p>Several attendees also requested further one-on-one discussion of the Project, which will be followed up by one of the Project team members. Their contact information was taken down during the open house by the Project manager, Will Patterson.</p>
<b>Conclusion</b>	<p>It was communicated at the meeting that a third public meeting for the Project has yet to be planned. Once a date has been determined, the local community, adjacent landowners, the local municipality, relevant federal and provincial agencies, and the Project mailing list and interested parties will be notified via mail or email. Information on the upcoming meeting will also be made available on the Project website: <a href="http://www.essexbess.ca">www.essexbess.ca</a>.</p> <p>The Project team also made clear that this meeting note will be uploaded to the Project website, alongside the storyboards from the public meeting and the question-and-answer log. For additional information on the Project or further inquiries, community members and interested parties can contact the Project team via email (<a href="mailto:info@essexbess.ca">info@essexbess.ca</a>) or speak to the Project manager via phone (Will Patterson: 236-808-5270).</p>