

Essex Battery Energy Storage Project (Essex BESS) Question and Answer Log

Qualified Applicant: PR Development LP  
Proponent: Essex Storage LP  
Project Team: PR Development LP, Essex Storage LP & Essex LP (previously doing business as "BW Storage 1 Limited Partnership)

Date Received	Communication Type	Category	Question / Concern	Date Answered	Project Team Response
8-Dec-22	Public Meeting #2	IESO Procurement	What is the IESO procurement or the E-LT1 RFP?	8-Dec-22	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.
8-Dec-22	Public Meeting #2	IESO Procurement	Why are there so many battery storage projects being proposed in the area and will all of them be developed and built?	8-Dec-22	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.
8-Dec-22	Public Meeting #2	Project Location	How was the Project location and layout decided?	8-Dec-22	The Project team provided information and rationale on 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.
8-Dec-22	Public Meeting #2	Project Location	Why is the Project located on agricultural land instead of industrial or other zoned lands?	8-Dec-22	The Project team provided information and rationale on 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.
8-Dec-22	Public Meeting #2	Project Location	Concern over the proximity of the Project location to adjacent residences	8-Dec-22	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.
8-Dec-22	Public Meeting #2	Noise	How much noise will be generated by the Project?	8-Dec-22	The Project team and the 3rd party noise expert (Aercoustics Engineering Limited) in attendance explained that the Project facility will follow the noise standards as required by the Ministry of Environment, 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 Ministry of Environment’s requirements. A noise report for the Project will be shared via our website, direct contact, and/or mail once it is finalized.
8-Dec-22	Public Meeting #2	Noise	Concern from the adjacent landowner that the noise from the Project will/may negatively impact their daily life.	8-Dec-22	As the Project layout is still under development, we will be working with the 3rd party noise expert (Aercoustics Engineering Limited) on design options that ensures the Project complies 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 them in future open houses and on our website.
8-Dec-22	Public Meeting #2	Stormwater Management	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.	8-Dec-22	The Project team informed interested members of the community that a stormwater management plan signed and sealed by a professional engineer will be implemented as part of the Class Environmental Assessment that the Project will undertake. The Project will follow the necessary laws and regulations for managing drainage and stormwater runoff as required. The Project team also received valuable feedback from a trusted local contractor to engage regarding any work that may need to be completed on the area drainage system because of the project.
8-Dec-22	Public Meeting #2	Stormwater Management	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.	8-Dec-22	We have received the ERCA staff’s contact information and will be reaching out appropriately as needed.
8-Dec-22	Public Meeting #2	Smell	Will the Project produce smells like the greenhouses in the vicinity?	8-Dec-22	The Project team confirmed that smell will not be an issue for the battery storage facility. As a non-emitting Project with no exhaust, fuels etc. there are no additional odours expected to be created during operations from the Project.
8-Dec-22	Public Meeting #2	Visual Impact	Several local community members expressed that they would like to see the Project place the battery equipment further from Lakeshore Road 245.	8-Dec-22	We have recorded the feedback on placing the battery equipment further from Lakeshore Road 245 and will take into consideration this feedback for the layout design.


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8-Dec-22	Public Meeting #2	Visual Impact	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. Also provided feedback and suggestions on how we can reduce the visual impact on the local landscape, such as by using vegetation barriers.	8-Dec-22	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.
8-Dec-22	Public Meeting #2	Traffic	Will there be an increase in traffic as a result of this Project?	8-Dec-22	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.
8-Dec-22	Public Meeting #2	Fire Risk	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.	8-Dec-22	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.
8-Dec-22	Public Meeting #2	Fire Risk	How will fire risks be managed and how these management measures impact the local community?	8-Dec-22	We will 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.
8-Dec-22	Public Meeting #2	Archeological and Environmental Field Assessment	What kind of archeological study will be completed for the project?	8-Dec-22	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.
8-Dec-22	Public Meeting #2	Archeological and Environmental Field Assessment	What kind of environmental studies will be completed for the Project?	8-Dec-22	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.
8-Dec-22	Public Meeting #2	Property Values	Several nearby residents voiced concerns about the potential for the Project to negatively impact their property values.	8-Dec-22	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 minimize the perceived impact that the Project could negatively impact their property value.
8-Dec-22	Public Meeting #2	Community Benefits	What kind of benefits will the Project bring to the community?	8-Dec-22	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.
8-Dec-22	Public Meeting #2	Community Benefits	How will land on the parcel not being used by the Project be used?	8-Dec-22	Several attendees have suggested turning the unused portion of the parcel the Project is located on 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.
8-Dec-22	Public Meeting #2	Future Engagement and Consultation	Will you be having future meetings? What kind of communication can we expect from you?	8-Dec-22	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.

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8-Dec-22	Feedback Form	General	Who gets power, Hydro One or the grid?	13-Jan-23	<p>The electrical grid is generally composed of the high voltage transmission system and the lower voltage distribution system. The transmission system is composed of the large structures and electrical lines that form the backbone of Ontario’s electrical grid, this system allows for large amounts of energy to be transported over far distances with minimal losses. The distribution system is composed of smaller electrical lines that transmit power locally to residences and relatively small electrical loads. The Essex Energy Storage Project is proposed to connect to Hydro One’s existing 230kV transmission lines which run overhead through the middle of the project area. By connecting to the transmission system, the Project will be able to provide the electrical grid additional capacity which the Ontario Independent Electricity System Operator (IESO) has identified is needed in the Essex area.</p>
8-Dec-22	Feedback Form	Project Technology	Please provide more information on the battery design.	13-Jan-23	<p>The facility will include lithium batteries contained in a metal enclosure, Power Converter Systems that may or may not be enclosed in a small structure (the Power Conversion System shown below is not enclosed). There will also be other ancillary equipment and a substation that will connect the facility to the existing 230kV lines that run through the project site. Currently, we do not have a detailed layout to provide. However, the below image is an example of a general energy storage facility, the design of which is expected to look similar to the proposed project. Essex Storage may also have noise walls to ensure that noise levels remain within acceptable limits (there are no noise walls shown in the image below).</p>  <p>The image is an aerial rendering of a proposed energy storage facility. It shows numerous large, rectangular, grey metal enclosures arranged in rows. A red cloud-shaped callout points to a specific area, labeled 'Power Conversion System'. Another red rectangular callout points to one of the enclosures, labeled 'Battery Enclosures'. One of the enclosures has the 'MITSUBISHI POWER' logo on its side. The facility is surrounded by a fence and is situated in a grassy area with some trees in the background.</p>
8-Dec-22	Feedback Form	Land Use	Why not use land already zoned industrial? We don’t appreciate this use of agricultural land.	13-Jan-23	<p>We understand that minimizing impacts and developing on pre-existing industrial land is preferred to new developments on agricultural land. Ontario’s Independent Electricity System Operator identified a need to increase electrical capacity in the Essex area and unfortunately, there is minimal existing industrial land in Essex suitable for grid scale energy storage projects. Key characteristics for an energy storage site include proximity to the existing transmission system, relatively flat land with minimal environmental and archaeological/historical features, a willing landowner, and an adequately sized parcel. The proposed project site was selected because is a flat 50 acre parcel, approx. 35 acres of which are anticipated to be developed, with minimal environmental and archaeological/historical features, a 230kV transmission line in the middle of it and has a willing landowner.</p>