

## Skyview 2 Battery Energy Storage Project (“Skyview 2 BESS” or “Project”)

### Summary of Minutes of Public Community Meeting

<b>Proponent:</b>	Skyview BESS Limited Partnership
<b>Date:</b>	November 7, 2023
<b>Time:</b>	Drop In: 5:00 PM to 8:00 PM Presentation and Q&A Session: 5:30 & 7:00PM
<b>Location:</b>	Ingredion Centre – Port of Johnstown Room 4050 Dishaw St., Cardinal
<b>Number of Attendees:</b>	Number of Attendees Who Signed In: 20 Total Estimated Attendees: 22
<b>Proponent Attendees:</b>	<ul style="list-style-type: none"> <li>• Will Patterson, Senior Manager, Development (Project Manager for the Project)</li> <li>• Juliana Velez, Junior Manager, Development</li> <li>• Frank Kuznik, Director, Business Development</li> <li>• Sarah Palmer, Senior Manager, Environment &amp; Community Consultation</li> <li>• Julia Cushing, Director, Development</li> <li>• Jonathan Bitoun, Manager, Development</li> <li>• Lucas Porter, Environment and Community Consultation</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 consented to provide their contact information and join 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>○ Welcome board with description of the public community engagement activity and opportunity to ask questions, get answers, and provide feedback.</li> <li>○ Proponent legal name and contact information.</li> <li>○ The Project team, contact information, and website.</li> <li>○ Overview of the Project (including the Project’s legal name, Nameplate Capacity, and storage technology)</li> <li>○ Scaled Map of the Project Site (including boundaries of the Project Site, location of the Connection Point, and Connection Line).</li> </ul> </li> </ul>

- Summary of community benefits.
  - Rationale for the Project’s location.
  - Independent Electricity System Operators (IESO) Long-Term Requests for Proposal (LT1 RFP) Energy Storage facts.
  - Preliminary Project schedule.
  - Class Environmental Assessment processes and timeline.
  - Explanation of the Class Environmental Assessment for Minor Transmission (Class EA).
  - Summary of the Evaluation Criteria for a Class EA.
  - Overview of Potentia Renewable’s Energy Portfolio.
- Project team members circulated around the meeting room to explain the storyboards, answer questions, and record feedback or questions from the attendees. The meeting room was an open setting where attendees could hear questions from other attendees and responses from Project team.
  - Team members were available to engage with the attendees from the beginning of the meeting until the end. Comments, questions, 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 to follow up after the meeting.
  - The Project Manager, Will Patterson, delivered a formal presentation of the Project followed by a group Q&A session to all attendees present at 5:30 PM and 7 PM. The presentations covered and expanded on the information available on the storyboards and the Q&A session allowed community members the opportunity to ask questions of the proponent in a manner accessible to all other members of the public attending the meeting.
  - Attendees were also given the opportunity to provide feedback and ask questions by filling out feedback forms, which were either collected as the attendees left the meeting or could be emailed or mailed-in to the Project team after the meeting.
  - The questions asked during the Q&A session and the corresponding responses are outlined in the table below. Any additional information provided since the Open House has also been logged in the “Follow Up” column. The “Follow Up” column was also populated to include answers to questions posed via the written feedback forms and to provide additional written clarity where appropriate.

**Presentation to Group**

The presentation was led by the Project Manager, Will Patterson, based on the information outlined on the boards.

- The IESO bidding process was explained, along with what and why the LT1 RFP is occurring.
- The Project will store and provide up to 450 megawatts (MW) of electricity for 4 hours, or 1800 megawatt hours (MWh) of power.
- The Project site will be less than 30 acres in size and contain around 650 battery containers.
- The Project Manager provided the following detailed description of the proposed fire safety at the site:
  - Provided an overview of the UL 9540A Test Method and confirmed that the BESS enclosures will be tested and meet the performance criteria in the test method ahead of construction. Explained that meeting the performance criteria outline in the UL 9540A test method provides evidence that in event of a fire it would be contained within the BESS enclosure.
  - A fire suppression system is built into each battery container, each of which is monitored 24x7 by systems that will automatically trigger a shutdown and fire suppression protocols if it detects possible signs of fire.
  - The local fire department is automatically notified if the suppression system is activated. Once a 30m safety buffer is established around the impacted container, the fire department's priority is to monitor the outside of the Project perimeter.
  - The nearest house is approximately 700m away.
- It was explained that this location had been chosen because there is capacity in the nearby transmission lines to take on additional electricity load, that the IESO had indicated a need for Energy Storage in this area, there is a willing landowner, and there are large setback from residences.
- There may be many projects proposed in the area, only a few will win their bids. There are more projects proposed than are required.
- At this stage, there is only a conceptual design of the Project; a more detailed design will be developed if the Project bid is successful.
- Construction is proposed to begin in 2025.
- Skyview BESS Limited Partnership plans to own and operate this facility for its intended lifespan. We strive to build positive relationships with our host communities and be good neighbours.
- Benefits to the community include additional property taxes and a community benefit fund that will be funded annually throughout the term of the LT1 contract. The addition of the Project to the leased lands will increase the property taxes for the parcel. The increased property taxes are paid for by the Project and can go toward improving community services.
- The Project is located on non-prime ag and is planned to be returned to its original state after the decommissioning and reclamation process is complete.
- The deadline to submit a completed proposal to the IESO for consideration is December 12<sup>th</sup>, 2023.
- The environmental permits required for the facility from the Ministry of Environment, Conservation and Park (MECP) was provided including air, noise and vibration, and stormwater management.

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<b>Question</b>	<b>Response</b>	<b>Follow Up</b>
<b>General</b>		
What is the purpose of the facility – why is this being built?	<p>The Independent Electricity System Operator (IESO) has identified a capacity need emerging the late 2020s due to growing electrical needs and the retirement of the 3,100 MW Pickering Nuclear Station in 2026. The Project will help build electrical resiliency within eastern Ontario by providing energy when it’s needed most. This helps to ensure the lights stay on even in peak periods of electrical demand.</p> <p>Battery storage projects are meant to address peak demand and reduce the need for new electricity generating infrastructure. This facility will charge during periods of low demand and then discharge back to the grid in times of peak demand.</p>	None required.
What credentials do you need to be hired for the operations phase?	Only companies that have been qualified by the IESO can bid in this energy storage RFP process. Before the IESO released the LT1 RFP, they required all companies interested in participating in the RFP apply to become qualified applicants. PR Development LP was deemed qualified by the IESO to bid, build, and operate battery storage facilities. The Project team committed to posting the information on our website.	More information on the application process can be found <a href="#">here</a> under the LT1 RFQ dropdown list.
How many battery projects does PR Development LP currently operate?	While we don’t currently operate any energy storage facilities, our Vice President of Operations, Doug McIntosh has years of experience as the responsible operator for five lithium-ion battery storage projects. Two of these projects are stand-alone (2 MW/8 MWh)	None required.

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	batteries located in Ontario. While the other three (10 MW / 40MWh) battery projects that are paired with renewable energy projects located in the United States. Mr. McIntosh has direct experience operating batteries interconnected to the Ontario electrical grid. Additionally, Potentia Renewables is also starting construction on our two energy storage facilities in Texas (each 10MW/50MWh) any day now.	
There's a cogeneration facility here, will this make that obsolete?	<p>No, demand is growing across Ontario for more electricity. The IESO has indicated that there is a need for an additional 2,500 megawatts (MW) of power to meet Ontario's forecasted energy needs. Alongside battery storage projects, the IESO is also planning on allocating 900MW of the Projected power expansion to new gas fired electricity generation.</p> <p>We are also required to account for existing operating facilities in our grid connection studies to ensure the Project can connect into the existing electrical grid.</p>	None required.
This is a low demand area – why is this project being proposed here?	Demand is going up across Ontario and the transmission network in eastern Ontario has capacity to accommodate more electricity than they are currently running. The area is also unique in that it has large setbacks to residences, is close to existing transmission lines with capacity and is not located on prime agriculture lands.	None required.

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Is there any Indigenous involvement in the Project?	We are actively discussing opportunities to partner on the Project with First Nations.	None required.
<b>Site Specific Questions</b>		
How many MWs are being bid for, and how many projects will there be in this area?	We are submitting a bid to build an energy storage facility sized to provide up to 450 MW over 4 hours, or 1,800 Megawatt-hours (MWh). This much electricity can power 450,000 homes for 4 hours. The Independent Electricity System Operator (IESO) is looking to fill 1,600 MW of energy storage projects. We don't know how many projects the IESO will selected, but we believe it's unlikely that multiple bids will be awarded within the same municipality.	None required.
Why site the Project on agricultural land and not in the industrial area in the township?	Generally when selecting an appropriate site for a utility scale energy storage project developers look for areas with existing interconnection capacity, setbacks from nearby residences and non-prime agricultural lands. The Project is connecting to 230kV lines allowing for more interconnection capacity than is available in the industrial area in the township. The industrial area may also not have as large of setbacks from nearby residences and may have a higher and best use for other industries/  While the project lands are currently used for agricultural purposes, the lands are lower class soils (Class IV+) and are not included in the prime agricultural area. The necessary capacity did not	None required.

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	exist in nearby industrial areas but does exist in the area selected to build the site.	
Fire/ Emergency		
What happens if there is a fire?	<p>After speaking with battery fire experts and battery equipment providers, we generally expect to follow the below fire emergency response protocol in the event that smoke and heat are both detected within a battery enclosure. This protocol will be refined through the Project’s site-specific Emergency Response Plan that is expected to be developed in collaboration with local fire authorities, independent battery fire experts, our operations team and our equipment provider.</p> <p><b>Fire Response Protocol</b></p> <ol style="list-style-type: none"> <li>1) Automatically Triggered: Operation of the batteries will be disabled, and the battery enclosure will be electrically isolated, sound and visual alarms will start, an aerosol-based fire suppression system will be deployed and alerts will be sent to the operator in charge and local fire authorities. Activate venting of the container will then commence.</li> <li>2) Next Steps: Operator would dispatch someone to site, if not already onsite, and establish a 100-foot (~30m) safety radius around the container. Fire department would arrive onsite. Once onsite, the fire department would secure the surrounding area and monitor the site conditions. Fire</li> </ol>	None required.

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	<p>fighters would stay outside of the Project fence unless someone’s safety was at risk and/or in coordination with the operator. Battery enclosures are designed so that in the event of a fire, the fire will be suppressed and be contained within the enclosure. Note that compliance with the performance criteria outlined in the UL 9540A unit level testing demonstrates that the fire will be contained within the enclosure and not be hot enough to burn the wall of the container. After 12 hours of observation with no additional evidence of an ongoing event (heat, fire, or gassing), a trained fire fighter, wearing the appropriate PPE, would use a handheld gas monitoring device to check for gas leakage at all seals and vents on the container. If no gas is detected, trained fire fighters, wearing the appropriate PPE, would open the container doors but would not enter. After another hour of monitoring for no activity and additional gas testing, the container will generally be stable. Container would then be removed and responsibly disposed of offsite.</p> <p>We will work with the local fire department throughout the development, construction and operation of the Project. Note that what often happens during a thermal run-a-way event is that</p>	



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	only a few modules are damaged instead of an entire battery container catching on fire.	
<p>Please speak to the fire risk for these facilities.</p> <p>Will there be extra money given directly to the fire department?</p> <p>What fire suppression system will you be using?</p>	<p>Energy storage systems do have unique safety considerations because they contain high levels of energy.</p> <p>Lithium-ion energy storage systems are safe and present a low fire risk. The risk of fires occurring with Lithium Iron Phosphate (LFP) technology proposed is significantly less than previous versions of lithium-ion technology, such as Nickel Manganese Cobalt (NMC) batteries.</p> <p>The Project will follow local and internationally recognized safety standards (i.e., UL 9540A) established to ensure storage systems are designed, constructed, and operated safely. For more information on these standards, please see the Commitment to Safety poster board and the ‘Frequently Asked Question-Fire’ available on our website from the Open House. This sheet includes information regarding the UL 9540 fire safety standard and the UL 9540A Test Method.</p> <p>As part of compliance with the international and local safety standards, the batteries will be equipped with fire suppression systems, which would trigger to prevent the spread of the fire from one container to another. The exact fire suppression system will vary depending on the final supplier selected. The BESS system will also have cell and module level sensors, be separated from flammable materials, be</p>	<p>When developing the site-specific fire response plan if there is need for unique materials in order for the fire department to safely respond to a fire onsite we will fund and provide these materials, acting reasonably. We have spoken with FireRein about their non-toxic biodegradable firefighting water additive which may be an example of such materials, additional details on FireRein is available on their website linked <a href="#">here</a> with video link <a href="#">here</a>. FireRein was founded by two experienced firefighters from Eastern Ontario (Belleville and Stone Mills).</p>

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	<p>placed on gravel, and will be remote monitored 24/7.</p> <p>Additionally, we will work with the local fire authorities, independent battery fire experts, and our equipment provider to prepare an emergency response plan for the Project that will be shared with emergency response personnel. Necessary training will take place so that the emergency personnel feel properly equipped in the unlikely event of a fire.</p>	
Do you have statistics on fires at battery projects?	In the United States, there have been approximately 20 recorded fire incidents from utility scale battery projects in operation there to date. There are currently around 9,000MW of energy storage capacity operating in the US with more than 500 projects in operation. Note that approximately half of the energy storage capacity installed in the US is based on older energy storage technologies that are less stable than the LFP battery cells we are proposing for the Project.	None Required.
Will you publish an emergency phone number on your website to call in an emergency?	Yes, we can commit to providing an emergency phone number to members of the community in the event of an emergency.	None Required.
<b>Environmental Concerns</b>		
What environmental studies are being done? How will you protect the environment during operations?	We will complete a Class Environmental Assessment for Minor Transmission Facilities. This generally includes assessment of plants, animals, birds, and fish in the area. The results will be shared in a follow	<p>A Class Environmental Assessment for Minor Transmission requires assessment of the following:</p> <ul style="list-style-type: none"> <li>• Agricultural resources</li> </ul>

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	up public meeting and the reports will be published for comment. We will also consult with the Ministry of Natural Resources and Forestry and the Conservation Authority to make sure we are abiding by the requirements.	<ul style="list-style-type: none"> <li>• Forestry resources</li> <li>• Cultural Heritage resources (i.e., built heritage resources, cultural heritage landscapes and archaeological resources)</li> <li>• Human settlements</li> <li>• Mineral resources</li> <li>• Natural environment resources (e.g., air, land, water, wildlife, etc.)</li> <li>• Recreational resources</li> <li>• Visual and aesthetic resources (i.e., appearance of the landscape)</li> </ul>
What land types is the Project being sited on.	The land the Project is proposed to be located on is Class IV+ soils and zoned rural. Regardless of the potential rezoning, after the Project’s operational life, it will be decommissioned and the land will be reclaimed to its previous farmable conditions.	None Required.
A resident noted that groundwater in the area comes from an aquifer deep underground. They wondered whether PR Development LP looked into source water protection and if there are potential for leaks.	<p>We are not at the point of the Project where environmental investigations have begun, therefore we don’t have this level of information for the site.</p> <p>If we are awarded a contract through the RFP, we will complete environmental surveys and will present the information from these surveys to the community. We will also consult with the Conservation Authority throughout the</p>	<p>In following up with one of the battery suppliers, they provide the following regarding concerns with respect to the electrolytes in the batteries:</p> <p>“The batteries themselves are sealed units, so unless they are ruptured, electrolytes can’t escape. Additionally, there simply is not that much electrolyte in the entire battery container. What there is in all the batteries</p>

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	<p>development phase to ensure the quality of groundwater is maintained.</p> <p>In the event of a spill, we would determine the extent, which could involve soil and/or groundwater assessment, and remove the contamination. If the spill is significant, it would be reported to the MECP through their spills action centre and cleaned up in the same manner.</p> <p>The MECP will also be involved in air, noise and stormwater permitting for the Project. Modelling will be required to complete the permitting and prove that our Project will meet the MECP requirements.</p> <p>An Environmental Protection Plan (EPP) will be developed for the site, which will be based on local and provincial laws/bylaws, permit requirements, and expected construction or operations activities. The EPP outlines the requirements and mitigation for project activities such as soil management and erosion and sediment control. The EPP also addresses emergency and spills response protocols as well as identifying third parties that would be brought to site if required.</p>	<p>will easily fit in the bottom sealed metal area under the battery racks and will not spill out over the door edges. The doors are closed the vast majority of the time, providing even further prevention of escaped electrolytes. The final reason that leaked electrolyte is not a concern is that in the event of a fire or overheating condition, the electrolyte is frequently turned into a gas and broken down to its basic elements (most of the solution is water, so this then becomes oxygen and hydrogen). This breakdown of hydrogen is what causes cell phone batteries to become puffed up. Our batteries have a relief valve built into them that will vent the gas so that the battery case will not rupture (keeping the remaining electrolyte inside the battery). We then have fans that extract the hydrogen from the container so that it does not build up to dangerous levels.”</p>
<b>Noise</b>		
<p>What is the level of noise generated from the site.</p>	<p>The noise comes from the heating and cooling system used to control the temperature with the battery containers. The noise from air-cooled HVAC</p>	

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	<p>containers noise is from fans while the electric chiller in liquid-cooled systems generate noise.</p> <p>The noise from the Project will not exceed 40 decibels (dBAs) at the nearest receptor (e.g., a house). This limit is set by the government of Ontario. 40dBAs is approximately equivalent to the sound from a stream or a quiet library. We will share the Project’s noise report publicly once it is updated with the Project’s final equipment selection.</p> <p>In our noise studies we also consider vacant lot receptors (VLR), which are placed on vacant lots surrounding the Project that are permitted to have a house in the future. We will work with a noise expert to determine the location of the VLRs, model the noise for all receptors, and determine the mitigation, if any, that the Project would need to implement to limit noise to less than 40dba at the identified receptors.</p> <p>The Project will incorporate noise walls into the design to mitigate noise.</p>	
<b>Roads</b>		
<p>What will be done to prevent the roads in the area from degrading from the heavy vehicle traffic in the area?</p>	<p>Before construction begins, we will work collaboratively with the Township of Edwardsburgh Cardinal to assess and address any repairs to the roads that would be needed to accommodate the construction traffic.</p>	<p>None Required.</p>

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	<p>To maintain the condition of the roads, we anticipate entering into a Road Use Agreement with the Township prior to construction. Road use agreements typically require us to do the following:</p> <ol style="list-style-type: none"> <li>1. Identify key roads required for construction.</li> <li>2. Review the roads with a member of the municipality and record their condition before construction.</li> <li>3. Provide financial security to ensure any potential damage caused to the roads is covered.</li> <li>4. Review the roads with a member of the municipality and record their condition after construction.</li> <li>5. Return the roads to – at a minimum – pre-construction conditions. Once this is confirmed, the full or partial security will be returned.</li> </ol>	
<b>Community Benefits</b>		
<p>How will the Project generate revenue and long-term benefits for the community?</p> <p>Can the community benefits go towards the Fire Department?</p>	<p>The increased property taxes on the property will go into City coffers and can help pay for municipal services.</p> <p>There will be a community benefit fund, which will be contributed to each year of the LT1 Contract. This final fund amount is being determined. The fund will be able to be used to fund a variety of community improvements and benefits.</p>	<p>We have agreed to provide a community benefit fund in the amount of \$300,000 per year throughout the term of the LT1 Contract.</p>

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	The Project will also provide opportunities for local contractors and merchants during the construction and operations phases, benefiting the local economy.	

General Comments
An attendee wanted to know more about the RFP process. We directed them to the IESO website linked <a href="#">here</a> . This Project is submitting a bid under the Long-Term Request for Proposals (LT1 RFP).
One gentleman stated that he was satisfied with the setup. He was pleased with the information received and was supportive of the Project.
An attendee informed us there is a swamp near to the Project site – Hellgate Swamp. The drainage pattern goes east and there is a pond to the North West of the site.
When asked about noise, the team members explained the noise walls.
Several attendees had questions about the battery cells and modules. Team members explained how battery cells are configured within modules that are placed in racks within the battery containers.
Follow-Up Questions & Action Items
Attendees have filled out the feedback forms with their comments and/or questions, and the Project team will be providing responses via email after the meeting if a response is required. The answers to their questions will be included in the follow-up column of the Project’s minutes, which will be made available on the Project website: <a href="http://www.skyview2bess.ca">www.skyview2bess.ca</a>
Conclusion
It was communicated at the meeting that more information would be forthcoming to the local community, adjacent landowners, the local municipality, relevant federal and provincial agencies, and those on the Project mailing list via mail or email. Information on the upcoming meeting will also be made available on the Project website: <a href="http://www.skyview2bess.ca">www.skyview2bess.ca</a>
The Project team indicated that the minutes and storyboards, and the question-and-answer log from the meeting will be uploaded to the Project website. For additional information on the Project or further inquiries, community members and interested parties can contact the Project team via email at <a href="mailto:info@Skyview2BESS.ca">info@Skyview2BESS.ca</a> or speak to the Project Manager via phone (Will Patterson: 236-808-5270).