Skyview 2 Battery Energy Storage Project ("Skyview 2 BESS" or "Project")

Summary of Minutes of Public Community Meeting

Proponent:	Skyview BESS Limited Partnership
Date:	December 11, 2023
Time:	Virtual Presentation and Q&A Session: 7:30 PM
Location:	Zoom Meeting
Number of Attendees:	Number of Attendees: 3
Proponent Attendees:	• Will Patterson, Senior Manager, Development (Project Manager for the Project) • Juliana Velez, Junior Manager, Development • Sarah Palmer, Senior Manager, Environment & Community Consultation • Lucas Porter, Environment & Community Consultation Support
Meeting Procedures:	• Attendees were welcomed into the meeting and Sarah Palmer, the Proponent's Environment & Community Consultation lead, provided an overview of the virtual meeting functions on Zoom (e.g., raise hand function, mute/unmute, camera on/off and the opportunity to submit questions to the Proponent through the meeting chat). • The Project Manager, Will Patterson, provided an overview of the meeting format: introduction and presentation by the Proponent followed by a question and answer (Q&A) period. Will advised that microphones for attendees would be turned off throughout the presentation and turned on one at a time in the Q&A session as attendees indicated they have a question by using the raising hand function. • Will delivered a formal presentation of the Project followed by a group Q&A session. The presentation provided an overview of the Project including why the Independent Electricity System Operator (IESO) is procuring energy storage projects and why the Proponent is proposing the Project here, the fire safety standards used for the Project and responses to common concerns heard by the Proponent at the in-person open house on Nov 7th were shared. The Q&A session allowed community members the opportunity to ask questions to the Proponent in a manner accessible to all other members of the public attending the meeting. All questions received in the meetings chat function were discussed and answers to each were provided by the Proponent.

	Comments and feedback received from the attendees either entered in the chat or spoken out loud were recorded as part of the meeting minutes. The questions asked during the Q&A session and the corresponding responses are summarized in the table below.

Presentation to Group

The presentation was led by the Project Manager, Will Patterson, based on the information outlined in the slide deck. A copy of the presentation deck is appended to these minutes.

- The presentation began with a housekeeping slide instructing attendees how to raise their hands, interact and ask questions. This was presented by Sarah Palmer.
- Presentation Slides provided the following key information:
  - Proponent legal name contact information.
  - The Project name, Nameplate Capacity and storage technology type.
  - A scale map showing the boundaries of the Project Site, location of the Connection Point and approximate location of the Connection Line.
  - Community benefits.
- Skyview BESS Limited Partnership (the Proponent) is the Project company submitting a bid to the IESO for the Skyview 2 Battery Energy Storage Project (the "Project"). The Proponent is an affiliate of Potentia Renewables Inc. (Potentia) which is an indirect wholly owned subsidiary of Power Corporation of Canada.
- A summary overview of Potentia was given, describing the company's background, experience, and portfolio of renewable energy projects across Canada and the US (largely comprised of solar PV and wind energy installations, as well as two BESS projects under development in Texas). Potentia's business model is to develop, build and then own and operate clean energy projects throughout for their lifespan.
- The Project is proposed to provide capacity to the electrical grid by storing electricity from the grid when it is cheap and plentiful (typically overnight) and then release it back to the grid during periods of peak electrical demand.
- The Independent Energy System Operator (IESO) is currently procuring approximately 1,600 megawatts (MW) of electricity storage and approximately 900 MW of non-storage capacity (i.e., natural gas) in their current Long-Term Request for Proposals (LT1 RFP). This need is driven by increasing electrical demand across Ontario, the retirement of the 3,100MW Pickering nuclear plant, the refurbishment of other nuclear generating units, as well as expiring contracts for other existing generation facilities. The LT1 procurement is the second phase of the IESO plan to procure 4,000 MW of capacity – the first phase was the Expedited LT1 process. This added capacity will ensure Ontario has the electricity it needs to maintain reliability, and to support a growing population and the economy.
- The Project's location was strategically selected for the following reasons:
  - the IESO has indicated a need for capacity resources (such as Energy Storage) in the area;

  - adjacent to transmission lines that have large amounts of electrical capacity available;
  - located on Rural lands so the Project site will not remove agricultural land out of production;
  - large setbacks from residences (approx. 700m from the landowner's house, 900m from the next nearest house and 1,100m from Dobbie Road) and sensitive environmental features; and
  - there is a willing landowner.
- The Project was developed to provide up to 450 MW of electricity for 4 hours – 1,800 MW hours – and would be located on approx. 30-acres of land.
- The Project Manager explained what the site would look while showing a slide with a figure of a typical battery facility project:
  - The Project site will be approximately 30 acres in size.
  - Depending on the final battery provider selected, the Project will be comprised of less than 650 battery containers which appear similar to a 20 ft shipping container. The shipping containers are placed on concrete foundations or piling, and the site will be covered with a layer of gravel. Other key equipment are the power conversion systems (PCS), energy management systems (EMS), and substation.
  - Initial noise wall designs indicate the walls will be upwards of 8m high, substantially reducing noise levels from the site.
  - The entire site will be enclosed within a chain link fence with three rows of barbed wire, per the Canadian Electrical Code.
- An overview of the Project's consultation completed to date with the Township of Edwardsburgh-Cardinal and the surrounding community was provided. The Proponent noted that the minutes of the public community meeting held on November 7th are available on the Project's website (www.Skyview2bess.ca).
- Fire risk was a top concern we heard from attendees at the first open house. The Project Manager provided the following detailed description of the proposed fire safety at the site:
  - While thermal runaway is possible in all types of Lithium-Ion Batteries, the battery chemistry selected for the Project is Lithium Iron Phosphate (LFP), which is a much more stable than Lithium Nickel Manganese Cobalt (NMC) chemistry (these battery types are commonly found in cell phones and cordless power tools). The improved stability and longer lifespans of LFP makes them better suited for utility scale energy storage projects.
  - The batteries we will use must meeting the international UL 9540 safety standard. UL 9540 evaluates compatibility and safety of the various components to ensure the parts, and the system as an entity, work safely.
  - The batteries will meet performance criteria outlined in the UL 9540A test method providing evidence that if a fire were to occur within a battery enclosure that the fire would be contained within the container. We committed to making the results of our UL 9540A testing public.
  - A fire suppression system is built into each battery container, which is monitored 24x7 by systems that will automatically trigger a shutdown and fire suppression protocols if signs of fire are detected.

- The local fire department will be consulted and collaborated with to develop a site-specific emergency response plan to have a clear response protocol in the unlikely event of fire.

- Another top concern heard at the first open house was ground water contamination and electrolyte leakage from battery systems.
  - Both the cell and container are built to ensure electrolytes do not leak past them into the surrounding environment. The containers within which the batteries are housed are sealed to prevent leakage.
  - Each battery container is comprised of approximately 4,000 individual battery cells; the number of cells in each container is highly dependent on the final battery vendor selected for the Project. Each cell is monitored and contains a small amount of free electrolyte, if there were to be an electrolyte leak from a cell, the leaked electrolyte would be contained within the metal battery enclosure, the cell would then operate irregularly and would be flagged in our operating system allowing our local team to swiftly identify and remove the impacted cell.
  - In the event of a fire, the electrolytes would likely burn, turning it into a gas made up of its basic elements. The result of which is that, even if a fire were to occur, our manufacturers would not expect there to be puddles of electrolytes (even if there was a puddle of electrolyte it would be contained within the metal bottom of the battery enclosure).
    - The UL 9540A testing completed for the Project identifies the volume and composition of these elements. These results are shared with the fire department as a step in developing the emergency response plan.
    - We also committed to conducting air dispersion model testing to demonstrate to the community and Council that in the unlikely event of a fire the gas released will not pose a risk to residents.
- The third issue of interest noted at the first open house was the community benefit fund.
  - The Project will provide 10s of millions in property taxes over its operational lifespan. The municipality can use their potion of these funds to maintain improve local roads and services.
  - On top of property tax benefits, we have committed to creating a dedicated community benefit fund of $300,000 per year for the duration of the LT1 Contract (approx. 20 years), representing $6M+ in direct local community benefits.

Group Q&A	
Question	**Response**
General	
During construction, how much road traffic do you expect on the surrounding roads?	There will be an increase in traffic on the roads leading to and from the site during the construction phase, which will likely last about a year. During the operation phase, there won't be a notable increase to traffic. 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: 1. Identify key roads required for construction. 2. Review the roads with a member of the municipality and record their condition before construction. 3. Provide financial security to ensure any potential damage caused to the roads is covered. 4. Review the roads with a member of the municipality and record their condition after construction. 5. Return the roads to – at a minimum – pre-construction conditions. Once this is confirmed, the full or partial security will be returned.
How will the Project benefit residences of South Dundas?	Our current community benefit commitments are with the Township of Edwardsburgh-Cardinal. We understand that there are landowners that live near the Project within the Township of South Dundas and we are interested in continuing to consult with these landowners.
Will the lights on the site always be on? Will there be a lot of light pollution?	The Project's lighting systems and layout have not yet been finalized. We are considering a few options including motion activated lighting, down-shielded lights and simply turning lights-off at night if they are not needed. Lights on site at night are mainly needed for a security perspective. It isn't clear yet whether lights will be needed at night when no one is on site. The site will include 8m high noise walls that are expected to block some of light from the site.
What does the connection point to the transmission lines look like?	The exact design of the connection will be determined if we are successful in our bid. The connection configuration will be confirmed once we receive the results of the IESO's System

Group Q&A	
Question	**Response**
	Impact Assessment. There are two options to connect to the lines: (1) a switching station, which looks like a substation that would be sited adjacent to the lines; and (2) a "T-tap" connection, which is much simpler and only requires a few additional structures along the transmission lines. We expect to be able to do a "T-tap" connection. We plan to locate the substation within the Project Area that is setback roughly 1km from Dobbie Road.
Does the land remain industrial after the project is over?	Based on our consultation to date with the Township we understand rezoning is not required. However, we do have commitments within our land lease agreement to decommission and reclaim the Project at the end of its operational life.
How many bids does Potentia have proposed?	We developed four potential projects to submit in this RFP. We intend to bid projects into the RFP that are supported by the community such as this one.
Have we talked to the conservation authority?	We sent the Conservation Authority the Notice of Commencement for the Class Environmental Assessment for Minor Transmission Facilities and have reached out to them via email. We will keep the Conservation Authority informed of the Project, our outreach initiatives, and community meetings throughout development.
How long until you decommission the project?	The batteries have a typical operational life of 20-25-years. This backed up by the 20-year guarantee from our battery manufacturer. We will install additional batteries every several years to augment capacity as the battery capacity degrades slowly overtime. We generally think the Project has a 30-year operational life.
What is the risk to the water table from a BESS project?	We have not completed geotechnical studies for the Project yet. Once complete, the geotechnical findings will inform the Project's stormwater management plan and drainage plans. The MECP is also 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. An Environmental Protection Plan (EPP) will also 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.

Conclusion
The Proponent thanked attendees for their interest and thoughtful questions and committed to posting the minutes of the Meeting on Monday. Details about past meetings and open house minutes are available at the Project's website (www.Skyview2bess.ca). For additional information on the Project or further inquiries, community members and interested parties are encouraged to contact the Project team via email (info@Skyview2bess.ca) or speak to the Project manager via phone (Will Patterson: 236-808-5270).

Appendix 1 – Presentation Slide Deck

WELCOME

Welcome to the second Skyview 2 Community Meeting.

Agenda:

1) ***Presentation by Will Patterson***
2) ***Question and Answer period***

Please place yourself on mute until the Presentation is over. Video is controlled by the icon in the bottom left corner.

Please be respectful of each other and raise your hand if you have a question. We will call on participants. Please lower your hand once your question is asked.

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POTENTIA RENEWABLES

Skyview 2 Battery Energy Storage Project

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ABOUT POTENTIA RENEWABLES

Potentia Renewables (PRI) is a 100% Canadian owned, developer, owner & operator of renewable energy and storage assets

- **Skyview BESS Limited Partnership** is a controlled subsidiary of PR Development LP (PRD), who is the Qualified Applicant under the Ontario IESO Long Term 1 Request for Proposals ("LT 1 RFP").

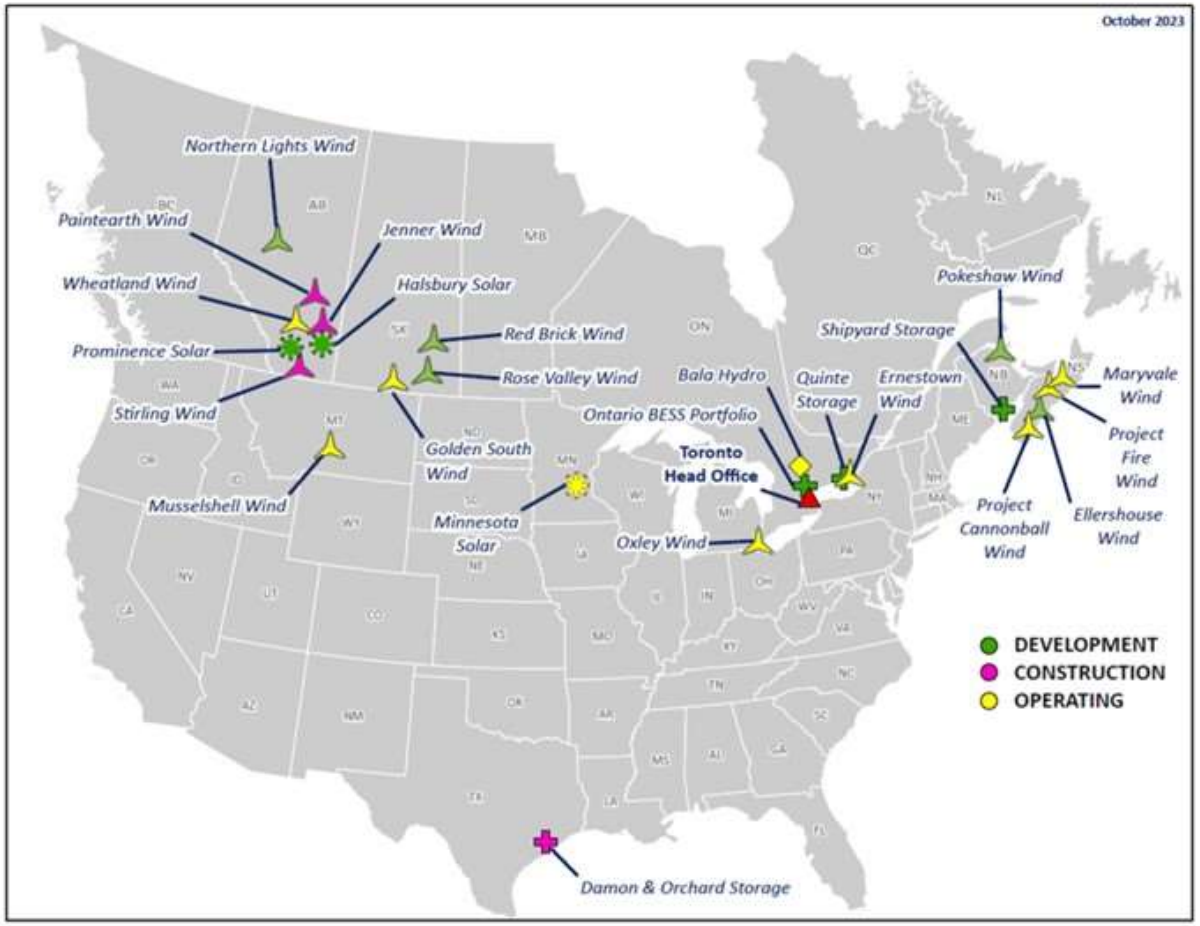
- **Skyview BESS Limited Partnership** will be the Proponent under the LT1 RFP. PRD and Skyview BESS Limited Partnership are affiliates of Potentia Renewables Inc. ("PRI"), a Canadian developer, owner, and operator of energy assets with over 1,200 MW of solar and wind projects that are in operation, under construction, or under contract. Please visit www.potentiarenewables.com to learn more.

DEEP LOCAL EXPERIENCE | **WELL CAPITALIZED OWNERSHIP** | **GROWING PORTFOLIO**

Potentia RENEWABLES

RAPIDLY GROWING PORTFOLIO

PRI's existing operating portfolio of 840 MW will grow to 1.2 GW by the end of 2023

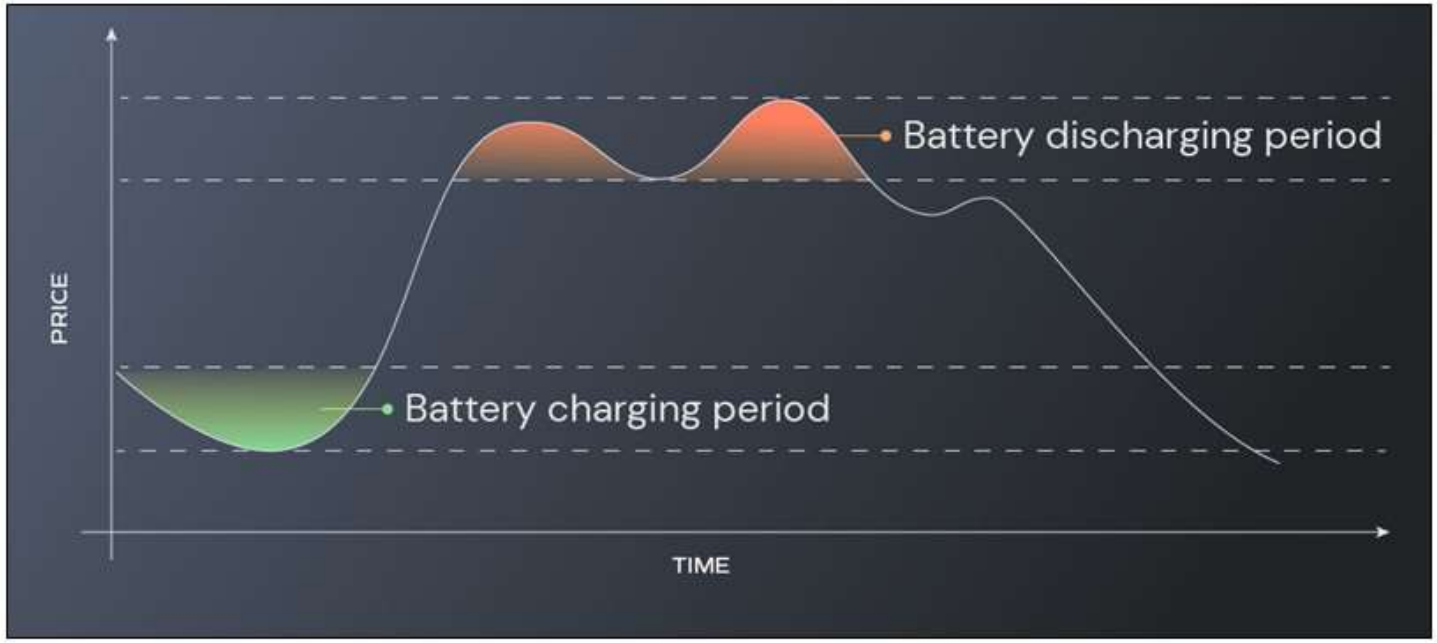


1) Potentia Renewables Existing Portfolio Map

WHY IN ONTARIO?

The Independent Electricity System Operator (IESO) – the entity responsible for operating the electricity market in Ontario - is forecasting a capacity need of approximately 4,000 MW by the mid-2020s

- To meet the forecasted capacity need, the IESO is procuring additional capacity resources through the LT1 RFP.
- Through the LT1 RFP, the IESO is seeking to competitively procure 2,518MW of year-round capacity services:
  - ~1,600MWs of Storage
  - ~918MW of non-storage capacity (natural gas)

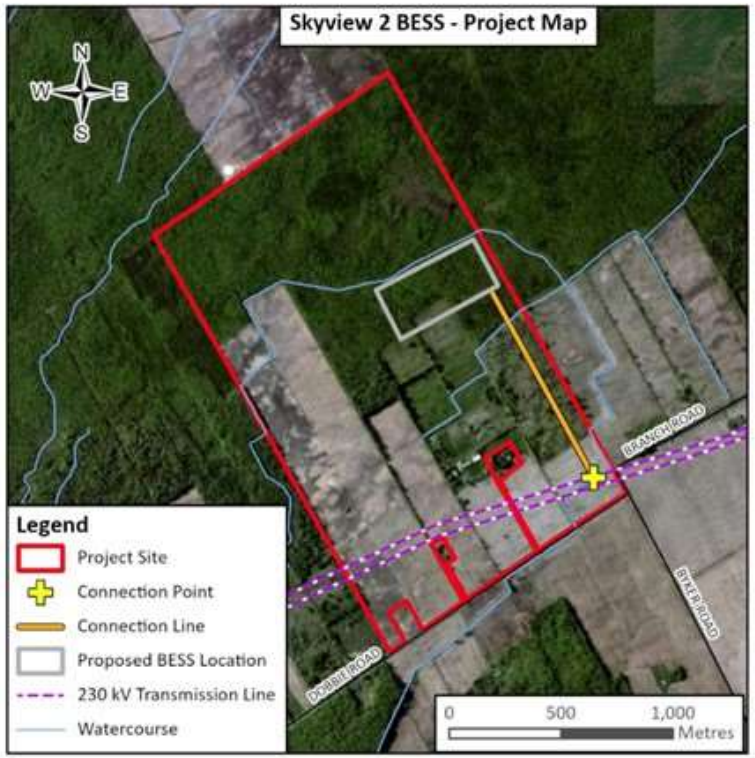


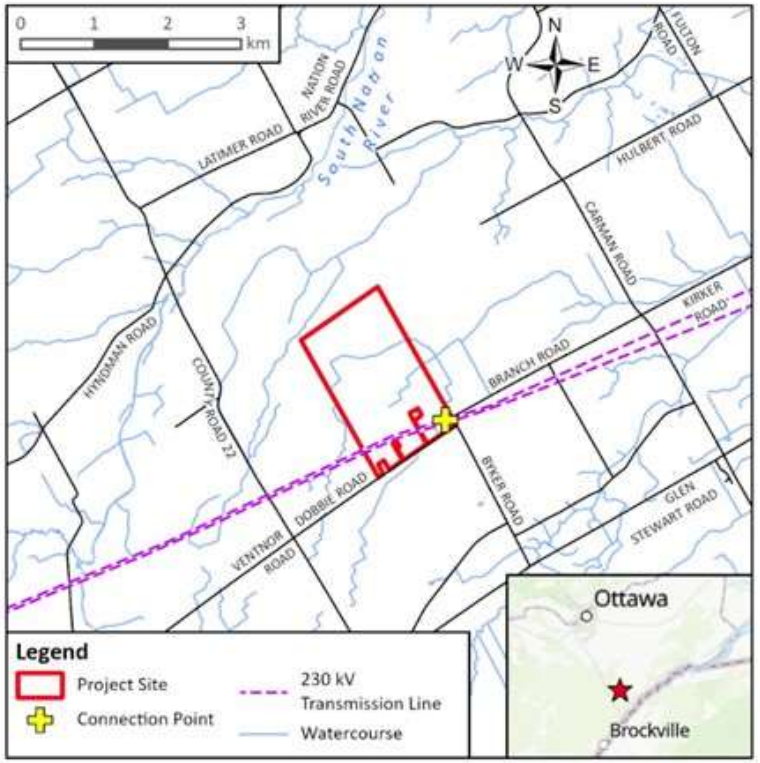
WHY TOWNSHIP OF EDWARDSBURGH CARDINAL ? WHY HERE?

- IESO identified growing electrical capacity needs in eastern Ontario.
- Strategically located on Rural lands (not prime agriculture) well setback from Dobbie Rd and Branch Rd.
- Proximity to existing power line infrastructure with the capability of interconnecting the Project.
- Minimal impact on the local environment.
- Relatively flat terrain for construction and suitable site access.
- A willing landowner.

PROJECT OVERVIEW & MAP

- **Project Name:** Skyview 2 Battery Energy Storage Project.
- **Nameplate Capacity:** Up to 450 Megawatt (MW) for four hours (1,800 MWh).
- **Location:** Township of Edwardsburgh Cardinal, occupying approximately 30 acres of land. The Proposed BESS Location is setback approximately 1,000m from Dobbie Road.
- **Interconnection:** Connecting to existing 230kV lines that run through the Project Site.
- **Technology:** Lithium-ion Battery Energy Storage Facility.





ENERGY STORAGE OVERVIEW

Energy storage works by storing energy when it is most plentiful and supplying it during periods of peak demand. This helps to maximize the use of our existing electrical grid and reduces the need for additional transmission infrastructure.

BESS Components:

- **Batteries** (DC Blocks): lithium-ion DC cell blocks placed in a rack within a temperature-controlled enclosure that stores and release energy.
- **Power Conversion System** (PCS): controls the current and voltage of the electricity received from the grid and adjusts the batteries via inverters and medium voltage transformers.
- **Energy Management System** (EMS): a.k.a. the brains of the facility, which commands, controls, monitors and manages the functionality of a project.
- **Substation**: the electrical connection point to the grid composed of main power transformers and protection and control equipment.

- **Other**: underground collector cables, roads, noise walls, foundations, etc.

COMMUNITY OPEN HOUSE – WHAT WE HEARD

TIMELINE OF COMMUNITY ENGAGEMENT

- May 2023:
  - Original outreach and meeting with the Township of Edwardsburgh Cardinal.
- September 2023:
  - Singed option to lease agreement with the landowner.
  - Additional project details provided to the Township of Edwardsburgh Cardinal staff and Councilors.
- November 2023:
  - Hosted a public Community Open House. We responded to various stakeholder requests for information prior to the open house and are continuing to field and respond to questions received.
  - Municipal Support Resolution Obtained.

OVERVIEW OF THE COMMUNITY MEETINGS

- Approx. 22 people attended our open house held on November 7th at the Ingredion Centre.
- Here what are some of the points of interest we heard from the community:
  - Interest in how recycling works
  - Operational life of the system
  - Support for siting project on disturbed non-agricultural land
  - General support for large setbacks to nearby residences
  - Support for noise walls for visual buffer
  - Lighting interests
  - Questions and Concerns raised about fire
- Minutes from the first Open House are available on the Project website and include a comprehensive question and answer section.

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COMMON QUESTIONS

FIRE RISK & MITIGATION

Mitigation and Standards

- Follow local and internationally recognized safety standards established to ensure storage systems are designed, constructed and operated safely:
  - **UL 9540:**
    - Evaluates the compatibility and safety of the various components when integrated into a system.
  - **UL 9540A Test Method:**
    - The test method requires testing on the battery cells, modules, unit level and installation level testing until performance requirements for fire safety are met.
    - This test demonstrates that in event of a fire it will be contained within the BESS enclosure.
  - **Canadian Electrical Code**
- Remotely Monitored 24/7 via cell and module level sensors.
- Local Operations Crew.
- Aerosol Fire Suppression System within each battery container.
- Emergency Response Plan: Developed as a collaboration effort between local fire authorities, independent battery fire experts, and our reputable equipment provide. Training will also be provided as needed.





In a fire event what often happens is that only a few modules are damaged instead of an entire battery container catching on fire.

UL 9540A - FIRE TESTING IMAGE

- This picture was taken as part of a special fire test that all batteries must undergo and pass, known as UL9540A testing. In this test, the batteries are burned in a lab to verify what types of gases are produced, and to see if the system is designed to contain the fire.

COMMON QUESTIONS

ELECTROLYTE LEAK RISK

We take steps to ensure water quality is maintained:

- Purchase high quality financeable LFP battery cells
- These cells are sealed and placed in a temperature-controlled container that is also designed for containment
- Each battery cell is monitored 24x7 by the battery management system (BMS)
- We plan to have one or two operations and maintenance staff onsite during working days for general maintenance
- Our preferred battery vendor confirmed the electrolyte contained within all the batteries will easily be contained in the containers bottom sealed metal area

What happens to the in the event of a Fire?

- Even if a fire did not burn the electrolyte, the electrolyte would be contained within the battery enclosure
- Our emergency response plan does not require water to be applied to the impacted battery container
- We will also install water wells downgradient of the Project and will analyze the water quality annually

COMMUNITY BENEFITS

As long-term owners and operators we pride ourself on cultivating strong relationships with the communities we work within. We understand proactive consultation and engagement are integral components of a successful project.

Long-Term Tax Revenue	Local Employment
• Over the course of its life span, the Project will be a source of significant and reliable contributions to the Municipality's tax base while requiring minimal municipal services. The Municipality can use the increased tax revenue to fund roads, schools, and improved municipal services.	• Jobs created during construction will include those related to land surveying, road construction, concrete and aggregates supply, equipment installation, substation construction, electrical testing and technical commissioning to name a few.
Boosting the Economy	**Community Benefit Fund**
• Construction site services, materials, and contractors will be sourced locally as much as possible subject to meeting quality, quantity, and workmanship requirements. Workers may also require local accommodation and services while working on the Project. In addition to the direct jobs, the Project will increase electrical capacity enabling further investment in eastern Ontario.	• The Project will establish a community benefit fund that we will contribute to annually throughout the Project's operational life. The fund would be used to support a variety of local community initiatives in consultation with community representatives.

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CONTACT US

YOUR INPUT IS IMPORTANT TO US!

Contact information for the Proponent, Skyview BESS Limited Partnership, provided below:

Send your questions, feedback, or comments to info@Skyview2BESS.ca

Project information is also available at www.skyview2bess.ca.

236.808.5270