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Public Community Meeting Minutes Project: Caton Mill BESS

PROPONENT: Capstone Infrastructure Corporation (Capstone)

PROJECT NAME: Caton Mill Battery Energy Storage System

NAMEPLATE CAPACITY: 200MW Battery Energy Storage

MEETING LOCATION: Virtual Meeting via Zoom

PRESENTATION DATE: November 29, 2023

PRESENTATION START TIME: 6:00 PM **END TIME:** 8:00 PM

PRESENTATION BY: Nick Collard (Capstone)

SUPPORT STAFF IN ATTENDANCE:

Capstone:

- Megan Hunter
- Andrea Kausel
- Jackson Real

Stantec:

- Lindsay Frith
- Angela Wang
- Carrie Curtis

ATTENDANCE: There were 13 people in attendance of the virtual meeting.[1]

SUMMARY: A Virtual Public Community Meeting was hosted by Capstone to present information on the proposed Caton Mill Battery Energy Storage System project and give members of the public an opportunity to provide comments, concerns and ask questions. The Virtual Room was opened to the public at 6:00 PM. Capstone and Stantec staff members were present to assist with addressing questions and concerns from the attendees. Around 6:00 PM, Nick Collard presented a PowerPoint, that outlined:

- the project name, legal name of the proponents and contact information,
- nameplate capacity,
- information about Capstone,
- information about the IESO procurement,

[1] Based on number of sign-ins. The team is unable to confirm actual attendance of all individuals as multiple individuals were participating in the virtual meeting via the same log-in device.

- information about energy storage,
- the project proposed location and connection including a scale map, and a project timeline,
- Frequently Asked Questions (Including plans for community aesthetics, road impact during constructure, safety measures, lifespan and battery disposal, lighting and sound impacts, local benefits etc.)

During the presentation, attendees were encouraged to write and submit questions via the Zoom Q&A feature. Questions submitted during the presentation were addressed by the presenter and panelists in two ways:

1. Directly addressed during the presentation,
2. Addressed in the Zoom Q&A feature. Questions that were already answered by the host and panelists, or in the presentation were addressed this way.

Following the main presentation, the floor was opened for a question-and-answer period where attendees could either continue utilize the Zoom Q&A feature for written questions or use the 'Raise Hand' feature to be included in the queue of attendees with verbal questions. Full Q&A summary of both written, and verbal questions are included in a separate document.

General topics included (not exhaustive):

- Rationale for siting of the project within the community and siting of the roads and facility within the property parcel
- Potential for releases to the air, and/or groundwater, as a result of fire suppression
- Consultation activities and additional opportunities for engagement
- Project timing
- Project process (IESO, Environmental Assessment, design, construction, decommissioning)
- General battery storage facility design and safety, specifically fire safety and prevention

A recording of the Virtual Public Community Meeting is available on the Project website: https://www.catonmillbess.com/

QUESTIONS & ANSWERS:

General Subject	Question	Answer(s) provided during meeting
General	Why was this specific location chosen?	This location was selected due to its proximity to the transmission system which allows the Project to operate efficiently and contribute to a more robust energy infrastructure. In addition, this parcel also has natural screening, minimizing the visual impact on the local community. The large parcel area also allows Capstone to site and design the facility in a way that minimized impacts on environmentally sensitive areas.
Mitigation Efforts to Sustain Reasonable Enjoyment and Local Environments	What has Capstone proposed to mitigate the impacts to the area, construction impacts, light, noise, etc.?	Once awarded contract from IESO in 2024, the proposed Project will be subjected to the Class Environmental Assessment (EA) process where the following assessments will be conducted (not exhaustive): • Archaeological assessments (including engagement with Indigenous Communities) • Cultural heritage assessments • Natural heritage assessments (incl. impact on wildlife, vegetation, watersheds etc.) • Noise impact assessments • Land use planning Results from the assessments will influence design and siting decisions. If the proposed Project fails to meet the criteria and appropriately mitigate all potential impacts set by the MTF Class EA standards, the Project will not be able to proceed.
	Will trees be cleared on	Trees are not proposed to be cleared

General Subject	Question	Answer(s) provided during meeting
	the property to make space for the BESS?	for the construction of this Project. Natural vegetation in the Project area is a valuable visual screen for the Project.
	How will the project site be lit during the nighttime?	Project lighting will be limited to emergency lighting as required. All lighting plans will be approved by the municipality as part of site plan approval.
Noise Impact	Will the proposed Project be a noise nuisance?	Noise from the facility will primarily be due to the Heating, Ventilating, and Air Conditioning (HVAC) units. The facility is subject to Ontario regulatory requirements, whereby nighttime (7PM to 7AM) noise limits are 40dBA (1h-Leq) for rural Class 3 areas. This is comparable to the level of a quiet conversation in a library or leaves rustling in the breeze. Environmental Noise Guideline - Stationary and Transportation Sources - Approval and Planning (NPC-300) | ontario.ca
Zoning & By-Laws	Do by-laws apply to construction traffic, and noise?	Yes, there are several by-laws that Capstone will comply with, including restricting construction activities to daytime hours within the stated by-laws and ensuring there is no light pollution from the construction site at night and ensuring all noise regulations are abided by.
	Has the township already agreed to change the zoning for the farmland being used for this project?	No. The Project is currently in very early stages of conception and consultation and the proposed site is categorized as 'rural land'. There is a proposal in place for a zoning by-law amendment, but this is in the early stages of consultation.
	Didn't council just vote against BESS projects in	Council was initially considering a blanket municipal support resolution for

General Subject	Question	Answer(s) provided during meeting
	the township, or was this one not included?	BESS in the township. However, the blanket resolution was not supported as council expressed that more time for consideration was required. Capstone will require municipal support for the proposed Project to proceed and will have up to 18 months after the contract date, if awarded, to obtain municipal resolution.
Traffic & Road Maintenance	How busy will the entrance be? Will trucks be a regular occurrence?	During the operational phase, site traffic is expected to be very minimal, as the number of on-site crew is low. Large trucks are not expected to be a regular occurrence.
	Which access roads will be built, and will there be community consultation throughout the process?	There are currently three potential gravel access roads in consideration, while only one will be chosen. Managing traffic during construction is a top priority, and consultation will be held with residents, and the municipality to comply with all permitting and by-laws in the area.
Land Value	In your other battery projects, how have these affected home values in the area?	In our experience on other projects, specifically, wind and solar projects here in Ontario and in the US, home values have not been impacted. There are a few different studies in which 1,000's of real estate transactions were analyzed that support this. BESS is a new technology in Ontario, so there are no local studies to point to yet, but considering the low visual impact of the facility, we anticipate negligible impacts on property values.
Project Benefits	Will you be using local labor unions to build the project?	Capstone is committed to contributing to the local economy and providing sources of revenue back to the community. This is a new sector for construction in Ontario, and Capstone will evaluate what general contractors

General Subject	Question	Answer(s) provided during meeting
		are available and whether they're organized or not. Labour will be locally sourced as much as possible.
Health & Safety	Who is responsible for fire management and mitigation efforts?	Capstone is responsible for fire management and mitigation. The safety of a standalone battery energy storage system is paramount and fire safety is a critical aspect of the overall risk management strategy. Routine inspections and maintenance protocols will be implemented to identify and address potential fire hazards. This includes checking the integrity of the battery cells. Monitoring electrical connections and ensuring that all safety systems are in optimal working condition. There will be several layers of fire safety mitigations and controls. First of all, physical separation in containment. BESS components are physically separated and contained with robust structures that are specifically designed to prevent fire and the potential for a fire to spread from one container to another. Secondly, fire resistant materials are used in construction and barriers may be in place to contain any potential fire within the battery enclosure. The BESS will be equipped with sophisticated advanced monitoring systems that continuously track various parameters, leading temperature, voltage, and current. Any anomalies or deviations from normal operating conditions trigger immediate alerts allowing for swift intervention in the event of a potential fire risk. Thermal management, so thermal management systems are integrals to best fire safety. These systems regulate

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		and dissipate heat generated during charging and discharging cycles, preventing overheating, and minimizing the risk of thermal runaway, which is the primary fire risk related to lithium-ion batteries.
	What is the impact of the fire suppression chemicals on our potable well water and in shallow wells? Could chemicals from the site leach into the aquifer if there were a fire?	Fire suppression chemicals are contained within the containers in the case of a potential fire. Chemicals will be pumped and disposed off-site in accordance with health and safety, and environmental compliances. The site will be designed to prevent potential impacts on the watershed. This includes a gravel footing to prevent leaching into the aquifer as a secondary line of defense.
	Would a BESS be safe to have within a city?	Yes, there are BESS sited within cities. All BESS facilities must comply with the appropriate regulations of all levels of governance.
Community Engagement	Will you consider establishing a Community Liaison Committee for this project?	Yes, Capstone would be interested in this. Our intention of the project moves forward, of course, is that we do want to embed ourselves in the community and be actively involved. We established Community Liaison Committees for some our existing wind farms, and found it to be really helpful to have that dialogue in terms of in the first couple years of post-construction and to find the best ways to support community initiatives.