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STAYNER BESS

Open House
Minutes of Meeting

September 25th, 2025

Public Open House for Stayner BESS (“Project”)

Date: September 25th, 2025 / 6:30 pm – 8:30 pm
Location: The Duntroon Hall

Proponent Contact Information:	info@staynerenergystorage.ca
Project Name:	Stayner BESS
Maximum Nameplate Capacity:	18 MWac
Technology:	Battery Energy Storage System (BESS)

PRESENTERS

Compass Greenfield Development

James Marzotto
Elijah Garrett
Paulo Maia Cortellazzi

The Antler Group

Logan Barrett

COUNCILLORS IN ATTENDANCE

Mayor Doug Measures
Councillor Robert Walker

AGENDA

The Public Open House provided attendees with the opportunity to view poster boards displaying key Proponent and Project information. The presenting team engaged attendees, responded to their questions, and solicited their feedback on the Project.

Displayed poster boards covered the following topics:

- CGD’s Projects in Canada
- Ontario’s Power Needs
- Project Case Study – Walker BESS 4, 5, 6

- ∉ About the Project
- ∉ Battery Storage Design Characteristics
- ∉ Why your Municipality?
- ∉ Regulatory & Environmental Compliance/Development Timelines

Please refer to Appendix A for the poster boards displayed at the public open house, which includes the project details. Please refer to Appendix B for photographs of the public open house.

OVERVIEW OF OPEN HOUSE

This meeting was attended by 3 people. Several participants requested information about the project and its impacts. Some participants raised questions. The questions raised during the open house have been summarized below. If you are reviewing these minutes and don't see your concern summarized, please reach out to the project team at: info@staynerenergystorage.ca

SUMMARY OF QUESTIONS/CONCERNS

1. **Community & Environmental Impacts**

a. What safeguards are in place to prevent and respond to potential oil leaks?

Mineral-oil electrical transformer poses the only spill risk. As part of an anticipated Environmental Compliance Approval, we will maintain an oil containment system to capture any oil that spills or leaks from the transformers from an unlikely spill event. In addition, we will be remotely monitoring oil temperature and levels to allow us to detect any issues and dispatch a response team.

In the event of a large leak in oil into the containment system, the project owner has retained environmental response experts to provide 3rd party remediation services in the event of a spill or release impacting the environment. These contractors perform and not limited to the following services:

- Emergency spill response services (Containment equipment, Bulk waste removal equipment & Chemical response technicians)
- Dewatering and Containment (Including Large containment tanks, Transfer pumps and Vacuum trucks)
- Industrial firefighting (Firefighting assets and personnel to assist the municipal fire services if required)
- Environmental engineering and Consulting (Soil & water testing, On-site & community air monitoring, Environmental reporting)
- Environmental remediation services (Heavy civil equipment, Ground water treatment)
- Licensed waste receiving facilities (Soil & liquid)

In the unlikely event of a release to the environment, the project owner will immediately dispatch emergency crews sourced locally and provincially to attend the site with response and remediation

assets. Upon approval from the local authorities and working in conjunction with the fire department, these assets will mobilize on site.

The project owner is responsible for complying with the Ontario Environmental Protection Act, R.S.O. 1990, c. E.19 and all spills and releases impacting the natural environment will be reported immediately.

b. What kind of noise, if any, will the BESS generate during operation?

As part of the Environmental Activity and Sector Registry (EASR) permitting process, a Noise Impact Assessment is completed for the project and submitted to the Ministry of Environment Conservation and Parks. This includes an ambient noise survey to establish the existing 'noise envelope' at the site, taking into consideration zoning, nearby highways, and other relevant factors. The assessment determines if the BESS will operate within the sound level limits outlined in Chapter 3 of the EASR Publication at all nearby points of reception.

2. Corporate

a. How many similar projects does CGD currently have in operation or development?

Compass Greenfield Development Inc. (CGD) was born out of Compass Renewable Energy Consulting Inc., a renewable energy consulting firm. While CGD was formally incorporated in April 2024, its team members were previously part of Compass Renewable Energy Consulting Inc. ("Compass"). Founded in 2011, Compass experienced significant success in its consulting operations, which led to the decision to begin developing its own projects in 2017. As a result, CGD was established as a subsidiary to focus specifically on development activities. Prior to Compass, our team members have been actively involved in Ontario's renewable energy market since 2007 and have worked on much larger projects, ranging from 10 to 300 MW from a development, financing and construction perspective.

The CGD team was successful in securing Battery Energy Storage contracts in both the Expedited Long Term 1 and Long Term 1 procurements in 2023 and 2024 respectively. These include the Walker BESS 4,5,6 projects currently in operation in Windsor, Ontario (collectively 14.997 MW), the Almonte BESS projects in Mississippi Mills, Ontario (collectively 14.989 MW) and the North Glengarry BESS project in North Glengarry, Ontario (16.30 MW) which are both currently under construction

In addition to actively developing these battery energy storage projects, CGD manages the operations of eight solar owned) facilities (8MW), four in Ontario and four in Saskatchewan, and has a development pipeline exceeding 500 MW throughout Canada.

3. Decommissioning & End-of-Life

a. Who will be responsible for decommissioning the facility, and what will that process involve?

BESS facilities have an expected lifespan of 25 years, or more, with equipment replacement and repowering. At the time of decommissioning, the installed components will be removed and reused/recycled, where possible, and the site restored. All removal of equipment will be done per the applicable regulations and manufacturer recommendations. The below summarizes the decommissioning procedure that would be enacted at the end of project life for each component.

- BESS – Disconnect all above-ground wirings. Remove all BESS enclosures and support structures.
- Medium Voltage (MV) Stations, Substation – Disconnect and remove all electrical equipment. Remove the inverter and associated equipment. Remove high-voltage substation transformer. Remove concrete foundations for MV Stations and substation components.
- Access roads and other components – Consult with the property owner to determine if access roads should be left in place for their continued use. If roads are to be removed, the aggregate materials will be excavated by a backhoe/front-end loader, along with any underlying geotextile fabric. Compacted areas restored.
- Underground cables – Underground electrical lines running between the inverters and the substation will be removed. All foundation materials will be removed.

b. What will happen to the battery packs once the facility is decommissioned? Will they be recycled, and who will manage that process?

Common Battery Energy Storage systems are 95% recyclable. During the decommissioning process, a local recycling company would recycle the components. The main metal components of a Tier 1 BESS unit are lithium, nickel, cobalt, copper and aluminum. In addition to the battery energy-storage system itself, there are several additional components, such as housing units, air conditioning components, concrete pads, electrical controls and wiring. Like the batteries themselves, these components have well-established recycling pathways.

4. Operations & Maintenance

a. How frequently will the facility be maintained and monitored?

After construction and commissioning of the project, there will be 24/7 remote monitoring of the BESS operations and cell temperatures, including gas detectors, smoke detectors and temperature detectors. There will also be scheduled site visits happening quarterly to ensure stable operations and effective preventive maintenance.

b. What types of local jobs or economic opportunities will this project create?

The BESS project will create local job and business opportunities, especially during construction, when tradespeople, contractors, and suppliers would be engaged for site and electrical work. Once operating, the facility will require periodic maintenance and support services, benefiting technicians and service providers. The project will also contribute to the municipal tax base, and local economic stimulus through community benefits agreements.

5. **Safety & Emergency Response**

a. *If a BESS were to catch fire, what would occur and how would the situation be managed? How safe are these systems in Practice?*

Battery Energy Storage Systems are designed with multiple layers of safety to prevent fires, including advanced monitoring, temperature controls, and automatic shutdown systems. In the unlikely event of a fire, the system would immediately isolate the affected unit, and the facility's fire detection and suppression systems would activate.

Local emergency services would be notified right away, and the response would follow a site-specific **Emergency Response Plan** developed in coordination with the local fire department. The plan includes clear procedures for access, isolation, and cooling of affected units to ensure public and worker safety.

b. *How is the emergency response training for this facility be conducted? Could an emergency at the site put local volunteer firefighters at risk?*

The safety of people, first responders and neighbours are our priority. We are taking a proactive approach to ensuring safe and efficient operation. Safety is being addressed with a multi-layered approach:

1. Battery Chemistry: Lithium Iron Phosphate (LFP) batteries have a lower energy density, and a more stable chemistry, making them safer and less likely to overheat.
2. Equipment has been selected based on track record, planning and testing, monitoring, automation, isolation, and suppression
3. 24-hour monitoring of battery operations and cell temperatures, including gas detectors, smoke detectors and temperature detectors.
4. If any abnormality in the operations are detected, the system shuts down and alerts the operator
5. The battery system is tested to UL9540A standards which require that fire will not propagate between battery units in the unlikely event of a critical failure.

The likelihood of a fire is extremely low. Nevertheless, we would develop a site-specific Emergency Response Plan with the Local Fire Chief that would include all necessary training and equipment for the fire department.

The project owner will provide and pay for training for the local fire department on how to best manage different types of emergencies related to the battery system. Compass Greenfield Development would provide any required additional equipment at no cost to the fire department.

c. *In the event of a fire, would the system release pollutants or toxic smoke?*

All types of smoke from any fire carry some degree of toxicity. Compass Greenfield Development and its Emergency Response Consultant will work with the Fire Department in review of plume dispersion models of a range of different event scenarios. Based on these scenarios, Compass Greenfield Development will commit to acceptable emergency response plans based on the technology used and the training it is able to provide to the local Fire and Rescue teams.

In general, modern Battery Energy Storage Systems are designed with sealed enclosures, fire detection and suppression systems, and automatic isolation features that greatly reduce the chance of fire and limit any emissions if one were to occur

6. <u>Technical & Project Details</u>

a. Which battery supplier has CGD selected for this project?

CGD has not selected a battery supplier at this time. Battery supply selection is typically conducted post-contract award (anticipated June 2026).

b. Does the BESS system support the local energy grid in case of a brown out?

Since the proposed project feeds energy capacity into the provincial grid, not directly to local homes, it will not assist local homes during a brown out.

c. Could you explain how a BESS functions and the specific ways it helps stabilize the grid?

The BESS would charge at off peak hours (i.e. nightly from 11:00pm – to 7:00am) and then discharge electricity during on demand peak hours during the day when the provincial grid needs the electricity the most.

d. What is the anticipated procurement and construction timeline for the project?

- LT-2 RFP Submission – December 18, 2025
- Anticipated IESO Contract Award – June 2026
- Engineering and permitting – 2026/2027
- Procurement and Construction – 2027/2028
- Commissioning – 2028
- Project Operation – 2028 – 2048+

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APPENDIX A

POSTERS FROM THE PUBLIC COMMUNITY MEETING

About the Proposed Project

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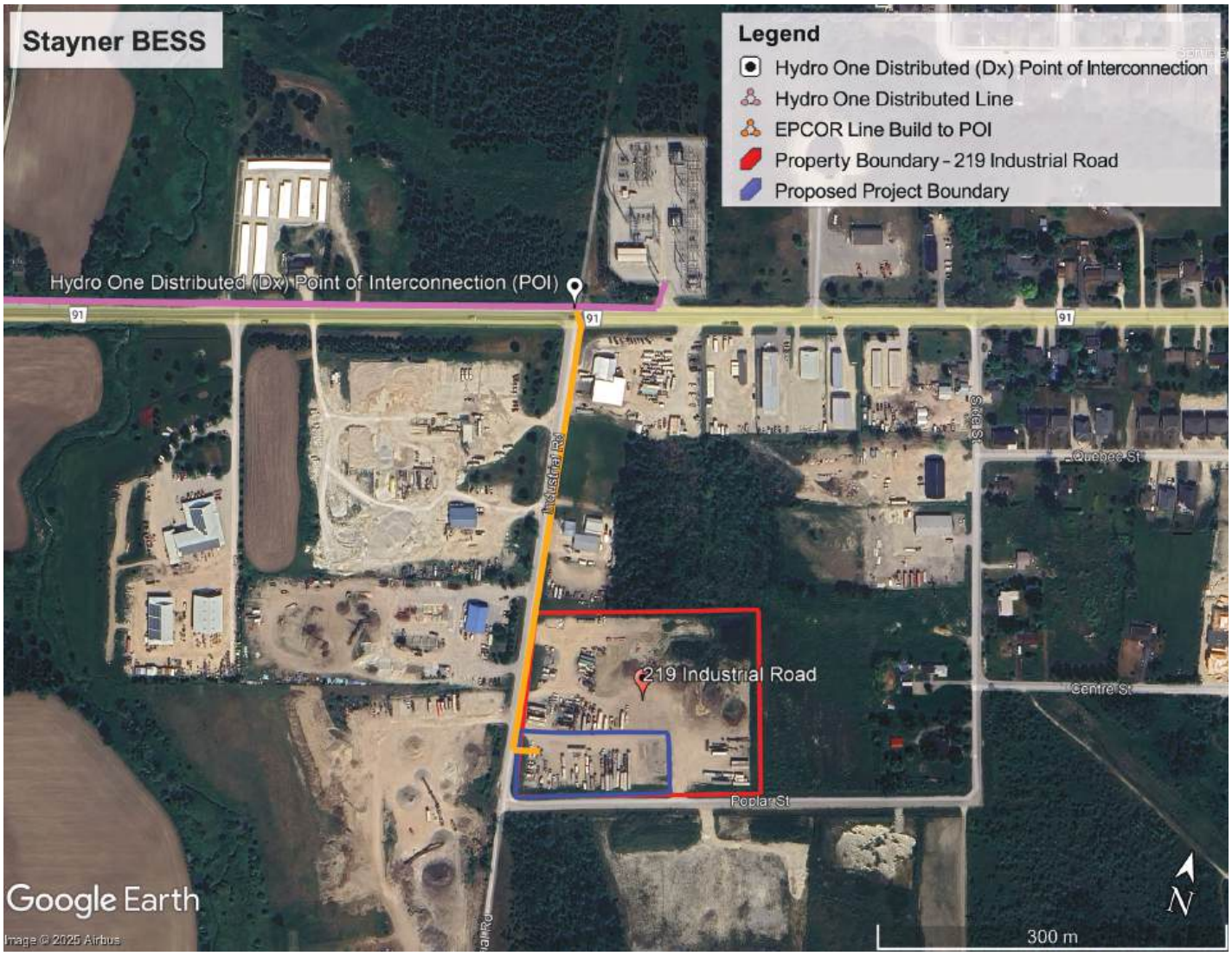


Developer
Compass Greenfield Development Inc.

Project Name
Stayner BESS

Max Name Plate Capacity
18 MWac

Property Identification Number (PIN)
58235-0057

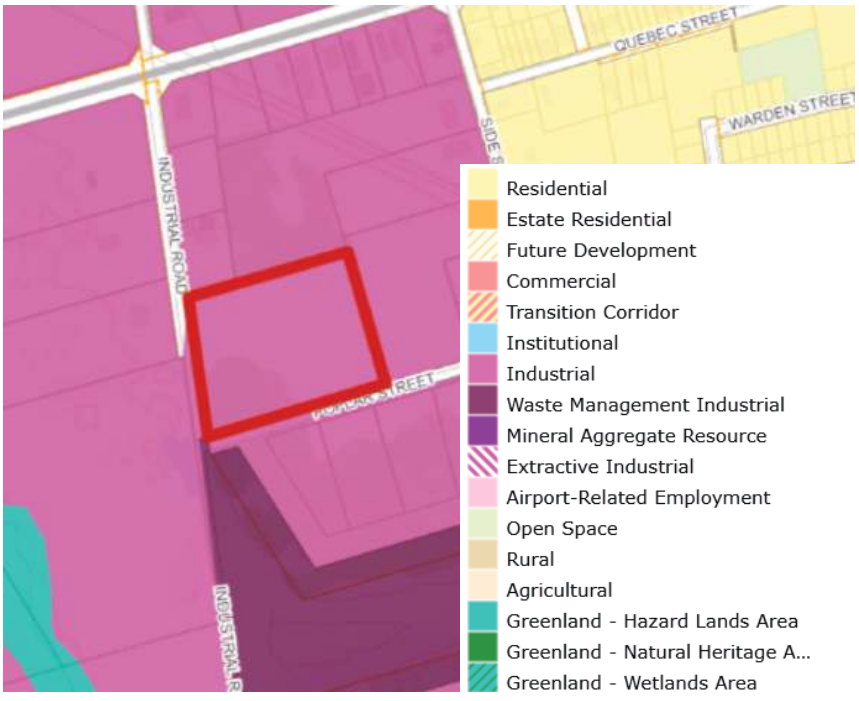
Technology
Battery Energy Storage System (BESS)

Main Intersection Location
Industrial Rd and Poplar St

Interconnection Point
Connecting to existing Hydro One utility line on HWY 91

Project Website
www.staynerenergystorage.ca

Contact
info@staynerenergystorage.ca



Compass Projects in Canada

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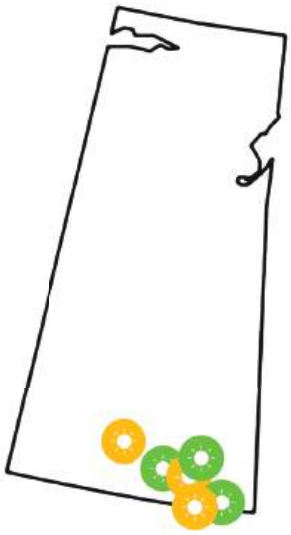
Ontario

Saskatchewan



Solar in Development

Solar in Operation

BESS Contracted and in Development

BESS in Operation

In total, Compass has over 50 MW of solar and battery storage operating, under construction or contracted, and an additional 500 MW in early stages of development in ON and SK.

10 + years Experience in Energy Development in Ontario

- An industry leader in renewable and clean energy development across Ontario.
- We have developed over 100 renewable energy projects in Ontario representing over 100 megawatts (MW) in the last 6 years
- Track record of success with principles that designed and launched Ontario's renewable and clean energy procurements in the public sector.
- Awarded six projects representing over 46 MW/200 MWh of battery energy storage in the last two IESO Procurements.

Battery Storage Design Characteristics

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Example of a BESS Project under operation – Compass Greenfield Development's Walker BESS 4, 5 and 6 (3 projects, 15MWac total), located in Windsor, Ontario.

Battery Storage Project Characteristics

- **Small Footprint Size:** 1.75 acres
- **Secure:** Project is fenced in and locked.
- **Operations:**
  - Project is 24/7 remote monitored and controlled. Operations and maintenance contractors are locally based in Ontario.
  - Scheduled site visits occur 4 times a year.
- **Noise:** Each container or battery storage cabinet will have its own HVAC system and meet provincial sound limits.
- **Design:** Battery does not power onsite operations directly; it flows to the grid. The project will consist of painted, 25 ft containers, electrical equipment and a transformer. Containers and electrical equipment will be situated on concrete pads.

Battery storage projects provide flexibility to electricity systems by storing low-cost power and providing it during peak periods when the grid needs it the most. Battery storage has been procured by the IESO since 2014.

WELCOME

TO THE PUBLIC OPEN HOUSE FOR

STAYNER BESS

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Ontario's Power Needs

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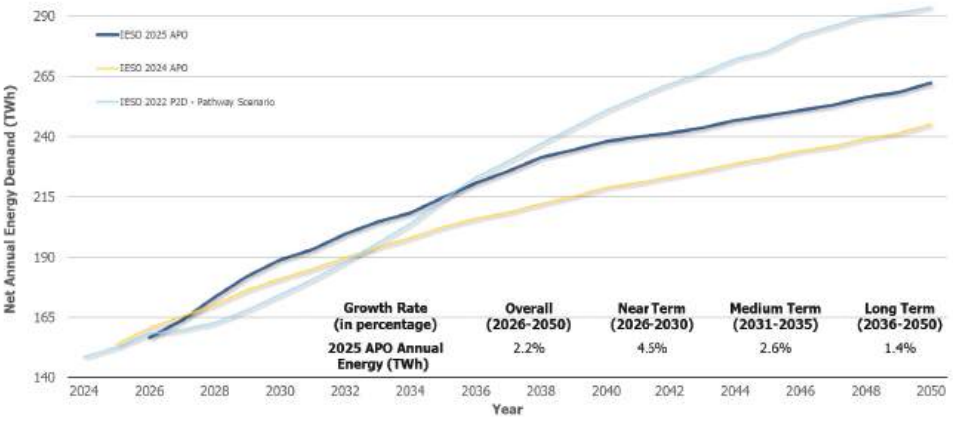
In October 2024, Ontario's Independent Electricity System Operator (IESO) updated its demand forecast for Ontario and indicated that it is anticipating a 75% increase in energy demand between 2025 and 2050.

ieso
Connecting Today.
Powering Tomorrow.

75% Demand Growth by 2050

Annual Energy Demand by Forecast



What is Causing this Growth?

- Large increases in demand in the near and medium term
- Industrial sector and data centre growth are the primary drivers of new demand
- Industrial electric vehicle production and supply chain sub-sector
- Commercial sector growth, increasing population, and electrification are also continuing to escalate electricity demand across the province.
- To meet this demand growth, the IESO has planned multiple Long-Term 2 procurement windows, with the first submission deadline for the capacity stream set for December 18, 2025 (Long-Term 2 RFP).

Long-Term 2 RFP (IESO)

Regulatory Compliance

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Compass has made careful note of the regulatory bodies that it must engage to secure the permits and approvals.

Authorities Having Jurisdiction

- Township of Clearview
- The Clearview Fire Emergency Services Department
- Hydro One
- Ontario Ministry of Energy
- Independent Electricity System Operator
- Ontario Ministry of Environment
- Local Conservation Authorities
- Electrical Safety Authority

Photos: *CGD's emergency response contractor leading a training and project introduction (Winter 2025) with the City of Windsor's Fire and Rescue Services on site at CGD's Walker BESS 4,5,6 Project site.*

Development Timeline

Land Lease

- Permitting review
- Municipal Support
- Interconnection assessment

Successful developments require up to five years to reach commercial operation.

IESO Procurement

- Consultation with municipality and neighbours
- Submission of Project to LT2-(c-1) Window 1 Procurement Prior to December 18, 2025

Engineering Design & Permitting Approvals

- IESO contract award
- Indigenous Community Engagement
- Provincial Permitting
- Municipal Permitting
- Electrical Permitting
- Design and construction is planned with the landowner's land-use in mind

Commercial Operation

- Construction
- BESS components installed
- Local electrical grid connection occurs
- Remote monitoring
- Annual maintenance

Decomissioning

- Equipment is removed
- Land fully remediated
- Opportunity for re-commissioning

2025 — 2026 — 2027/2028 ⋯→ 2051+

Project Case Study – Walker BESS 4, 5, 6

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Contract Award:
Summer 2023

Commercial Operation Date:
June 2025

Procurement:
IESO Expedited-Long Term 1

Contract Capacity:
- Walker BESS 4 – 4.999MW
- Walker BESS 5 – 4.999MW
- Walker BESS 6 – 4.999MW

Location:
3940 North Service Rd E, Windsor, ON N8W 5R7

Footprint:
0.75 acres

Utility:
Enwin Utilities

General Contractor:
Black & McDonald

Technology:
Tesla Megapack

Why your Municipality?

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The IESO has identified Central Ontario as one of the primary areas of demand growth in the province and has a “strong preference” for new resources in this area.

Simcoe County Municipal Comprehensive Review – Draft Climate Change Strategy (October 14th, 2021)

The County of Simcoe has highlighted the Energy Supply Policy and the Energy Conservation, Air Quality and Climate Change Policy of the Ontario Provincial Policy Statement in their Draft Climate Change Strategy.

Section 1.6.11.1 – Energy Supply

Planning authorities should provide opportunities for the development of energy supply including electricity generation facilities and transmission and distribution systems, district energy, and renewable energy systems and alternative energy systems, to accommodate current and projected needs.

Section 1.8.1 – Energy Conservation, Air Quality and Climate Change

Planning authorities shall support energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions, and preparing for that impacts of a changing climate through land use and development patterns.

Community Benefits

Diversified income stream for local landowners
Keep landownership within your municipality.

A stronger local energy grid
Distributed connected energy generators add to a municipality's electrical grid resiliency.

Job creation, local economic stimulus
Construction will lead to a creation of jobs. On-site activity will boost the revenues of local business.

Community Benefit Agreement (CBA)
CGD will commit to an annual payment of $1,000 / MWac to the municipality

CGD will pay for any third-party costs related to permit reviews incurred by the municipality to support this project.

Increased tax base for the municipality

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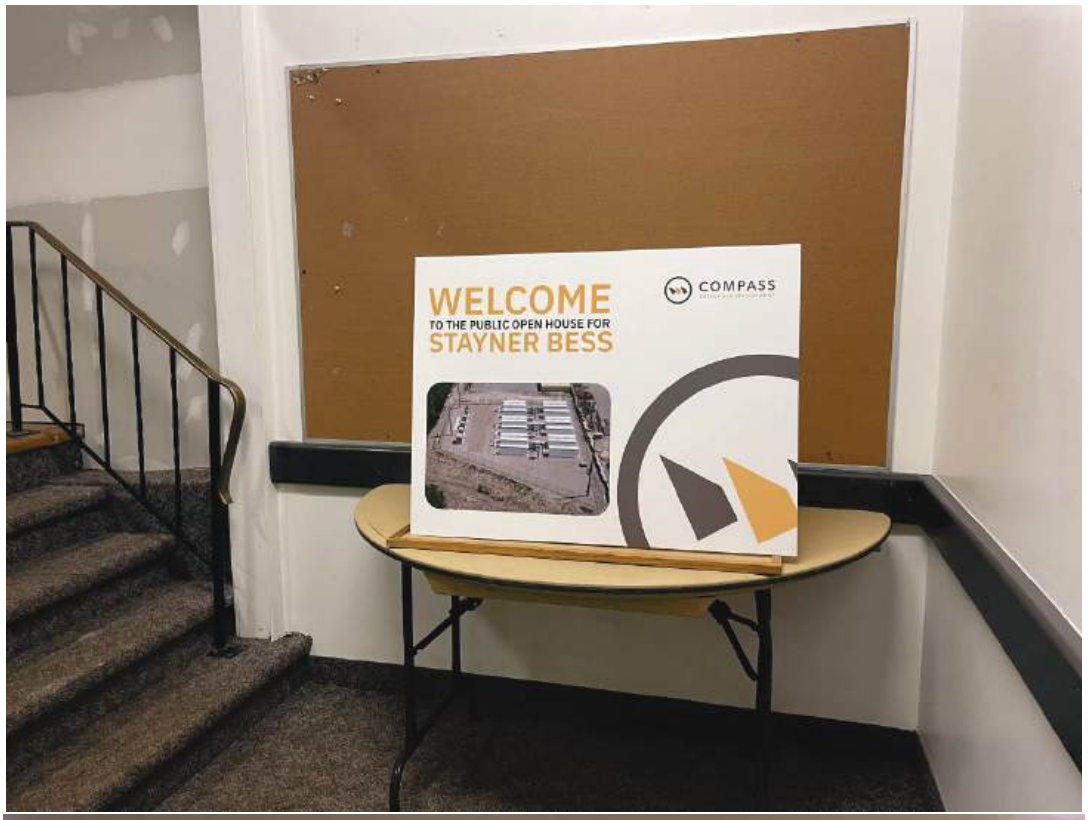
APPENDIX B

PHOTOGRAPHS FROM THE PUBLIC COMMUNITY MEETING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