COMPASS
GREENFIELD DEVELOPMENT

STAYNER BESS

Open House
Minutes of Meeting

October 28th, 2025

Public Open House for Stayner BESS (“Project”)

Date: October 28th, 2025 / 6:30 pm – 8:30 pm
Location: St. Patrick Roman Catholic Church 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

Jonathan Cheszes
James Marzotto
Elijah Garrett
Paulo Maia Cortellazzi

The Antler Group

Logan Barrett

COUNCILLORS IN ATTENDANCE

Councillor Robert Walker
Councillor Paul Van Staveren
Councillor John Broderick

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
- ∉ September 25th Meeting Recap

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 17 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. **Operations & Maintenance**

a. *What staff and expertise will be involved in the facility's ongoing maintenance and operation?*

Compass Greenfield Development will enter into a contract with a qualified operation and maintenance contractor, local to Ontario, whose main responsibility will be to monitor Stayner BESS 24hrs, 7 days a week. The contractor will have remote and immediate access to the system. It is expected that the contractor will make 4 visits a year for routine maintenance. Further, Hydro One will have continuous access to monitoring of the project and will be able to control its operation on the grid.

2. **Procurement & Company Background**

a. *How does the procurement process work for BESS projects in Ontario?*

CGD will bid this project in the first window of the IESO's Long-Term 2 Capacity Services Request For Proposals (LT2(c-1) RFP) procurement process and might be awarded a Power Purchase Agreement (PPA) contract. In terms of PPA award, it is the Ministry of Energy via the IESO that determines which proposed project is awarded a PPA. The IESO has provided a list of rated criteria points that include the following. For a source of these points listed, please visit the IESO's LT2 website at https://www.ieso.ca/Sector-Participants/Resource-Acquisition-and-Contracts/Long-Term-2-RFP

- Indigenous Participation Level
- Local Indigenous Participation
- Projection Location
- Not located on Prime Agricultural Areas
- Located in Northern Ontario
- Duration – points given to projects that have a continuous delivery duration of 12 or more hours during qualifying hours.

The following represents anticipated procurement and project timeline:

- 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+

b. *How will the BESS connect to the electrical grid, and how long does it take to fully charge or discharge?*

The BESS would charge during 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.

c. *What is the history of Compass Greenfield Development (CGD), and what experience does the company have with energy and capacity projects?*

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. **Project Details**

a. Will the project location be used as a battery dump site?

No, CGD will not dump batteries on the project site. This location will only house the functional Battery Energy Storage System (BESS) and any associated equipment essential to its operation.

4. **Project Siting & Rationale**

a. Why was this location selected for the project? Why not site it closer to the Stayner Transformer Station?

In general, this site was chosen because it satisfied several criteria to allow for a BESS project in Ontario:

- Electrical Capacity: The distributed power line and the transmission power line that are in proximity to the proposed project area have electrical capacity for the project.
- Willing landowner: The landowner is willing to host the project.
- Supportive Municipality: The development of BESS on private lands aligns with the County of Simcoe's Climate Change Plan[1] and City of Clearview's Official Plan[2], which outline support for the development of renewable energy systems and alternative energy systems, to accommodate current and projected needs, as well as support energy conservation and efficiency, and the development of energy intensive commercial and industrial development.

As for potentially siting at a parcel closer to the Stayner Transformer Station, CGD must comply with setbacks from existing energy infrastructure in order to propose a project.

b. What setbacks are being applied to the project, and how were they determined?

The current Premises area of the proposed Stayner BESS maintains a 230 metre setback from the nearest residential dwelling. Compass Greenfield Development will work with Clearview Planning on their requested setback requirements.

Setbacks for the project were established to ensure safety, accessibility, and compatibility with surrounding land uses. The battery containers, transformers, and electrical equipment are all located within a fenced and secure compound, with clear separation from property lines and nearby uses.

These were determined based on:

[1] https://simcoe.civicweb.net/document/125903/

[2] https://www.clearview.ca/sites/default/files/2025-01/2024%20Official%20Plan%20-%20County%20Approved.pdf

- Industry safety standards such as the National Fire Protection Association (NFPA) 855 and CSA C22.2 No. 107.1 for energy storage systems.
- Hydro One setback guidance from high voltage equipment [3]

These setbacks are consistent with or greater than those used for similar projects in Ontario and across Canada, providing a strong safety margin for both the facility and the surrounding community.

5. <u>Safety & Emergency Response</u>

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, and will CGD provide the necessary equipment for fire response?

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, and dedicated fire suppression or containment equipment will be provided by CGD over the life of the project if required.
3. 24-hour monitoring of battery operations and cell temperatures, including gas detectors, smoke detectors, and temperature detectors.
4. If any abnormalities in the operations are detected, the system shuts down and alerts the operator.

---

[3] https://www.hydroone.com/businessservices_/generators_/Documents/Fire_Protection_Risk_and_Response_Assessment_Standard_Final.pdf

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 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, what chemicals or pollutants would be expected in the smoke, and what would the recommended evacuation radius be?*

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.

In the very unlikely event of a fire at the battery facility, the smoke could contain gases similar to those from a vehicle or electrical fire — mainly carbon monoxide (CO), carbon dioxide (CO_2), and small amounts of other compounds from burning materials.

d. *How are BESS fires extinguished or contained?*

Battery Energy Storage Systems (BESS) are designed with multiple layers of protection to prevent and control fire events. If an issue occurs, the system automatically detects the problem, isolates the affected battery cells, and activates built-in fire suppression and cooling systems to prevent the issue from spreading. In the rare case of a thermal event, the priority is to contain and cool the affected area, using either clean-agent suppression inside the unit or water applied by fire services to reduce heat and stop nearby cells from being affected. This approach ensures that any issue remains localized and managed safely.

6. Technical Design & Grid Integration

a. *Which battery supplier has CGD selected for this project, and what type of battery technology will be used?*

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

b. How do BESS projects support the broader energy grid, and do they provide any direct benefits to nearby residents or the local distribution system?

Battery Energy Storage Systems (BESS) support a more reliable and efficient electricity grid by storing energy when demand is low and supplying it when demand is high. This process, known as "peak shaving," helps reduce strain on the grid during times of heavy use and lower energy costs. They can respond quickly to stabilize the grid during sudden changes in supply or demand, improving overall reliability and helping prevent outages. However, 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. Why are BESS projects considered necessary in Ontario's energy system?

Energy storage fundamentally improves the way we generate, deliver, and consume electricity. Energy storage helps during emergencies like power outages from storms, equipment failures, and accidents. The major benefit of energy storage is its ability to balance power supply and demand instantaneously – within milliseconds – which makes power networks more resilient and efficient.

d. What materials are used in the construction of the individual battery cells and casings?

Each lithium-ion battery cell is made from common, proven materials similar to those used in electric vehicles. The cathode contains lithium-based compounds (such as lithium iron phosphate), and the anode is typically graphite or another carbon-based material. An electrolyte solution and a separator allow safe ion movement within the cell.

Cells are enclosed in aluminum or steel casings, then grouped into modules and packs housed in durable, weather-protected metal enclosures. All materials meet strict safety and environmental standards.[4]

[4] https://www.lightingglobal.org/wp-content/uploads/2019/06/Lithium-Ion_TechNote-2019_update-1.pdf

COMPASS
GREENFIELD DEVELOPMENT

APPENDIX A

POSTERS FROM THE PUBLIC COMMUNITY MEETING

WELCOME

TO THE PUBLIC OPEN HOUSE FOR

STAYNER BESS

COMPASS
GREENFIELD DEVELOPMENT

Ontario's Power Needs

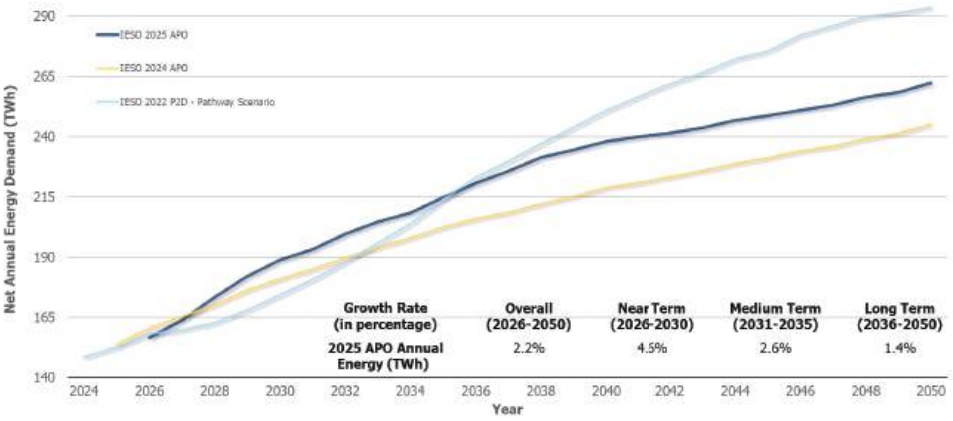
COMPASS
GREENFIELD DEVELOPMENT

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



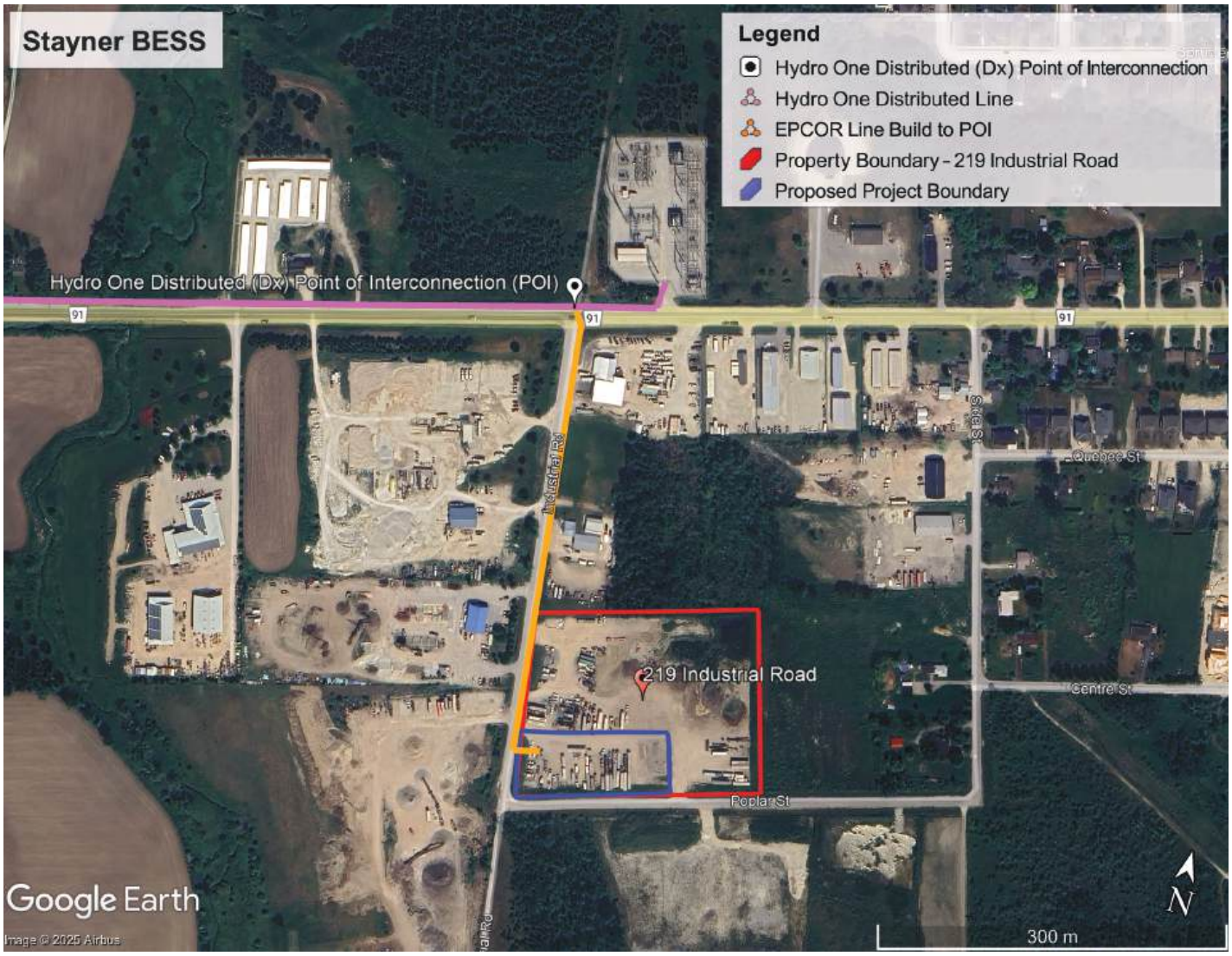
What is Causing this Growth?

- 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)

About the Proposed Project

COMPASS
GREENFIELD DEVELOPMENT



Developer
Compass Greenfield Development Inc.

Project Name
Stayner BESS

Max Name Plate Capacity
18 MWac

Property Identification Number (PIN)
58235-0057

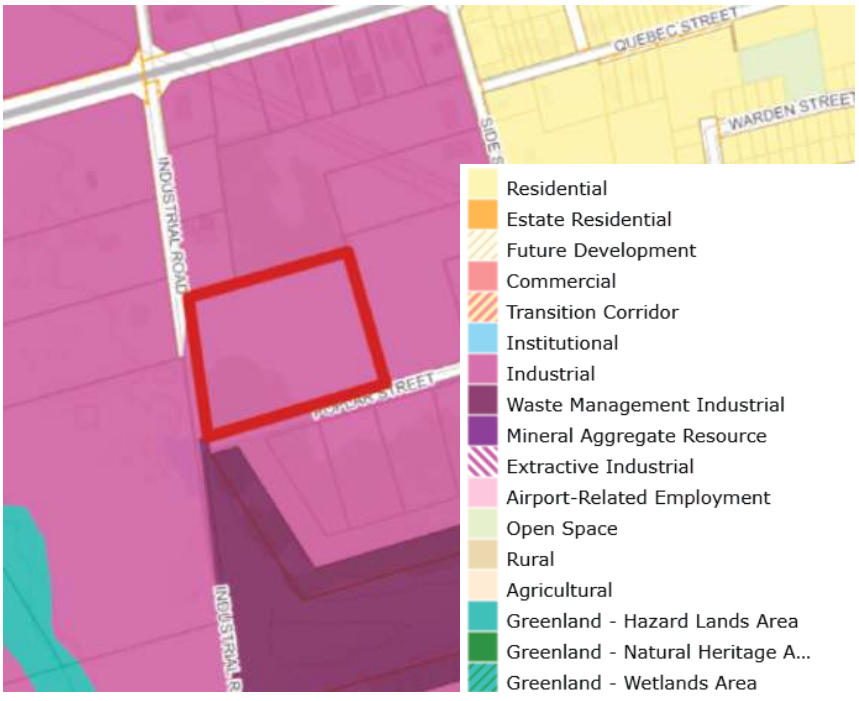
Technology
Battery Energy Storage System (BESS)

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



Battery Storage Design Characteristics

COMPASS
GREENFIELD DEVELOPMENT

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.

Why your Municipality?

COMPASS
GREENFIELD DEVELOPMENT

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

Project Case Study – Walker BESS 4, 5, 6

COMPASS
GREENFIELD DEVELOPMENT

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

Regulatory Compliance

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

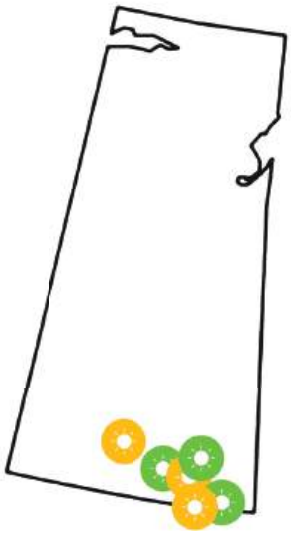
2025 — 2026 — 2027/2028 ⋯→ 2051+

Compass Projects in Canada

COMPASS
GREENFIELD DEVELOPMENT

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.

Recap: September 25th Community Meeting & Project Updates

COMPASS
GREENFIELD DEVELOPMENT

Topics addressed were as follows:

- Impacts of the project to the community and to the environment, and existing safeguards to prevent leaks
- How CGD will handle facility decommissioning and battery recycling
- Details on facility operation and maintenance
- How emergency response and training will be conducted, with the safety of the community and first responders as a priority
- Technical specifications and project details

The Project has completed an initial consultation with the Clearview Fire Emergency Services Department

View and Download Meeting Minutes

Minutes from our previous community meeting were uploaded October 10th, 2025 and can be found on our project website:

Project Website
https://staynerenergystorage.ca

Contact
info@staynerenergystorage.ca

North Glengarry BESS — Compass Greenfield Development

COMPASS
GREENFIELD DEVELOPMENT

APPENDIX B

PHOTOGRAPHS FROM THE PUBLIC COMMUNITY MEETING


WELCOME
TO THE PUBLIC OPEN HOUSE FOR
STAYNER BESS
COMPASS


Compass Projects in Canada