Beaverton Battery Energy Storage System (BESS)

Meeting Notes – November 21st, 2023

wpd Renewable Energy 8 Incorporated

Date: Tuesday, November 21, 2023

Time: 7:00pm – 8:30pm

Location: Foster Hewitt Memorial Centre, 176 Main St. Beaverton.

wpd-Canada Corporation Team: David Heiduck, Paul Deol, Ken Todoroff, Dwayne Rodricks

In Attendance:

Approximately 9 people attended the Beaverton BESS open house.

Summary of Key and Frequent Comments from Public and Consideration by Project Team

Key Questions and Frequent Comments	*Project Response*
How did this project come to fruition?	In response to the Independent Electricity System Operator's (the "**IESO**") request for proposals for new electrical capacity as part of the Procurement for Long-Term Electricity Reliability Services (LT1) wpd began scouting several different areas around Ontario that could host potential Battery Storage facilities.
How many of these projects exist in Ontario/Canada?	According to Energy Storage Canada, there are BESS facilities operating in Ontario, Alberta, Saskatchewan, and PEI with a capacity of 10MW or more with more under development. 17 BESS

	Projects were awarded contracts in early 2023 as part of the IESO's expediated procurement process that are in the permitting stage.
Why have you chosen this location and not elsewhere?	wpd submitted various projects across the province as part of the IESO's Deliverability Test in the summer of 2023. These tests determined capacity on transmission lines as well as gave an indication of capacity. Once we received positive results from the Deliverability Test, we decided to move forward with the Beaverton Project. The specific location was chosen because of its proximity to the transmission line, proximity to the Hydro One facility and available land and setbacks away from dwellings.
What is the noise and visual impact the BESS will have?	BESS facilities are low to the ground no taller than a one-story building except for equipment used to connect to the transmission line. As such they are not very visible. The HVAC systems used to regulate temperatures can create noise. As such, these facilities are usually sited well away from homes. A Noise Impact Study will form part of the site assessment work along with other environmental studies.
How long is the expected lifespan of the batteries, what happens at the end of their cycle?	The facility is expected to last for 20 years. It is possible the facility could last longer but would likely see retrofits at the 20-year mark. Once the contract expires, the site will be decommissioned and returned to its previous use and the batteries are recycled.
What measures are in place to minimize environmental impact, such as habitat disruption or wildlife impact?	Projects that are awarded capacity contracts are contractually obliged to complete a site screening exercise to determine what (if any) environmental impacts may occur from the facility. Depending on the screening results, additional environmental reports may need to be completed including water, natural heritage, species at risk and others.
What is the project's plan for emergency preparedness in case of incidents like fires or natural disasters?	wpd will be drafting and publishing a comprehensive Emergency Response Plan in consultation with the Municipality and emergency response staff.
How will leakage from the battery cells be prevented?	The storage containers are designed to contain leaks and have several safety systems, including monitoring and emergency shutdown procedures, to ensure safe operation and prevent leakage from impacting surrounding environment. The site will be remotely monitored

	24/7 along with regular site visits. In addition any Environmental impacts from the installation of Battery cells will be considered as part of the environmental permitting process and results may further define protection measures implemented.
How big are the containers and how big is the project site?	The battery containers are roughly the size of a truck trailer. The 100MW facility will cover around seven acres including electrical infrastructure and access roads.
How will the battery energy storage system impact our local energy grid	The project will be connected to a provincial transmission line. The intent of these facilities is to stabilize regional grids which will indirectly benefit the local grid. They help smooth out fluctuations in electrical supply and demand. The BESS facility is not connected to the local distribution grid.
How much of an impact will it have on nearby infrastructure and neighbours?	The screening process will identify if there are any impacts such as noise. The location has been chosen because its well away from neighboring homes.
What is the decommissioning process? Do we cover the costs for decommissioning? How long does it take?	wpd would be required to decommission the facility at the end of its contract, returning the land to its original use. Decommissioning might last around a year. Typically, project proponents are required to put aside funds in a blocked or escrow account for decommissioning prior to commercial operation.
Do you lease the land? Do we consider any municipal land for these projects?	wpd leases private land for its project. No municipal lands were identified that would be suitable for hosting the facility.
Any reports done on erosion, runoff etc.?	Erosion impacts would be studied as part of the environmental screening process.
Who do you hire to do the EA process?	wpd would hire private environmental companies to complete the EA process. No determination on has been on specific companies at this point.
Could we see 100 acres of these systems in 20+ years?	The facility size is expected to be seven acres including future space for augmentation. A project could be increased in size if there were future RFP's or contracts. It is highly unlikely they would get anywhere close to 100 acres.
What revenues would we gain from this, what benefits are there to the community and to the municipality?	The LT1 RFP is a competitive procurement process. wpd is competing with other developers across the Province. The bid price will determine our revenue should we successfully win a contract. The facility would generate revenue for the Municipality via taxes. Other benefits would

	be determined in discussion with the Township of Brock
Do we have experience building these?	This is the first facility wpd is proposing to build as a company. However, we have staff that have experience developing BESS facilities for other companies.
IS there any pollution involved that will harm the surrounding environments?	There are no emission from the facility. The batteries contain chemicals but there are several systems in place to prevent leaks.
Has the fire department been notified and trained to in case of a fire?	We will be reaching out and discussing the facility with The Township's Fire Department.
There are train tracks nearby, will the vibration of those tracks affect the system?	There are unlikely to be impacts from trains, but it will be part of the screening process.
Where is the control and operation of the facility going to be conducted from?	The facility will be remotely monitored but will be regularly inspected via site visits. It is too early to determine where the operations facilities will be located.
Are there containment pits underneath the BESS??	Containment pits are not typically used under Battery containers. However, there will be a "containment berm" around the facility, much like you see around the large fuel storage tanks. Depending on the type of fire suppression system that will be used, and any other site-specific concerns that may arise, pits may be considered. Ultimately, the design of our facility will prioritize safety and ensure compliance with all applicable standards and regulations.

Summary Comments from the Municipalities

Was wpd planning to submit the Beaverton BESS project details to the Township in order to receive a Municipal Support Resolution prior to November 27th Counsil meeting or prior to the the December 12th 2023 deadline?	It is wpd's intention to work with the Brock Township and Durham County to gain municipal support for our project. While we would appreciate getting early support for our project, it is not our expectation that the Township make that decision prior to our bid submission in December. We wish to emphasize that if awarded an IESO contract for our facility, the terms of that contract would require the project to obtain Municipal support resolution where one had not been previously submitted as part of its bid. wpd

	plans to continue Municipal consultation during all parts of the development process and will be reaching out soon to schedule a preliminary consultation meeting.
How large is the footprint of the facility?	We expect that the facility will be seven to eight acres including the battery containers, future augmentation space, electrical infrastructure, and access roads.