CAPSTONE INFRASTRUCTURE CORPORATION

155 Wellington Street West
Suite 2930
Toronto, Ontario M5V 3H1
Canada

Telephone (416) 649-1300
Facsimile (416) 649-1335

www.capstoneinfrastructure.com

Public Community Meeting Minutes - Project: Bridgeside BESS

PROPONENT: Capstone Infrastructure Corporation (Capstone)

PROJECT NAME: Bridgeside Battery Energy Storage System (BESS)

NAMEPLATE CAPACITY: 300MW Battery Energy Storage

MEETING LOCATION: Virtual Meeting via Zoom

PRESENTATION DATE: December 1, 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:

- Carrie Curtis
- Clarice Choo
- Angela Wang

ATTENDANCE: There were 48 people in attendance of the virtual meeting.[1]

SUMMARY: A Virtual Public Community Meeting was hosted by Capstone to present information on the proposed Bridgeside Battery Energy Storage System project and give members of the public an opportunity to provide comments, concerns and ask questions. The Virtual Room was open 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 presentation, that outlined:

- the project name, legal name of the proponents and contact information,
- nameplate capacity,

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

- information about Capstone,
- information about the IESO procurement,
- 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.)

Following the main presentation, the floor was opened for a question-and-answer period where attendees could either continue utilise 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, the siting of roads and placement of the 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
- Concern for potential environmental impacts, specifically potential impacts on watersheds and structural integrity of the land related to gypsum mines in the vicinity
- Concern for archaeological potential and 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.bridgesidebess.com/

QUESTIONS & ANSWERS:

General Subject	Question	Answers provided during the meeting
General	Timeline – When will the IESO contract be awarded?	The IESO contract offer is expected to be announced in Spring 2024.
	What is the Point of Interconnection (POI)? And does it cross other properties?	The Point of Interconnection is where the proposed Bridgeside BESS Project connects to the existing hydro transmission corridor. Capstone is currently considering the potential routes which may require further discussions with landowners in summer 2024, after contract award.
Project Benefits	What are some of the local benefits?	Some of the local benefits include: - The Community Benefit Agreement whereby funds from the Project will made available to benefit the entire community. This will be an agreement with Haldimand County. - Contributes to a more robust energy infrastructure for the region - Long-term property taxes - Sustainable income for local landowners participating in the Project - Local job creation and economic development during construction. Construction work will be sourced locally where possible, and the increased demand for housing, food etc., will create additional opportunities in the local community. - Local community support by Capstone Further information on local benefits can be found on the Project website.
	Will the stored energy be for local users or for the broader system?	The stored energy will be used to supplement power demands across the grid when requested by IESO.
Engagement	Why is this a virtual meeting and not an in-person meeting?	This is the first meeting to present the Project to members of public, interested stakeholders, and Indigenous communities. Therefore, a virtual meeting was arranged to increase outreach and allow those who were

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		unable to attend in person to learn about the Project through the recordings. Recordings of the session will be made available on the Project webpage.
	Will there be in-person meetings in the future?	Yes. If awarded the contract from IESO in Spring 2024, Capstone will continue public engagement and intends to conduct in-person meetings during the Class Environmental Assessment (EA) process to gather feedback from members of public, interested stakeholders, and Indigenous communities etc. Public engagement is a critical part of the Class EA process and, and Capstone is committed to this consultation process.
	Were Haldimand County and neighboring County of Brant informed of the proposed Project?	Yes. The proposed Project is in Haldimand County and Capstone has been actively engaging with the County to obtain Municipal Support Resolution. The proposed Bridgeside BESS Project, along with proposed Battery Storage Projects from other proponents, was submitted via Haldimand County for consideration by council in committee on October 31, 2023. The County of Brant has also been informed of the proposed Project via registered mail and has been invited to reach out to Capstone for further consultation.
	Were Indigenous Communities informed of the proposed Project?	Indigenous communities including the Mississauga's of the Credit First Nation and Six Nations of the Grand River have been informed of the proposed Project and have been invited to reach out to Capstone for further consultation. During the Class EA phase, archaeological assessments will be conducted, and the findings will be reviewed by Indigenous communities. Indigenous communities will also be invited to fieldwork activities and Capstone will continue to engage with

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		interested communities.
	Why was the meeting not advertised to the entire town of Caledonia?	As per IESO LT1-RFP requirements, proponents are only required to engage with adjacent property/landowners at this preliminary stage. In view of the interest expressed and potential noise impacts to the neighboring community, Capstone has sent notices of the community engagement meeting via Canada Post to property/landowners within 1 km of the proposed Project. If awarded the contract from IESO in 2024, Capstone will continue public engagements and intends to inform the larger community of future meetings.
Traffic & Road Maintenance	How is Capstone intending to address the increased traffic due to the facility?	During the construction phase, traffic flow will be strategically organized to mitigate any potential impacts on the surrounding areas and community. This will include (non-exhaustive): designated routes for incoming and outgoing vehicles, taking existing traffic infrastructure into consideration, use of signage and flaggers etc., and avoiding congestion points during peak hours, where possible. Capstone will make all efforts to coordinate with local authorities to implement temporary traffic control measures, where necessary. Community engagement initiatives may be implemented to keep residents informed in a timely manner of the construction schedule, any potential traffic disruption and relevant updates. Clear communication channels such as community meetings, newsletters, and digital platforms may also be employed to foster transparency and address any resulting concerns or inquiries from the community. During the operations phase, increased traffic is not expected as the number of on-site staff is expected to be low.

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	Will the roads be maintained (including snow ploughing during winter) by Capstone? Or will it fall under the municipality?	Capstone will engage with the municipality to discuss snow maintenance procedures and come to an agreement. This might include a municipal road allowance for the County to maintain the roads, or an agreement for Capstone to maintain the roads using private contractors.
Land Use, Design, Project Siting, Zoning & By-Laws	The BESS facility is planned on agricultural land. Is this allowed?	While Haldimand County's Zoning By-Law does not specifically define the use of battery storage, battery storage fits under the broad definition of 'public utility installations.' As per Section 4.62 of the By-law, public utility installations are permitted in all zones with certain limitations (i.e., wetlands and natural hazard areas) and scoped development criteria. Each facility will also be subject to the provisions of the applicable zones as it relates to setbacks, building height limits etc. Section 5E of Haldimand County's Official Plan (2019) also permits necessary utilities and services (e.g., hydro) on all land use designations provided that the development satisfies the Environmental Protection Act, the Environmental Assessment Act, and any other relevant legislation. Generally, the majority of BESS facilities being proposed across Ontario are looking to site in Agriculturally zoned areas.
	Has Capstone explored other locations such as industrial or brownfield sites?	This location was selected due to its proximity to the transmission system which allows us to enhance efficiency and contribute to a more robust energy infrastructure. In addition, this parcel also has natural screening, minimizing the 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.
	How long is the Project lifespan, and will the land be returned to its	The IESO contract is for 22 years, but the useful operational life of the Project can last significantly longer.

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	original use after the Project is decommissioned?	At the end-of-life, the Project will be decommissioned and returned as closely as possible to their previous land use. Capstone is required to provide a comprehensive decommissioning plan to the County. Capstone is committed to our end-of-life promises, as illustrated by the recent successful decommissioning of a wind farm in Nova Scotia.
	Will the land have to be bulldozed and leveled to construct the facility?	Capstone will be addressing this via email/the Project website. The Project site may be adapted with mitigation measures to ensure the protection of the natural environment. Decommissioning will oversee the Project lands are returned to as close to their previous state as possible.
	Will the Project be subject to site plan control?	Yes. If Capstone is awarded the IESO contract, the Project would be required to undergo site plan control to ensure that the design meets the standards of Haldimand County and that comments from external agencies are addressed and/or incorporated into the design.
Land Value	The Project will decrease the values of our lands/properties. How does Capstone intend to address this?	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.
Environmental, Archaeological concerns etc.	Has Capstone considered the environmental, archaeological, noise impacts etc.? Has an Environmental Impact	Once awarded the contract from IESO in 2024, the proposed Project will be subjected to the Class EA process where the following assessments will be conducted (not exhaustive): • Archaeological assessments

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	Study been conducted for this Project?	(including engagement with Indigenous Communities) • Cultural heritage assessments • Natural heritage assessments (including 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.
	The proposed Project is located close to Grand River and the watershed. Will there be any impact to our water sources?	The proposed Project will undergo in-depth technical assessments to assess the potential impacts of the Project on the watershed and water sources in the area. Results of the assessments will influence design and siting considerations and recommend measures to mitigate potential impacts of the Project. This project is required to obtain an Environmental Compliance Approval for Industrial Sewage from the Ministry of the Environment, Conservation and Parks, which addresses quality and quantity management of stormwater. The Grand River Conservation Authority will also be engaged.
	Will the presence of the gypsum mines in the area be a safety hazard?	Capstone has identified the presence of gypsum mines in the general area and the proposed Project area is located within an area of known gypsum deposit (Schedule B of the Haldimand County Official Plan 2019). As per Section 3.A of the Haldimand County Official Plan 2019, where gypsum has been extracted and due to the extraction, the surface lands may be incapable of supporting the proposed Project. To proceed with the Project, Capstone will conduct extensive geotechnical assessments to determine the feasibility of constructing the facility on the proposed Project area and

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		assessments will be subject to applicable regulatory approvals and County By-laws.
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 rusting in the breeze. Environmental Noise Guideline - Stationary and Transportation Sources - Approval and Planning (NPC-300) | ontario.ca
Visual Impact	The proposed facilities are close to my home, and I will be able to see it from my backyard.	The BESS units are not very tall, and Capstone intends to utilize natural screens such as trees and berms to shield the facilities visually. The topography of the site, as well as train corridor running along an elevated berm to the south, also contributes to visually shielding the facility. These screens will also reduce potential noise to the community. Capstone will continue exploring other methods to better visually screen the facility from the neighboring residents after consultations with members of the public.
Health & Safety	The Haldimand County fire department is volunteer-only. In the event of a fire, how will they be able to cope and suppress the fire?	Capstone is required by the County to provide a comprehensive Fire Safety Plan (subjected to review and approval by Haldimand County Fire Department). This includes training sessions with the local fire department, emergency responders and local authorities.
	How will the fire be suppressed? Since BESS fires can't be suppressed by water. And how can toxic elements be kept out of Grand River and the watershed?	The systems are designed to contain any potential fires within their individual containers using suitable fire suppressants. All suppressants will be pumped into trucks and disposed offsite, in compliance with health and safety, and environmental regulations.

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	What are the provisions in place to prevent a BESS fire? And how will the surrounding trees and forests be protected from the fires?	Capstone is required to comply with international technical standards such as the National Electrical Code. Multiple ways will be used to prevent a fire: Detection and thermal management systems – The units themselves will be designed with early warning/detection systems to alert the operator of increasing temperatures that may lead to a fire. Any anomaly or deviation from normal operating conditions would trigger immediate alerts, allowing for swift intervention. Additionally, the containers are vented and equipped with thermal management systems which regulates and dissipates heat generated during the charging and discharging cycles. This prevents overheating and minimizes the risk of thermal runaway, which is a key contributor to battery fires. Physical Separation – When designing the project, there is a minimum distance between each container and between battery cells within the containers, to help control the spread of a potential fire. For example, if a fire were to occur, it would consume one container and the safety distance would prevent the fire from jumping to the next container. Fire-resistant materials & fire suppressants – All containers and equipment will be designed and constructed using fire-resistant materials as technically feasible. Individual containers are also equipped with dedicated, automated fire extinguishing systems using suitable fire suppressants. The systems are designed to contain and control any potential fires within the individual battery enclosures, should one occur, quickly and effectively.
	Will the BESS have dedicated back-up	Yes. The facility will be equipped with backup

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	generators to ensure appropriate temperature controls during a power failure? And what is the volatility of a non-ventilated BESS?	power sources.
	What is the insurance coverage you have or plan to have for the site? And what insurance coverage do you have for the adjacent landowners?	Capstone is currently in discussions with insurance companies with regards to insurance coverage for the Bridgeside BESS. There are precedents from similar energy projects and previous generational BESS projects that the insurance industry will use as reference. More information will be made available at a later date.
	Wi-fi is intermittent in this area. How will Capstone ensure the facility is well-monitored remotely?	Capstone will be addressing this via email/the Project website.
	The facility may be a potential target for theft or vandalism which could impact the security and safety of neighboring properties and homes. How will security risks be mitigated?	The facility will be equipped with security systems with motion sensors and video surveillance, and will be completely fenced off except for the gated access roads to deter thefts and vandalism.
	What happens when open firearms are near the BESS? We all hunt here on our lands.	The Project site will be fenced to clearly mark the perimeters of the property. In Ontario, landowner permissions are required to hunt on private properties. Hunting will not be permitted on the Project site to ensure the safety of all parties.