BORALEX
Beyond
RENEWABLE ENERGY

Subject: Meeting Notes | Hagersville Open House – December 15, 2022

Boralex hosted its first Public Information Meeting for the proposed Hagersville Battery Energy Storage System (BESS) on December 15, 2022, from 4:00 – 8:00 PM, at the Hagersville Community Centre.

Boralex team: Juan Anderson (Director, Greenfield Origination), Marnie Dawson (Manager, Greenfield Origination), Rochelle Rumney (Manager, Environment and Community Relations), Michelle Closson (Team Leader, Environment and Community Relations)

Hagersville Community Centre
62 Main Street S.
Hagersville, ON
N0A 1H0

Approximately 25 people attended the open house (note, number is approximate as not all signed-in), including:

- The Mayor and 1 council member
- One person from the OFA
- Neighbours
- Other members of the public

Topic of Questions/Comments	*Boralex's Response*
Where is Boralex located?	Boralex is a Canadian company that is also operational in the US, France, and the UK. We have an office in Milton, ON and several Ontario operations centres.
How many battery containers will there be?	The number of batteries for the Projects will depend on the supplier of the battery energy storage system and the capacity of the Project. Crently Boralex is in discussion with multiple suppliers and is narrowing down the selection of manufacturers prior to the submission of the IESO RFP bid.
Are the battery units loud?	The battery containers have heating and cooling units that have fans which can generate noise. The fans aren't particularly loud but there is a large quantity of them, so a noise analysis is required. We would be required to be compliant with the MECP's sound level limits at nearby receptors.
Viewscape	As described, the Project would consist of containerized batteries, inverters, medium voltage transformers, gravel internal access roads, buried collector and communication cabling, a small transmission substation, and potential garage and operations and maintenance building and an underground or above-ground transmission line. Boralex is considering building an earth berm and/or wall around portions or the entirety of the Project for sound and visual shielding. Boralex would also consider planting trees and vegetation to help naturalize the view. Visual examples of battery storage projects and potential mitigation options that may be used, such as soil berms and sound barrier walls, were provided.
How far set back from the road will the batteries be?	The Haldimand County Zoning by-law requires that any Project infrastructure be set back at least 6 metres from the property line. Additionally, to accommodate a perimeter safety fence, internal roads, and potential soil berm, sound wall, and or vegetative screening, the batteries would be set back much further than 6 metres from the road.

Topic of Questions/Comments	Boralex's Response
What would the transmission line look like? How tall would it be?	It was indicated that a potential transmission line would likely be on single pole structures and would differ from the lattice transmission structures that are used on the nearby sets of transmission lines that run from the old Nanticoke plant through the area. It was indicated that the structures could be up to similar height to the existing structures in the area but could be lower if structure spacing was reduced. It was indicated that the driving design factor is spacing between the lowest conductor and the ground. It was described that alternate routes are being investigated across agricultural fields vs using the road allowance. . When we have more information about our transmission line and transmission line route, we will share it. Most residents along Walpole Concession 10 expressed concerns about a 230kV line in the road allowance, based on concerns for health, property value, and visual presence. Several attendees asked if it is possible to bury a 230kV line and Boralex indicated it was not.
Sound & Mitigation	Boralex indicated that 3rd party experts are being used to complete sound impact assessments for the Project and that applicable provincial limits would be complied with. It was indicated that the results of the assessment are not available yet and will depend on the supplier of the batteries. Information was presented on potential sound mitigation options that may be used, such as soil berms and sound barrier walls, with visual examples provided.
Why is the project proposed to be located here?	It was indicated that the site is located on land that is zoned industrial and in proximity to transmission lines that form part of the backbone of Ontario's system.
Amount of operations staff	It was discussed that the operation of battery energy storage systems such as the proposed is fairly low maintenance as they have few moving parts and no emissions. The Project will be operated and maintained by roughly 1-3 full-time equivalent staff who will likely be working from the Niagara Wind Power Operations facility.
Emergency/Fire Response	Boralex recognized from the outset of Project development work that there would likely be a gap in expert guidance related to experienced fire emergency planning. Consequently, Boralex has hired a specialized consultant to provide guidance on best practices for all Boralex storage projects. The consultant will work with both Boralex and the municipality's fire department on best practices to be included in an emergency response plan. It was indicated that the Project expects to provide support to local emergency response in terms of training and/or specialized equipment in accordance with expert advice.
Will Boralex be upgrading the roads?	Boralex will enter into a Road Use Agreement with Haldimand County and those typically include things like damage deposits, restoring roads to pre-existing conditions or better, accepted travel routes, dust suppression if applicable, location of proposed infrastructure in the road allowance etc.
How will the transmission line impact my property values?	Boralex is still currently evaluating various transmission line routes and configurations for how to connect the battery energy storage system to the grid. We have been researching alternative options to an overhead 230kV transmission line along Concession 10 Walpole and. We are also looking at going cross country with the transmission line so it would not be along Concession 10 Road. When we have more information about our transmission line and transmission line route, we will share it.
What generation types of electricity will this store?	The Project will charge at times of low demand and discharge back into the system at times of high demand. The electricity being stored will typically come from sources that are non-dispatchable like nuclear and wind and could also come from hydro power.
When would the project be operational?	This round of the IESO's procurement requires projects to reach operation in 2025. To achieve that, construction would begin in 2024.