

Subject: Meeting Notes| Lennox Battery Energy Storage Project Public Open House – September 28, 2023

Boralex hosted its first Public Open House for the proposed Lennox Battery Energy Storage Project (Project) on September 28, 2023, from 4:00PM – 8:00 PM, at South Fredericksburg Community Centre in Greater Napanee, Ontario.

Boralex team: Juan Anderson (Director, Greenfield Origination), Marnie Dawson (Manager, Greenfield Origination), Anjali Purohit (Manager, Environment and Community Relations), Michelle Closson (Team Leader, Environment and Community Relations), Shelby Dockendorff (Advisor, Public Affairs and Communications), Darren Suarez (Vice President Public Affairs and Communications, North America), Brandy Giannetta (Director, Environment and Community Relations).

South Fredericksburg Community Centre

2478 County Rd 8
Greater Napanee,
ON K7R 3K7

Approximately 32 people attended the open house (note, number is approximate as not all signed-in).

Project Details: Boralex is proposing a battery energy storage system (BESS) project in the Town of Greater Napanee, Ontario. The Lennox Battery Energy Storage Project ("Project") is anticipated to have a nameplate capacity of up to 400 MW. The anticipated footprint of the Project is approximately 22 acres. Presentation slides from the public open house are available and can be viewed on the Project webpage.

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. The headquarters is based in Kingsey Falls, Quebec and we have an office in Milton, ON. The team leading this project is largely based in Ontario.
Why did you select this location?	We selected this location based on a few factors. Firstly, it strategically contributes to Ontario's grid, making it an ideal choice to meet the system's needs efficiently. The nearby Lennox Generating Station's contract expiring in 2029 presents an opportunity to strengthen the region's energy infrastructure. Moreover, the land is already zoned for energy use, and benefits from an existing easement that can be used for a transmission route. The visual impact is mitigated by the natural surroundings, shielded from neighboring areas by an abundance of trees, preserving the aesthetics of the landscape. The setback to the nearest residence is also approximately 1 km.
Are the battery units loud?	A sound assessment will be undertaken and completed by independent experts in accordance with Provincial sound regulations. Boralex will ensure the applicable provincial limits will be complied with. The generally large distance to receptors and the natural shielding from the terrain mitigate sound travel.
How will the batteries look, and will it affect my view?	The batteries will be out of view based on several factors such as the natural terrain contour, visual shielding from trees, and distance from existing residences. The Project will consist of containerized batteries, inverters, medium voltage transformers, gravel internal access roads, buried collector and communication cabling, a small transmission substation, and potential garage, operations, and maintenance building and an underground or above-ground transmission line. The Project footprint will be approximately 22 acres.
How many homes can the Project support?	A 400 MW Battery Energy Storage System, running one 4 hr delivery cycle each day, will inject electricity equivalent to what is used by approximately 61,474 homes annually. This electricity will be delivered at times of peak demand when the system needs it most.

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Boralex's Response

<i>What will the transmission line look like?</i>	We are at very early stages in the Project development and therefore have not determine if the transmission line will be overhead or underground, but overhead on single steel tubular poles is most likely. When we have more information about our transmission line and transmission line route, we will share it. Currently the proposed line is about 3 km long. There were concerns regarding the transmission line encroaching on wetland. It was discussed that Boralex is currently engaging with the Township and Conservation Authority to determine the permitting process. We will be conducting ecological studies to ensure we avoid or minimize any potential negative impacts.
<i>Will there be any re-zoning required?</i>	Boralex will work with the Township to determine any applicable zoning requirements. The proposed location is currently zoned Solar and Generation.
<i>Will there be any negative impacts?</i>	Boralex strives to reduce environmental impacts of our projects. We will be conducting multiple studies such as, archeological studies, environmental constraints analysis etc., to identify any potential environmental impacts to mitigate them. We will be undergoing the Minor Transmission Facility Class Environmental Assessment Screening process and will also need to obtain any applicable municipal permits and approvals prior to construction. During the open house there was a concern regarding the impact of inverter interferences with a local short-wave radio use. Boralex indicated that they would seek guidance from subject matter experts on this question.
<i>How many staff will be employed?</i>	During the construction phase, we anticipate approximately 240 jobs. Once the Project is operational, we anticipate 2-4 full-time staff.
<i>How will you handle potential fire risks, especially any thermal runaway?</i>	Boralex has hired a specialized fire safety consultant to provide guidance on best practices for all our battery storage projects. The consultant will work with both Boralex and the Township's fire department on best practices to be included in an emergency response plan. Boralex indicated that the Project experts will provide support to local emergency response providers in terms of training and/or specialized equipment, in accordance with expert advice. It was discussed that current best practice to deal with a fire incident includes designing the site to mitigate fire propagation should a battery container experience a fire, and limiting water use to defensive application on the surrounding area but not directly on a battery fire. During the discussions at the open house, there were also concerns regarding the air quality due to a fire incident. Boralex indicated that they are actively investigating air quality matters and that guidance received is that the setback distance to residences mitigates impact.
<i>Will Boralex be upgrading the roads?</i>	Boralex will enter into a Road Use Agreement with the Town of Greater Napanee which would typically include 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. During the open house there were concerns regarding the proposed on-site access road being close to a neighbour. Boralex indicated we will evaluate moving the access road to the existing entrance on the west side of the property and only cutting over to the east side after passing by the residence.
<i>What is the separation distance between the project and the adjacent property?</i>	We would maintain a buffer between the project site and the adjacent properties. Boralex is in communication with its internal team to determine what separation distances are possible. At a minimum we will adhere to the Township's requirement of 15m setback from a property line however, our goal is to achieve a setback of 25 m between battery containers and the lot line. We are also investigating the possibility of forming a berm of stored topsoil between battery containers and the property to the west.
<i>How will you manage the potential of groundwater contamination?</i>	We do not anticipate groundwater contamination to be an issue during normal operations. To ensure we mitigate any potential risks regarding groundwater contamination we have engaged third-party experts to advise on best practices. We are

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	<p>also working closely with our engineering team to ensure groundwater considerations are incorporated in the detailed design of the Project to mitigate any potential risks.</p> <p>Under emergency scenarios, see the answer with respect to fire response, which is also intended to mitigate impacts to groundwater. Should such an event occur, a soil cleanup would take place for any impacted area and insurance is carried to cover this emergency scenario.</p>
When will the Project be operational?	We anticipate construction will commence in Q2 of 2026 and that the Project will be operational by 2027/2028.

Contact

If you have any questions or would like to discuss the proposed Project, we can be reached at the email addresses or phone numbers below.

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