



September 17, 2025

Tim Fisher
Planner
Township of Edwardsburgh Cardinal
18 Centre Street
Spencerville ON K0E 1X0
Via Email: tfisher@twpec.ca

Dear Mr. Fisher:

**RE: Site Plan Approval Application – Skyview BESS
OUR FILE 2556A**

OVERVIEW

On behalf of our client, Skyview BESS Inc. (“Skyview”) we are pleased to submit this Site Plan application for a proposed Battery Energy Storage System (“BESS”) in the Township of Edwardsburgh Cardinal. The Site Plan includes a key map that identifies the subject lands. The project will utilize three parcels of land. The BESS facility is proposed to be constructed on two parcels that do not have civic addressing and are identified using PIN’s. Lot A is identified as 681380171 and Lot B is identified as 681380175. Lot C, located at 112 Dobbie Road will be utilized as an operations hub where the existing buildings will be used as operations and maintenance buildings. A summary of the landholdings is as follows:

- Lot A (681380171): 1159305 Ontario Inc.
- Lot B (681380175): J.F. Dobbie and Sons Limited
- Lot C (112 Dobbie Rd): Skyview BESS Inc.
- 208 Dobbie Rd: Skyview BESS Inc. (*not part of project lands*)

The subject lands are located on the north side of Dobbie Road, between County Road 22 to the west and Carman Road to the east. The lands have a combined land area of 86.4 hectares (213 acres). Lots A and B are currently in agricultural use consisting of crop fields Lot C, at 112 Dobbie Road, contains a dwelling and garage, which will be utilized as operational buildings for the duration of the life of the facility. Another property at 208 Dobbie Road has been acquired by the applicant. This property is not part of the project and was acquired to meet the noise receptor requirements. This property will not be in use during the facilities operation and may be decommissioned.

The Project is a lithium-iron-phosphate Battery Energy Storage System (BESS) facility that will have a proposed nameplate capacity of 411 megawatts (MW) for upwards of 1,560 megawatt-hours (MWh) of electricity supply. The Project will connect to the existing 230 kilovolt (kV) Hydro One Networks Inc. (HONI) transmission lines south of the BESS facility via a new transformer substation and transmission lines. The BESS facility will provide power storage that will be charged from the provincial electricity grid and will discharge back to the grid during times of increased system supply need, when dispatched by the Independent Electricity Service Operator (IESO). The BESS facility will help meet Ontario’s increasing electricity demands by providing critical backup

power support, thereby better enabling a reliable supply of electricity and flexibility of intermittent solar and wind renewable energy sources.

The development concept includes the establishment of a BESS facility, comprised of battery enclosures, power conversion systems, energy management systems, a substation, access road and stormwater management controls. The facility will connect to the transmission line that bisects the lands. The facility is proposed to be established in the middle of Lot A and Lot B. A previous Minor Variance application was approved for the development, permitting a reduced interior side yard setback. The owners of these two parcels are currently in the process of a boundary adjustment to create the project area, which will be leased by Skyview.

The property at 112 Dobbie Road contains existing structures. Skyview is proposing to use the structures as operations and maintenance buildings to support the BESS facility over the lifetime of the facility. It will serve as the control hub for the facility where personnel manage daily operations.

The BESS facility is expected to become operational in early 2027 and will be under contract with the IESO for a minimum of 21 years. The BESS is an interim use and will be decommissioned and removed after the facility has reached the end of its operational life. Once decommissioned, the subject lands will be rehabilitated to an agricultural use.

SITE PLAN

A portion of Lots A and B will be leased from the landowners. This leased area will form the BESS facility area. The total area to accommodate the BESS facility will be 19.27 hectares. However, only 15 hectares will be used for the BESS facility as there will be a stormwater management pond and temporary laydown area. The laydown area will only be used during construction and will be returned to agriculture during the operational life of the facility. Additionally, Skyview owns the property at 112 Dobbie Road, which will serve as the operations hub with an area of 1.9 hectares. No development or alterations are proposed to the property at 112 Dobbie Road.

The proposed BESS facility will use lithium-iron phosphate (LFP) batteries which are similar in appearance and scale to a shipping container. Inverters are required to convert the electricity to a grid-compatible current. Transformers are required to adjust the voltage between the battery and the power grid. A substation will then connect the facility to the transmission line. The existing Hydro One line that the facility will connect to is located south of the facility. In order to connect to the hydro corridor, a transmission line will extend from the substation to the Hydro One line.

The site plan illustrates the following:

- The site plan includes 494 BESS enclosures placed in groups of two or three and connected to 167 power conversion systems (PCS). Due to the natural degradation of battery capacity over time, the project design incorporates provisions for periodic augmentation of the BESS throughout its operating life. Initially, the Project will comprise 387 BESS modules and 127 PCS units. Over the course of the Project, approximately 107 additional modules and 40 PCS units will be added to maintain capacity. A total of approximately 494 BESS modules and 167 PCS units are planned.
- The BESS facility will be accessible via a gravel driveway from Dobbie Road. Internal laneways throughout will provide vehicular and emergency access to all batteries.
- The operations hub at 112 Dobbie Road will be accessible via a driveway from Dobbie Road. No driveway connection to the BESS facility is proposed. Existing conditions of the property and structures will be maintained.
- The nearest battery enclosure will be 982 metres to Dobbie Road.

- 0.55 hectare Stormwater Management Pond with controls (to the rear).
- 24,000 gallon fire tank located immediately outside of the facility gate.
- 1.54 hectare substation area in the front area of the facility, which will connect to the Hydro One corridor via a transmission line.
- Security fencing around the entire BESS facility and motion lighting throughout.
- 3.62 hectare temporary laydown area during construction. This area will be returned to agriculture post-construction.

TECHNICAL STUDIES

Stormwater Management Report

WSP Canada Inc., prepared the stormwater management report, and Tulloch Engineering prepared the associated plans. The report describes the stormwater management approach, which include gravity fed stormwater management facility and road drainage systems. To protect the local groundwater, the stormwater pond will be lined, and where necessary the ditches will be elevated such that the ditch bottoms do not intersect the water table.

The Stormwater management facility incorporates engineered on-site drainage ditches that will collect stormwater from the BESS area and substation and convey the water to the lined stormwater pond for treatment and eventual discharge to the Crowder Municipal Drain. For added protection, the pond is lined and has an emergency shut-off gate at the outlet, which would be activated in the event of a spill. Within the substation, five spill containment pits have been included, each containing a transformer. The containment pits are serviced by a cast in place oil water separator, which has been designed to accommodate a 50-year return storm runoff and the total volume of oil and lubricant from a single transformer. Within the oil-water separator, sediment, heavy solids and concentrated oil are removed from the contaminated water which is then by gravitational flow discharged into the downstream ditch and SWM pond. Crowder Municipal Drain is a fish-bearing waterbody, as identified in the SLR's Natural Heritage Study. The site investigations suggest that a cool-water thermal regime exists in the Crowder Municipal Drain. For this reason, thermal mitigation has been included in the pond design for added treatment performance and the protection of fish habitat.

Dedicated Access Road ditches will convey water from the road to either the Berry Municipal Drain or the ditch along the north side of Dobbie Road. The ditch along Dobbie Road connects to the Ferguson Municipal Drain to the east of the site. Both the Berry and Ferguson Municipal Drains are considered cool-water fish habitat, as identified in the SLR Natural heritage Report. Water quality will be maintained using a combination of rock dams and naturalized channels, therefore additional water quality treatment is not required.

Geotechnical Report

WSP Canada Inc., prepared a geotechnical investigation for the proposed development consisting of field investigation and design recommendations. The investigation shows that the subsurface conditions include topsoil, sand, silty clay, glacial till, and limestone bedrock (rated as excellent). The investigation informs the design and recommendations for the most suitable construction. Overall, the investigation concludes that the site has suitable constructability for the BESS.

Noise Study

The Township requested that a noise study be conducted as part of the SPA application. Aercoustics Engineering Ltd., completed an acoustic assessment as part of the Environmental Assessment. The assessment identifies four noise sources of the facility being the battery storage containers, power conversion system, and the transformers, emergency generators. The assessment considered impacts of noise on surrounding sensitive land uses, with the nearest residential dwelling being 950 metres away from the facility. Affected points of noise reception have an ambient acoustical environment consistent with the Class 3 (Rural) designation as defined by Chapter 3 of the EASR Publication. In a Class 3 area, the acoustical environment is dominated by natural sounds with little or no road traffic and infrequent human activity. To mitigate noise emissions, the assessment recommends all power conversion system units be fitted with a noise attenuation kit.

Emergency Response Plan

Potentia completed an Emergency Response Plan for the Skyview2 BESS project. The Plan establishes actions to be taken when an emergency occurs that will minimize health risks and minimize adverse impacts to the environment. It considers the following plausible contingencies that could transpire at the facility:

- Fire/Smoke
- Explosions
- Bomb Threats
- Floods
- Spills and Releases
- Medical Emergencies
- Power Outages
- Severe Weather
- Shelter-in-Place
- Vehicle Incidents
- Violence/Assault

Decommissioning Plan

Skyview has prepared a decommissioning plan outlining the process for the removal of the facility after it reaches the end of its operational life. The decommissioning process is very similar to the construction program, requiring general environmental protections, temporary laydown areas, movement of workers, light and heavy construction equipment, and soil moving activities to and from site. Specifically, decommissioning is expected to include the following activities:

- Removal of the BESS equipment and electrical equipment, including the transformer substation equipment and transmission lines.
- Removal of foundations and other subsurface infrastructure to a depth of approximately 1 m.
- Removal of unwanted access roads.
- Replacement of the topsoil to meet the local environment and restore natural drainage.
- Restoration of lands impacted, and confirmation of no environmental impacts from the decommissioning.

The decommissioning process will include the safe handling and removal of components from the Project Site to an appropriately licensed disposal or recycling facility. The BESS enclosures themselves contain recyclable

materials and will be returned to the manufacturer's facilities or sent to an alternate recycling facility for disassembly and further processing.

The Site will be restored to agricultural lands and in accordance with regulations in place at the time of the decommissioning.

The duration of the decommissioning phase is unknown. However, it is assumed that the decommissioning phase will generally be considered a short-term undertaking (i.e., measured in months).

Environmental Study Report

The Township identified that the subject lands contain significant woodland and a watercourse that may have fish habitat. As such, the Township requested an EIS to form part of the complete SPA application. SLR Consulting Ltd., was retained to complete an Environmental Study Report as part of the Environmental Assessment application. This Report concludes that the lands do not contain significant woodlands as the area has been cleared, and is tile drained for agriculture. There are no environmental, natural resource, or hazard constraint and the lands do not contain any Areas of Natural and Scientific Interest, Provincially Significant Wetlands, or other protected areas. The Report also concludes that impacts to fish habitat related to the municipal drain are not expected.

Archaeological Assessment

The Township requested that the Archaeological Assessment being prepared as part of the Environmental Assessment be included in the SPA submission. Archaeological Research Associates Ltd., completed a Stage 1 and 2 Archaeological Assessment of the subject lands. The Stage 1 assessment determined that the study area comprised a mix of areas of archaeological potential and no archaeological potential. A Stage 2 assessment was carried out for further investigation on the areas of archaeological potential and did not result in the identification of any archaeological materials. ARA recommends that no further assessment be required.

POLICY ANALYSIS

Leeds and Granville Official Plan

The County of Leeds and Granville Official Plan designates the subject lands "Agricultural Area" and "Rural Lands" on Schedule A. The portion of the proposed development area is within the "Rural Lands" designation.

Policies under section 6.5 provide that utilities will be permitted in all land use designations. Additionally, the County Official Plan also establishes energy policies under section 6.6. Policy 6.6(a) states that the Counties and local municipalities will assess opportunities for the development of energy supply including electricity generation facilities and transmission, storage and distribution systems to accommodate current and projected needs.

The proposed BESS facility will form part of Ontario's broader electricity system as it will connect directly to existing public infrastructure supporting the transmission of electricity. The facility is a form of utility infrastructure that is permitted in both the agricultural area and rural lands designations as-of-right per policy 6.5(e).

Furthermore, policy 6.6(a) encourages the development of energy storage and distribution systems. The proposed facility is energy storage that will connect to the transmission system for the purpose of supporting a more reliable and resilient electricity system for current and future energy needs. The proposed use is permitted and encouraged by County planning policies.

Edwardsburgh Cardinal Official Plan

The subject lands are designated in the Edwardsburgh Cardinal Official Plan as "Agricultural Resource" and "Rural". The facility is located within the "Rural" designation, with the operations hub located in the "Agricultural Resource" designation.

Section 5.9 of the Official Plan speaks to utility and communication facility corridors. The policies note the importance of infrastructure corridors (including transmission corridors) to the economic development and diversification of the Town, and will not require an amendment to the Official Plan to implement. Additionally, the policies state that the development of utility, communications, and hydro-electric power generation facilities and transmission and distribution systems will be permitted in all areas of the Township.

In accordance with the utility policies, the BESS facility is energy infrastructure that will form part of the broader electricity system. The BESS will result in economic investment in the Township and will contribute to energy reliability which will support existing businesses and their energy needs. As provided in the policy, energy systems and infrastructure are permitted in all land use designations. Therefore, the proposal is permitted in both the Agricultural Resource and Rural designations. The proposal confirms to the public use policies of the Official Plan.

CONCLUSION

The Skyview2 BESS facility is a critical infrastructure project that supports Provincial electricity objectives. The BESS will add 411mw of much needed capacity to Ontario's electricity grid to ensure that electricity remains available when and where it is needed most. As part of the IESO procurement process the project must obtain multiple approvals, which require the completion of various technical studies and plans. This includes undergoing a Class Environmental Assessment (Class EA). The following is a comprehensive list of all the studies and plans that have been completed in support of the Project and have been submitted as part of this SPA application:

- Archaeology Assessment, prepared by Archaeological Research Associates Ltd.
- Cultural Heritage Evaluation Report, prepared by Archaeological Research Associates Ltd.
- Decommissioning Plan, prepared by Skyview
- Draft Environmental Study Report, prepared by SLR Consulting Ltd.
- Ecology Report, prepared by SLR Consulting Ltd.
- Emergency Response Plan, prepared by Potentia
- Geotechnical Report, prepared by WSP Canada Inc.
- Lighting Study prepared by Potentia
- Noise Study, Aercoustics Engineering Ltd.
- Storm Water Management Report, prepared by WSP Canada Inc.
- Site Grading, Drainage and Erosion Control Plan, prepared by Tulloch
- Site Plan, prepared by MHBC Planning Ltd.
- Turning Plan, prepared by Tulloch
- Record of Engagement, prepared by SLR Consulting Ltd.

In addition to the above, the signed application form, owner authorization letter and survey have been included in the submission. The application fee in the amount of \$1,750 has been provided to the Township under separate cover. We look forward to working with the Township on this exciting project.

Yours truly,

MHBC



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Partner



Gillian Smith, MSc, MCIP, RPP
Senior Planner

c. *Ben Saul, Keaton Lever, Skyview BESS Inc.*