

Potentia



Community Liaison Committee (CLC) Terms of Reference

Skyview 2 Battery Energy Storage System (BESS)

Meeting Summaries – Second Meeting (April 9, 2026)

Issued on:
2026/05/04

Skyview BESS Inc.

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Skyview 2
BESS

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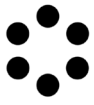
This meeting summary was prepared by AECOM. AECOM is providing meeting facilitation services for the Skyview 2 Battery Energy Storage System Project (Skyview BESS or Project) Community Liaison Committee (CLC). The summary is not intended to provide verbatim accounts of the meeting discussions. Rather, it is intended to summarize and document the key points made during the discussions, as well as the outcomes and actions arising from the CLC meetings. If you have any questions or comments regarding this meeting summary, please contact:

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CLC Facilitator – AECOM

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1 Meeting Details

Date: April 9, 2026, 6:00 – 7:30 p.m.

Location: Township Hall, Municipal Building, – 18 Centre St. Spencerville ON K0E 1X0 (virtual option available for public attendance)

Present:

- AECOM (Facilitator): Alicia Evans
- Skyview BESS Inc. (Project Team):
 - Cathy Zhao – Manager, Environment & Community Consultation
 - Mussawar Ahmad – Project Manager, Construction & Engineering
 - David Biggar – Project Manager, Development
- CLC Members: Mary Tessier, Jim Killick, Eric Connell, David Jansen

2 General Overview and Agenda

The meeting was facilitated by Alicia Evans, acting as a neutral third-party for the Community Liaison Committee (CLC). The session began with introductions from both the Project Team and CLC members. The main objectives of this second CLC meeting were to provide detailed construction updates and review and discuss community concerns and impacts with the CLC members. The meeting was conducted as per the following agenda:

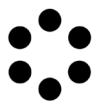
- Review of action items from previous meeting
- Project Updates
 - Personnel changes (Development PM)
 - Radio telecommunication tower
- Construction Updates – Completed Activities
- Construction Schedule Overview
 - Upcoming activities (April to Summer)
 - Update on deliveries and hauling
- Community Feedback
 - Grievances and complaints addressed
 - Recently received feedback
- Next Meeting – availability and timing
- CLC Q&A and Discussion
- Public Q&A

3 Presentation Highlights

A copy of the presentation is included in Appendix A.

- **Action Items and Follow-Up from Meeting #1:** Progress on commitments from the first CLC meeting was reviewed, including confirmation that the Terms of Reference had been signed, establishment of a dedicated CLC email address, status of delivery route communications, information sharing efforts, and extending the length of CLC meetings to allow for more discussion.
- **Project Status and Transition to Construction:** The Project Team confirmed that the Skyview BESS Project is fully in the construction phase, with responsibility transitioned to the construction project manager. Remaining development tasks include market registration with the IESO, coordination with the Township on the Community Benefit Fund, and ongoing engagement with the First Nation partner.
- **New Project Components – Radio Telecommunication Tower:** A new radio telecommunication tower and fibre optic line are being constructed on site to provide reliable communications between the Project and Hydro One transformer stations. The tower will be approximately 45 m high, located within the substation area, and regulated federally. Township Council passed a resolution approving the tower, and federal approvals from NAV Canada and Transport Canada are in progress. Fibre line installation will follow separate routing to ensure diverse methods of communications.
- **Construction Progress and Site Works:** Construction updates included completion of the access road to a granular base level, establishment of the laydown area, ongoing transmission line tap work by Hydro One, and civil works for battery pad areas. Due to the ongoing precipitation and spring thaw conditions, some civil work experienced delays, which are being mitigated through extended hours and weekend construction. An environmental monitor is onsite at least twice a week to monitor the soil and water conditions and ensure proper erosion and sediment control measures are in place.
- **Stormwater Management and Environmental Compliance:** The Project Team described construction-phase and post-construction stormwater management measures, including erosion and sediment controls (i.e. straw bales and sediment fencing), drainage ditching, pumping in high water level areas, controlled and sediment-free discharges into municipal drains, and a permanent stormwater pond. Monitoring commitments include weekly environmental and water quality monitoring during construction and a minimum of three years post-construction





water quality monitoring as per the Project's Environmental Compliance Approval (ECA) and Conservation Authority approval.

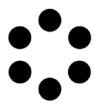
- **Electrical and Substation Works:** Electrical trenching and conduit installation have begun, with use of fluidized thermal backfill to meet thermal and grounding requirements. Substation construction is anticipated to begin in early May, following finalization of grounding design studies in coordination with the Electrical Safety Authority and Hydro One.
- **Haul Routes, Half-Load Season, and Equipment Deliveries:** Current hauling activities follow established routes and are subject to half-load restrictions through April. Weekend and evening work is underway to maintain schedules. Major equipment deliveries, including battery units, are anticipated to begin in June, with final delivery routes still under review and to be communicated once confirmed.
- **Lighting Design and Mitigation:** Site lighting requirements were discussed, with emphasis on minimizing light pollution through downward-facing fixtures, shielding, and sensor-activated lighting. A lighting study is underway and will be shared with the CLC when complete. Only code-required lighting will remain continuously active.
- **Community Safety, Complaints, and Responsive Actions:** The Project Team reviewed community complaints related to speeding, road safety, and road conditions. Actions taken include GPS monitoring of haul trucks, removal of unsafe drivers, temporary suspension of hauling activities when unsafe behaviours are noted, safety stand-downs onsite, retraining, coordination with OPP for enforcement presence, and corrective grading of road surfaces. The Project Team confirmed a commitment to ongoing monitoring of truck safety and corrective action. Responsibility for road maintenance was clarified, with the Project responsible for Dobbie Road and the County responsible for County Road 22.

4 Key Questions and Responses

Question 1: Where are the mid-span openers (MSOs) located; are they on the transmission line or inside the facility, and how is the line kept safe while construction is ongoing?

The Project Team explained that MSOs are installed directly on the transmission line on both sides of the tap location, allowing the line to be isolated in either direction. Additional MSOs are located near the dead-end structures connecting the Project's transmission line to the Hydro One system. During construction, the MSOs remain open to





ensure that the section under construction is not energized, allowing work to proceed safely.

Question 2: Is there a different stormwater management plan during construction versus once the Project is complete?

The Project Team clarified that one stormwater management approach applies throughout the Project, but it is implemented differently during construction versus post-construction. During construction, temporary controls such as pumps, straw bales, sediment bags, erosion fencing, and check dams are used to manage flows before permanent infrastructure is fully connected. After construction, stormwater will be managed through the permanent stormwater management pond, drainage ditches, and controlled discharge systems approved through environmental permits and conservation authority approvals.

Question 3: How is the Project considering local contractors, given the specialized nature and scale of the work?

The Project Team explained that Barton Malow is the prime contractor and manages subcontractor selection. Local contractors are used where feasible, particularly for civil works, trucking, and support services. Indigenous businesses associated with the Project's First Nation partner are also considered. However, some work requires specialized contractors with experience in large-scale electrical and battery projects.

Question 4: Will the system be charged first before it begins exporting electricity? Is it power in first and power out second?

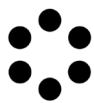
The Project Team confirmed that commissioning occurs in stages, beginning with system energization for testing and charging, followed by export operations once safety and performance checks are complete.

Question 5: What is being done to limit light pollution, and will the lighting plan be shared before the lights are turned on?

The Project Team confirmed that minimizing light pollution is a priority. Measures include downward-facing, shielded fixtures; sensor-based and occupancy-activated lighting; and limiting permanently illuminated lighting to only what is required by building and electrical codes. A lighting study is underway and will be shared with the CLC once completed, prior to commissioning.

Question 6: If fibre optic cable is installed for the Project, could residents along Dobbie Road also benefit from this infrastructure?





The Project Team explained that the fibre line is currently a dedicated system for Project operations, Hydro One, and IESO communications. There may be spare capacity, but decisions about residential service expansion would rest with the telecommunications provider. The Project Team committed to following up and providing more information if available.

Question 7: If the site is mostly non-permeable, will more water be pushed into municipal drains, and could that affect downstream landowners during major storms?

The Project Team explained that no new water is being introduced to the system. Existing tile drains were intercepted and reconfigured so that runoff volumes entering Crowder, Berry, and Ferguson Municipal Drains are consistent with pre-development conditions. Stormwater modelling, inundation studies, and Conservation Authority review are required to demonstrate that post-construction drainage will not negatively impact downstream landowners or municipal drains.

Question 8: Why was large gravel placed on Dobbie Road, and how will the road be made safe for residents to drive on?

The Project Team acknowledged that oversized gravel was placed in error and confirmed that grading and corrective measures were being implemented. Dobbie Road maintenance is the Project's responsibility, and appropriate surface material will be used going forward to make the road safe and drivable for residents. The Project Team will bring this issue up with the construction contractor again to improve road condition.

Question 9: Will recordings of CLC meetings be posted on the Project website?

The Project Team confirmed that recordings are used internally to support accurate minute-taking but are not posted publicly. Approved meeting minutes, presentations, and Terms of Reference are posted on the Project website and available for public access.

5 CLC Discussion

Discussion Question 1: What are the most effective ways to notify community members about haul routes, construction activities, and schedule changes, given the challenges of reaching residents along specific rural routes?

The Project Team explained that advance notification of hauling and construction activity is challenging due to limitations in accessing resident contact information. Project notifications can generally reach landowners through Township records, but not necessarily tenants or residents along haul routes. Postal-code-based mailouts can help



broaden reach but often extend beyond the directly affected area, which can create confusion for residents who are not impacted.

Current communication methods include the Project website, Township platforms, a project mailing list, and information shared through the CLC. The Project Team noted that social media can be effective but does not reach everyone, and physical mailouts can be slow and imprecise in rural areas.

CLC members discussed the value of periodic mailed project updates, even if not all recipients are directly affected, noting that residents may appreciate general awareness of project timelines and upcoming activities. Suggestions included using simple one-page updates highlighting key milestones such as hauling timelines and equipment delivery periods.

Additional ideas raised included placing printed notices or flyers in local libraries, post offices, and convenience stores, and improving the visibility of existing open house materials and FAQs on the Project website. CLC members noted that while no communication approach will reach everyone, using multiple complementary channels increases the likelihood that residents receive timely information.

The Project Team agreed to review mail-out routes previously used for open house notifications, explore improvements to targeted distribution where possible, and continue to refine website content and FAQs to address recurring questions.

6 Next Meeting

The next meeting will be scheduled for July 22, 2026. Future discussion topics include:

- Ongoing construction updates and upcoming activities
- Presentation of the lighting study and lighting mitigation measures once finalized
- Overview of battery components and systems
- Fire safety and emergency response planning (including coordination with local fire services)
- Possibility of a site tour for the CLC members, subject to site conditions and timing
- Participation of subject matter experts where deeper technical discussion would be helpful

Recognizing the growing number of topics to be discussed as construction progresses, the CLC discussed options for managing future agendas. These include:



- Extending the meeting length beyond 90 minutes where warranted, and/or
- Spreading non-time-sensitive topics across multiple meetings to ensure sufficient time for discussion.

The facilitator noted that meeting agendas will be refined closer to each meeting to prioritize time sensitive items and discussions about extending the meeting will take place in advance of the next meeting.

7 Action Items

Action	Date of Initiation	Responsible Party	Date of Completion	Notes
Correct and test the automatic forwarding for the CLC email address and resend the confirmation email to any members that did not receive it	April 9, 2026	Facilitator	April 16, 2026	
Finalize haul routes for major equipment and battery deliveries and provide advance notice to the CLC, Township, and community once confirmed	April 9, 2026	Skyview BESS Inc.		The final haul routes will be available before the next CLC meeting.
Follow up with the telecommunications provider to confirm whether spare fibre capacity exists and report back to the CLC if additional information becomes available	April 9, 2026	Skyview BESS Inc.		
Present the proposed lighting plan and mitigation measures to the CLC prior to commissioning	July 22, 2026	Skyview BESS Inc.		Lighting plan should be complete before the next CLC meeting



Review and refine community notification approaches, including mail-out routes, printed materials, and use of one-page project updates	April 9, 2026	Skyview BESS Inc.		
Prepare and post expanded FAQs based on open house materials and recurring community questions to the Project website	April 9, 2026	Skyview BESS Inc.		
Bring the battery component model and/ or a battery subject-matter expert to a future CLC meeting to support understanding		Skyview BESS Inc.		Not immediately urgent – add to the list for future meeting
Confirm the length of the next meeting with CLC members		Facilitator		Book up to 120 minutes based on proposed agenda and agreement of CLC members





Appendix A

CLC Meeting Presentation



Community Liaison Committee

Second Meeting

Thursday, April 9, 2026

6:00 PM – 7:30 PM

Council Chambers

Township Hall (Municipal Building)



Potentialia

Meeting Guidelines

- ◆ Be respectful: Listen actively and respectfully to all viewpoints.
- ◆ Share the Floor: Everyone is encouraged to participate - let's make space for all voices.
- ◆ Stay Constructive: Share feedback and questions openly and courteously.
- ◆ Be Open: We aim for honest, clear communication and understanding.
- ◆ Support Each Other: Let's work together for a productive meeting.
- ◆ Let's work together to ensure a productive, open, and respectful meeting for all



Meeting Agenda

- ◆ Review of action items from previous meeting
- ◆ Project Updates
 - ◆ Radio Telecommunication Tower
- ◆ Construction Updates – Completed Activities
 - ◆ Update on Haul Route for Gravel
- ◆ Construction Schedule Overview
 - ◆ Upcoming Activities (April to Summer)
 - ◆ Updates on BESS and Major Equipment Delivery
- ◆ Community Feedback
 - ◆ Grievances and complaints addressed
 - ◆ Recently received feedback
- ◆ Next Meeting – availability and timing
- ◆ CLC Q&A and Discussion
- ◆ Public Q&A



AECOM

◆ Alicia Evans – Facilitator

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◆ Mussawar Ahmad – Project Manager, Engineering & Construction

◆ David Biggar – Project Manager, Development

◆ Cathy Zhao – Environmental & Community Consultation Lead

CLC Members

◆ Eric Connell

◆ David Jansen

◆ Jim Killick

◆ Mary Tessier

Review of Action Items from Previous Meeting

Action	Date of Initiation	Responsible Party	Date of Completion	Notes
Sign Terms of Reference	Dec 1, 2025	CLC Members	Dec 1, 2025	Complete
Develop a generalized email for CLC member contact	Dec 1, 2025	Skyview BESS Inc.	Feb 10, 2026	Complete – skyview.clc@gmail.com
Update community (via the Project website and local social media platforms) once delivery routes are finalized	Dec 1, 2025	Skyview BESS Inc.	Mar 31, 2026	Complete – notice sent via email and mail, and updated on the Project webpages
Prepare summaries of technical documents for CLC review	Dec 1, 2025	Skyview BESS Inc.	N/A	Summaries to be prepared as requested
Re-share Project info from Township to local Facebook groups	Dec 1, 2025	CLC Members	N/A	Info to be shared as/ when posted
Consider expanding print media coverage (South Grenville Beacon, Morrisburg Leader)	Dec 1, 2025	Skyview BESS Inc.	Ongoing	Will continue to keep these resources in mind
Increase length of future CLC meetings	Dec 1, 2025	Skyview BESS Inc./ Facilitator	Apr 9, 2026	Complete – Second CLC meeting scheduled for 90 minutes

Project Update - Radio Telecommunication Tower

- ◆ A new radio telecommunications tower will be installed at the Project site to support microwave radio links that will connect the Project to two Hydro One transformer stations: Smith Falls TS and St. Lawrence TS near Cornwall.
- ◆ The tower will provide a reliable communication path to ensure safe and efficient operation of the BESS facility.
- ◆ The tower will be located within the substation area, chosen for its easy access to control systems and non-interference with station operations, overhead transmission lines, and equipment and vehicle movement.
- ◆ The structure will be 150 feet (45.7m) tall and self supporting. The tower height was selected based on path profile studies performed between the Hydro One transformer stations and intermediary, existing network sites.
- ◆ Radio telecommunication towers are regulated under the federal *Radiocommunication Act* however proponents must consult the local land use authority to obtain a statement of concurrence.
- ◆ Potentia initiated engagement with the Township in January 2026. On April 6, 2026, the Township approved issuing a letter of concurrence for the tower to comply with federal regulation.
- ◆ Aeronautical clearance approvals are being obtained from NAV Canada and Transport Canada.



Construction Update – Completed Activities

- ◆ Ongoing civil work:
 - ◆ Laydown area established and in use
 - ◆ Access road complete, finish work scheduled for May 2027
 - ◆ BESS area in various stages of completion, ranging from approximate 60% to 80% completion
 - ◆ Stormwater pond approximately 90% complete
- ◆ Electrical installation began in March 2026
 - ◆ Ongoing trenching and conduit installation
- ◆ Substation construction to start in May
- ◆ Evening work took place between February 26 and March 2
- ◆ The Environmental Monitor (EM) visits the Project site **at least once a week** to monitor construction activities and ensure compliance of commitments, requirements, and mitigations outlined in the Project’s approvals, permits and relevant environmental reports.









Construction Schedule Overview



Civil Work

constructing access road and culverts, the stormwater pond, and completing earthwork at laydown area, substation and the BESS facility area

Electrical Installation

Aboveground, underground, AUX circuit, BESS electrical

BESS & Major Equipment Delivery

Substation Construction

Lighting Install

Commissioning

Site Reclamation

Project Completion ★
(Q2/Q3 2027)

◆ Project schedule subject to change

Construction Schedule Overview – Upcoming Activities

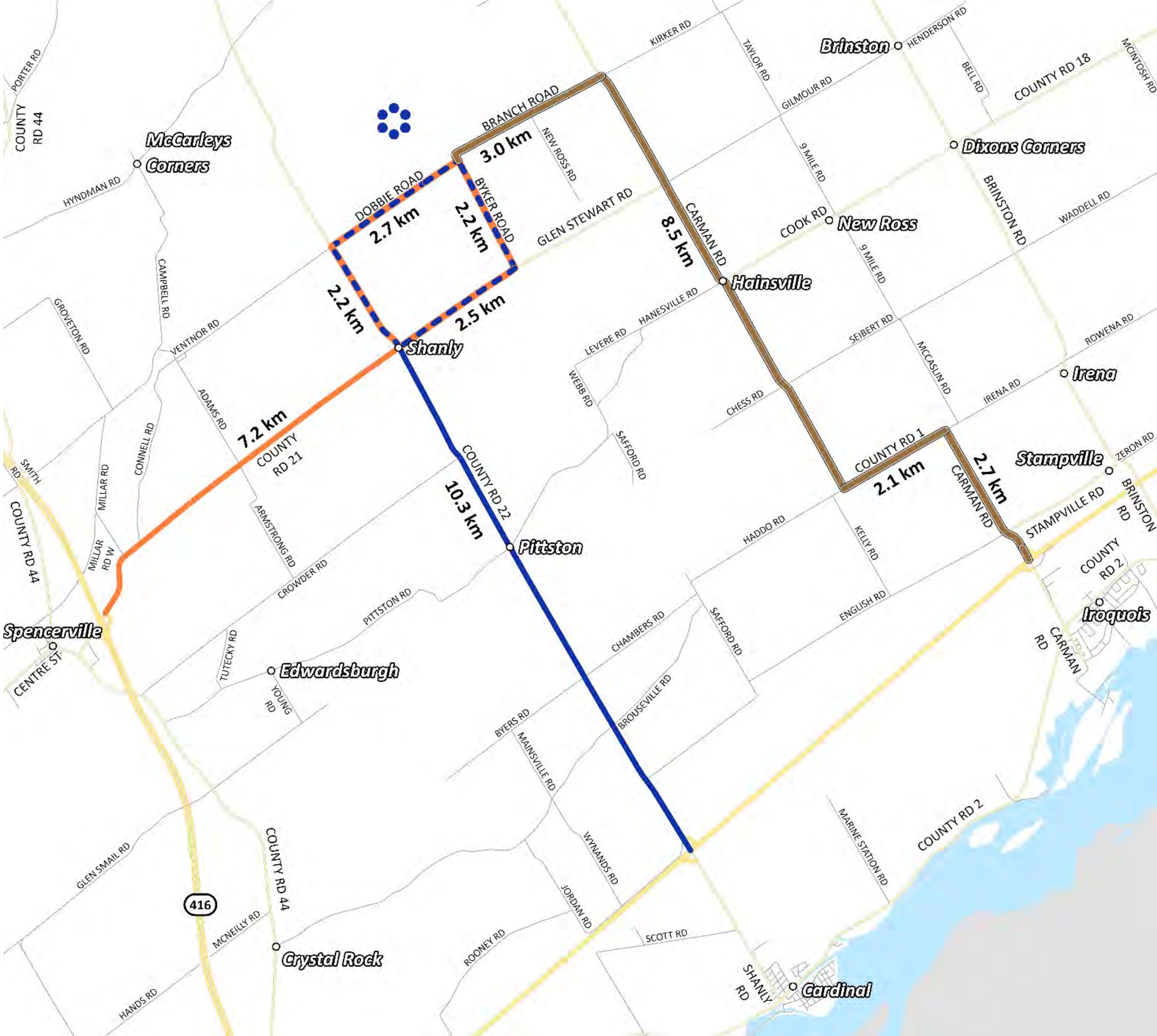
From April to July/August:

- ◆ Wrapping up earth works at the access road, the BESS area, stormwater pond and substation
- ◆ Civil works will continue, concrete work will start in May
 - ◆ There will be an increased in traffic from concrete trucks coming from Stittsville
- ◆ Electrical work will continue throughout the summer and into the fall
- ◆ Substation construction will continue
- ◆ BESS and major equipment will be delivered to site beginning in June



Construction Update – BESS & Major Equipment Delivery

- ◆ The delivery route will be finalized by the end of April.
- ◆ A Road Use Agreement (RUA) has been signed with the Township for Dobbie Road, and a pre-condition road assessment has been completed by the Township.
- ◆ Skyview BESS Inc. commits to maintaining Dobbie Road throughout construction and restoring roads of delivery route to pre-delivery conditions or better.
- ◆ We will update the finalized delivery route to the Project website once it's available.



Community Feedback – Grievances and Complaints Addressed

1. Speeding and road safety concern

- ◆ In December 2025, a community member contacted us with concerns of haul trucks from the Project's subcontractor speeding down local roads zoned for 60kph towards the Project (Hwy 22 and Hwy 43).
- ◆ This issue was brought up with our EPC contractor and in early February, additional safety measures were implemented by the subcontractor, including the following:
 - ◆ All the drivers have been re-checked and confirmed to have their commercial vehicle operator's registration (CVOR), proper insurance, and a valid Driver's License.
 - ◆ All the trucks are tracked via GPS, and their driving speeds are being monitored. Their recent data showed that the trucks have been following the posted speed limits.
 - ◆ Trucks that have been observed to operate unsafely have been removed from the trucking rotation and will not haul on the Skyview project again. A truck foreman is now dedicated to the project to observe and ensure the haul trucks are driving safely and following the rules between the project site and quarries.
 - ◆ A note has been added to each truck every day stating: "All drivers must respect the speed limit on all roads."
- ◆ All the safety measures are still in place, and the EPC contractor continues to monitor speeding near the Project.
- ◆ This was brought up as a concern again on April 8, 2026, by a different community member. We're currently investigating this issue with our contractors and will provide an update soon.

Community Feedback – Grievances and Complaints Addressed

2. Dissatisfaction with Township's approval of the Project

- ◆ In early February 2026, the Township shared an email they received from a local resident expressing concerns and dissatisfaction regarding the Township's approval of the development, construction, and operation of a BESS Project.
- ◆ After discussion with the Township, it was agreed that the Project did not need to provide a response and the Township will address the person's grievance directly.

Community Feedback & Discussion

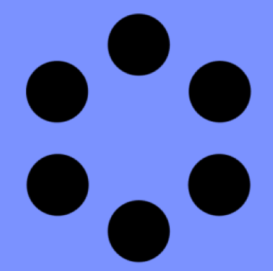
Recently received feedback:

- ◆ Concerns about the road condition of CR22 – it's getting worse with flying asphalt and potholes
- ◆ Positive feedback from adjacent residents about the Project team informing them of the extended work hours that took place between February 26 and March 2
- ◆ Questions related to the increase in truck traffic during the half-load restriction period – how long will it last and what are the deliveries?
- ◆ Concerns about delivery trucks not following speed limit and community safety

**Are there other feedback/concerns
you've heard from the community?**

Let's discuss!



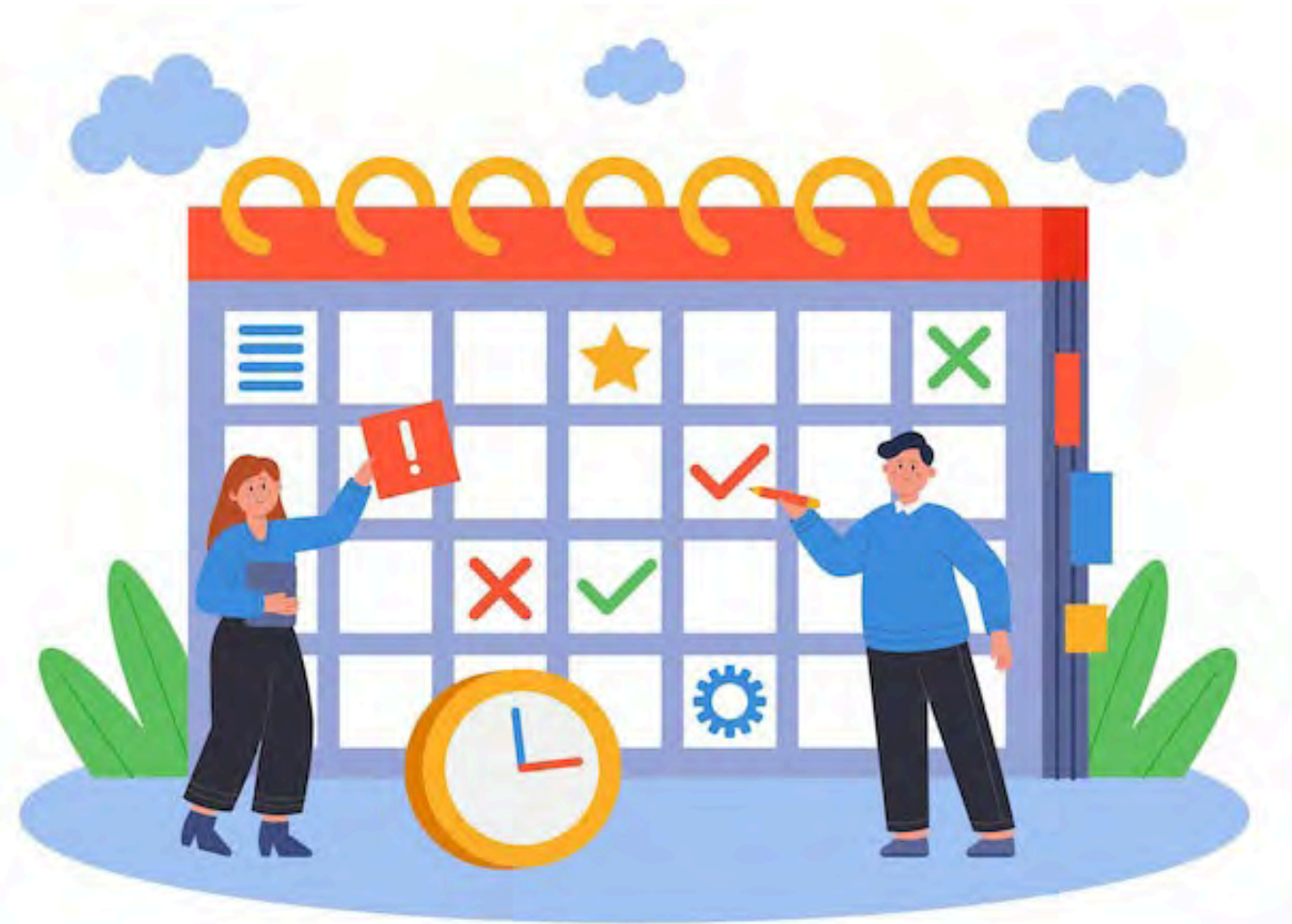


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CLC Q&A and Discussion

Public Q&A and Discussion

Next meeting – Availabilities and Timing



- ◆ Aim to have the next meeting on a Tuesday or Wednesday in late-July or early August:
 - ◆ July 21 (Tues) or July 22 (Wed)
 - ◆ July 28 (Tues) or July 29 (Wed)
 - ◆ August 4 (Tues) or August 5 (Wed)
 - ◆ August 11 (Tues) or August 12 (Wed)



CLC Members

Topics to discuss at future meetings:

- ◆ Construction update
- ◆ Community feedback

We will invite the EPC contractor, the BESS supplier, and other subject matter experts to join our future meetings to discuss topics of interests, as applicable.



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