



Final Environmental Study Report

Skyview 2 Battery Energy Storage Project

Skyview BESS Inc.

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Prepared by:

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Revision Record

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0	October 12, 2025	SN	JW	KL



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nvironmental Study Report SLR Project No.: 241.031524.00001

Statement of Limitations

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Executive Summary

Skyview BESS Inc. (Skyview) and its partners, the Algonquins of Pikwàkanagàn First Nation, have prepared this Final Environmental Study Report (ESR) for the proposed Skyview 2 Battery Energy Storage Project (the Project, or Skyview BESS), a 411-megawatt (MW) lithium-iron-phosphate battery storage facility located in the Township of Edwardsburgh Cardinal, United Counties of Leeds and Grenville. The Project was awarded a contract in May 2024 through the Independent Electricity Service Operator (IESO)'s Long Term-1 Request for Proposal (LT1 RFP) procurement process to help address the growing electricity needs in eastern Ontario by providing critical backup power support.

The Project is subject to the Class Environmental Assessment for Transmission Facilities (Class EA for TF) (Hydro One 2024) process in accordance with the Ontario *Environmental Assessment Act (EA Act)*. This ESR was prepared in compliance with the requirements of the *EA Act* and describes the Class EA for TF process that was undertaken for the Project.

The Class EA for TF process for the Skyview BESS included an assessment of the environmental features within the Study Area, the consideration of design alternatives, an assessment of potential environmental effects, and identification of mitigation measures.

As part of the Class EA for TF process, Skyview BESS Inc. has also conducted a consultation and engagement program involving input from municipal and provincial government officials and agencies, Indigenous communities, interest groups, nearby property owners, and other interested persons to inform them of the proposed Project, seek their input, and identify and resolve potential concerns. The consultation and engagement process included: newspaper advertisements; Canada Post mailouts; Public Open Houses; a dedicated project webpage; and meetings with landowners, agencies, and Indigenous communities, as requested.

Potential environmental effects resulting from the Project were identified and avoidance and/or mitigation measures have been proposed. Based on the Project design and implementation of the proposed mitigation measures, no significant adverse or residual effects (i.e., effects following the implementation of mitigation) are expected.

The Draft ESR was made available for public review and comment for 30 calendar days, from September 11, 2025, to October 11, 2025, at the following location during regular business hours:

Township of Edwardsburgh Cardinal 18 Centre Street Spencerville, ON K0E 1X0 Tel: (613) 658-3055

The Draft ESR was also available on the project website at:

https://www.potentiarenewables.com/our-portfolio/skyview-2-bess-project/

Comments or questions regarding the Draft ESR were submitted to:

Keaton Lever Senior Project Manager, Development & Origination

Tel: (647) 248-7946

Email: info@skyview2bess.ca

Fax: (416) 607-2218



As required by the Class EA for TF process, comments received during the 30-day comment period have been addressed and documented in this Final ESR, which was filed with the Ministry of the Environment, Conservation and Parks (MECP) along with a Statement of Completion on October 12, 2025. Given no Section 16 Order requests were received, the Project is considered approved and is clear to proceed as outlined in this Final ESR.

A Section 16 Order request is a provision within the *EA Act* that allows for interested parties to request a higher level of study (i.e., a comprehensive EA approval before being able to proceed), or that conditions be imposed (e.g., requiring further studies) if the requester feels that outstanding issues have not been adequately addressed by Skyview BESS Inc. Under the Class EA for TF, such requests may only be made on the grounds that the requested order may prevent, mitigate, or remedy adverse effects on constitutionally protected Aboriginal and treaty rights. The MECP will not consider requests on other grounds.

Any Section 16 Order requests were required to include the requester's contact information and full name, as well as specify what kind of order is being requested (i.e., request for a comprehensive EA or conditions), how an order may prevent, mitigate, or remedy potential adverse effects on Aboriginal and treaty rights, and any information in support of the statements in the request. Section 16 Order requests were required to have been sent by October 11, 2025, in writing or email to:

Minister of the Environment, Conservation and Parks 777 Bay Street, 5th Floor Toronto, ON M7A 2J3

Email: minister.mecp@ontario.ca

Environmental Assessment Branch Ministry of the Environment, Conservation and Parks 135 St. Clair Ave. W, 1st Floor Toronto, ON M4V 1P5

Email: EABDirector@ontario.ca

Requests should also have been copied to Skyview BESS Inc. at info@skyview2bess.ca.

No Section 16 Order requests were received by MECP or Skyview BESS Inc. relating to the Skyview 2 Battery Energy Storage Project. As such, the Project will proceed as outlined in this Final ESR.



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Acronyms and Abbreviations

ANSI	Area of Natural and Scientific Interest
AOPFN	Algonquins of Pikwàkanagàn First Nation
AOO	Algonquins of Ontario
APEC	Area of Potential Environmental Concern
AQHI	Air Quality Health Index
ARA	Archaeological Research Associates Ltd.
BESS	Battery Energy Storage System
°C	degrees Celsius
Class EA for TF	Class Environmental Assessment for Transmission Facilities
CHER	Cultural Heritage Evaluation Report
CLC	Community Liaison Committee
CLI	Canada Land Inventory
cm	centimetre(s)
dBA	A-weighted decibels
DFO	Fisheries and Oceans Canada
EA	Environmental Assessment
EA Act	Environmental Assessment Act
EASR	Environmental Activity and Sector Registry
ECA	Environmental Compliance Approval
ECCC	Environment and Climate Change Canada
EPP	Environmental Protection Plan
EPC	Engineering, Procurement, and Construction
ESA	Environmental Site Assessment
ESC	Erosion and Sediment Control
ESDM	Emissions Summary and Dispersion Modelling
ESR	Environmental Study Report
ESRG	Energy Safety Response Group
GHG	Greenhouse gases
ha	hectare(s)
HDF	Headwater Drainage Feature
HONI	Hydro One Networks Inc.
HVA	Highly Vulnerable Aquifer
HWN	Huron Wendat Nation
IESO	Independent Electricity System Operator



IPZ	Intake Protection Zone
kV	kilovolt(s)
km	kilometre(s)
L	litre(s)
LT1 RFP	Long Term 1 Request for Proposal
m	metres
m ²	square metres
m^3	cubic metres
m/s	metres per second
mbgs	metres below ground surface
MBQ	Mohawks of the Bay of Quinte
MCA	Mohawks Council of Akwesasne
MCM	Ministry of Citizenship and Multiculturalism
MECP	Ministry of the Environment, Conservation and Parks
MEM	Ministry of Energy and Mines
mm	millimetre(s)
ММАН	Ministry of Municipal Affairs and Housing
MNR	Ministry of Natural Resources
MOECC	Ministry of the Environment and Climate Change (currently MECP)
MW	megawatt(s)
MWh	megawatt-hours
NFPA	National Fire Protection Association
NO ₂	Nitrogen dioxide
NOx	Nitrogen oxides
O ₃	Ozone
O&M	Operations and Maintenance
OMAFA	Ontario Ministry of Agriculture, Food and Agribusiness
O. Reg.	Ontario Regulation
PCS	Power Conversion Stations
PM _{2.5}	Particulate Matter
POI	Point of Impingement
PPS	Provincial Planning Statement
PTTW	Permit to Take Water
PSEIP	Power Sustainable Energy Infrastructure Partnership
RFP	Request for Proposal



SAR	Species at Risk
SGRA	Significant Groundwater Recharge Area
SNC	South Nation Conservation
SLR	SLR Consulting (Canada) Ltd.
SoCC	Species of Conservation Concern
SWH	Significant Wildlife Habitat
TUS	Traditional Use Study
μg/m ⁻³	micrograms per cubic metre
UL	Underwriters Laboratories
ULC	Underwriters Laboratories of Canada
UN	United Nations



1.0 Introduction

1.1 Project Overview

The Skyview 2 Battery Energy Storage Project (the Project, or Skyview BESS) is a proposed energy storage facility located in the Township of Edwardsburgh Cardinal, United Counties of Leeds and Grenville. The Project, including temporary construction areas, is proposed on approximately 20 hectares (ha) (50 acres) of privately owned land north of Dobbie Road and approximately 2 kilometres (km) east of Shanly Road (County Road 22). The proponent of the Project is Skyview BESS Inc. (Skyview), a company owned by subsidiaries of the Algonquins of Pikwàkanagàn First Nation and Power Sustainable Energy Infrastructure Partnership (PSEIP), a private investment fund. Potentia Renewables Inc., a subsidiary of Power Corporation of Canada, provides asset management services to PSEIP and Skyview.

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 megawatthours (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 230 kV double-circuit transmission lines, approximately 600 metres (m) in length. HONI will be providing three 230 kV line taps off their existing "L20H, L21H and L22H" circuits. 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.

According to Ontario Regulation (O. Reg.) 50/24 under the Ontario *Environmental Assessment Act (EA Act)* and the *Guide to Environmental Assessment Requirements for Electricity Projects* (MECP 2024), the proposed BESS is not subject to assessment under the *EA Act*. However, construction and operation of a new transformer substation greater than or equal to (≥) 115 kV is classified as a Category B project and is subject to the requirements of the Class Environmental Assessment for Transmission Facilities (Class EA for TF) (Hydro One 2024). This Final Environmental Study Report (ESR) documents the Class EA for TF process that was undertaken for the Project. Although the transformer substation is the component associated with *EA Act* requirements, all components of the Project have been considered as part of the Class EA for TF process.

Subject to completion of the Class EA for TF process, and receipt of other permits and approvals, construction is expected to begin in late 2025 and the planned in-service date is April 2027.

1.2 Need for the Project

In December 2022, the IESO identified a significant need for new power supply in Ontario, starting as early as 2025 (IESO 2022). After many years of stable supply, and at times, a surplus, the IESO projected a shortfall being driven by increasing demand due to expanding electrification and business investments, the retirement and refurbishment of existing nuclear facilities, and expiring IESO contracts (IESO 2022).



1

To address the projected energy shortfall, in 2022 the IESO launched a competitive Request for Proposal (RFP) process that resulted in approximately 1,535 MW of new capacity being added at new and existing facilities throughout Ontario. Subsequently, in 2023 the IESO launched a second competitive RFP process, referred to as the Long Term 1 (LT1) RFP process, to procure an additional 2,500 MW of non-emitting storage, hybrid, and biofuel resources.

The LT1 RFP process resulted in the IESO awarding several long-term contracts to acquire 2,195 MW of capacity, which are scheduled to come into service between 2026 and 2028. The IESO competitive procurement process considered a variety of factors in the evaluation of proposals, including cost, technical details such as available grid capacity at the project location, and results of engagement with municipalities, the public, and Indigenous communities. The Skyview 2 Battery Energy Storage Project was awarded a contract in May 2024 through the LT1 RFP procurement process to help address the growing electricity needs in eastern Ontario.

As a result of these procurement efforts, the IESO's March 2024 Annual Planning Outlook noted that the energy supply outlook for Ontario has improved, and the projected capacity shortfalls have been greatly reduced (IESO 2024).

1.3 Alternatives to the Project

The Class EA for TF provides a mechanism for recognition of previous planning work as it relates to alternatives to the Project. The Class EA for TF states that when projects result from a provincial government priority initiative or the recommendation of independent agencies such as the IESO, the results of the previous planning process will be accepted as a starting point for the Class EA for TF, and the alternatives considered and rejected by that agency's planning process will not be revisited (Hydro One 2024). Therefore, the evaluation of alternatives to the undertaking, including the "do nothing" alternative, has already been considered by the IESO as part of the LT1 RFP competitive procurement process for improving the capacity of Ontario's electrical grid and supporting the growing electricity needs in eastern Ontario. The IESO identified the need for new power supply in the province, evaluated several bid submissions from various proponents and for projects in various locations as part of the LT1 RFP process, and the Project was awarded a contract in May 2024. Alternative design approaches are discussed in **Section 5.0**.

1.4 Regulatory Requirements and Approvals

1.4.1 Class Environmental Assessment Process

In review of the *EA Act*, O. Reg. 50/24, the *Guide to Environmental Assessment Requirements for Electricity Projects* (MECP 2024), and the social and ecological components of the Project Site, the transmission substation triggers requirements for Environmental Assessment (EA) under the Class EA for TF process (Hydro One 2024). Other Project components are addressed under municipal, provincial, and federal permits, approvals, and authorizations. Skyview has opted to take a wholistic approach to the process and assess all Project components as part of the Class EA for TF.

This ESR has been prepared in accordance with the Class EA for TF (Hydro One 2024) under the *EA Act*. The Class EA for TF is a streamlined EA process for electricity transmission-related projects that are not associated with electricity generation and are anticipated to have a predictable range of environmental effects that can be readily avoided, mitigated, and/or managed.



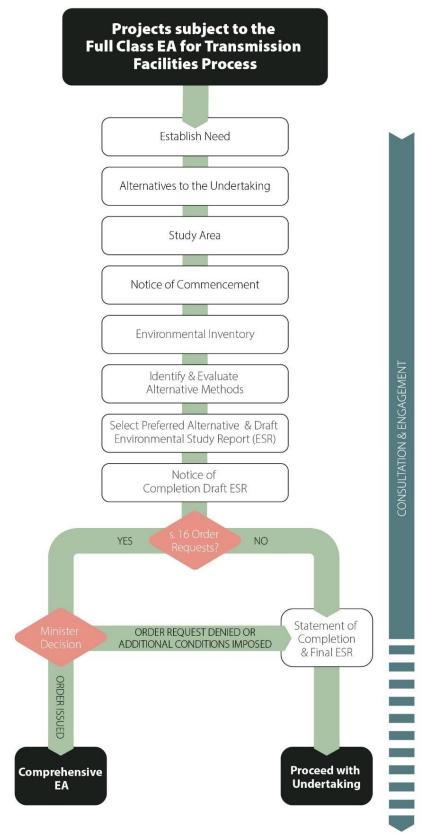
Projects subject to the full Class EA for TF process must complete the following requirements, as documented within this Final ESR:

- Establish the need for the Project (Section 1.2).
- Identify and evaluate alternatives to the Project (Section 1.3).
- Define the Study Area (Section 2).
- Issue the Notice of Commencement (Section 3.3.1).
- Conduct an environmental inventory (Section 4).
- Identify and evaluate alternative methods of carrying out the proposed Project, for example, the consideration of alternative technologies, sites, or design methods (Section 5).
- Select the preferred alternative (Section 5.3 and Section 6).
- Prepare the Draft ESR.
- Issue the Notice of Completion and the Draft ESR for public review and comment for a minimum of 30-calendar days.
- Incorporate all comments received during the public comment period and file the final ESR and Statement of Completion with the Ministry of the Environment, Conservation and Parks (MECP) and proceed with the undertaking, subject to the Minister's decision regarding any Section 16 Order requests received, if applicable.
- Conduct consultation and engagement throughout the process (Section 3).

The full Class EA for TF process is illustrated in Figure 1-1.



Figure 1-1: Class EA for Transmission Facilities Process (Hydro One 2024)





1.4.2 Other Environmental Permit and Approval Requirements

In addition to meeting the Class EA for TF requirements, several other environmental permits and approvals are anticipated to be required under various federal, provincial, and municipal legislation (**Table 1-1**). Final permitting and approval requirements will be verified during the detailed design and permitting phase in consultation with the applicable regulatory authorities. All required permits and approvals will be obtained prior to initiation of the applicable Project activities.

Table 1-1: Potentially Required Environmental Permits and Approvals

Permit/Approval	Agency Responsible	Description	
Federal			
Letter of Advice	Fisheries and Oceans Canada (DFO)	A Request for Review has been submitted to DFO in relation to the stormwater management pond outlet to Crowder Drain and the road culvert installation at Berry Drain.	
		The need for authorization under the <i>Fisheries Act</i> is not anticipated but will be sought if required.	
Provincial			
Review/ Acceptance	Ministry of Citizenship and Multiculturalism (MCM)	A Stage 1 and 2 Archaeological Assessment was completed, and no archaeological resources were identified. The report was submitted to the MCM and has been accepted into the Ontario Public Register of Archaeological Reports.	
		Cultural heritage assessments were completed with no findings. The reports have been submitted to the MCM.	
Environmental Activity and Sector Registry (EASR) – Air & Noise	Ministry of the Environment, Conservation and Parks (MECP)	Required for operational emissions associated with air emissions and noise-emitting equipment. Air and noise assessment reports have been completed, and no exceedances of provincial air or noise emission thresholds were identified. The reports will be submitted to the MECP as part of the EASR registration package.	
EASR – Water-Taking	MECP	Potentially required during construction if dewatering is needed to temporarily manage groundwater levels in excavation areas and would exceed 50,000 litres (L) on any given day. A separate Permit to Take Water (PTTW) would be required if dewatering requirements were to exceed 400,000 L/day, which is not expected to be required for this Project.	
Environmental Compliance Approval (ECA) (Industrial Sewage/ Stormwater Works)	MECP	Required for discharge of stormwater into the environment, in accordance with Section 47.3 of the <i>Environmental Protection Act</i> and Section 53 of the Ontario <i>Water Resources Act</i> .	



Permit/Approval	Agency Responsible	Description
Municipal		
Site Plan Approval	Township of Edwardsburgh Cardinal	Required under the Township's Site Plan Control Agreement to confirm key elements of the development plan (e.g., access, grading, drainage, site layout, and emergency management), meet both Township and County requirements.
Minor Variance	Township of Edwardsburgh Cardinal	Required for reducing the middle lot line setback requirements as per the Township's Zoning By-law 2022-37.
Entryway Permit	Township of Edwardsburgh Cardinal	Required for construction of the new site road entrance from Dobbie Road.
Building Permits	Township of Edwardsburgh Cardinal	Required for construction of buildings greater than 10 square metres (m²) in size (e.g., electrical control buildings).
Development and Site Alteration Permit	South Nation Conservation (SNC)	Required for development within SNC regulated areas, as per Section 28.1 of the <i>Conservation Authorities Act</i> and O. Reg. 41/24: Prohibited Activities, Exemptions and Permits.



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2.0 Study Area

For the purposes of this Class EA for TF, spatial boundaries for the assessment were determined via examination of a series of conceptual geographic boundaries applied to the Project lands. The assessment boundaries referred to in this ESR are defined as follows:

- Project Site An area comprised of seven privately-owned properties under a landowner agreement and two properties owned by Skyview, totalling approximately 266 ha (657 acres). This represents the boundary of the lands considered during the design process within which Project components may be sited.
- Study Area The Project Site plus the adjacent lands within 500 m. For defining the Study Area, a 500-m buffer was selected as the most appropriate area for study as it captures representative land uses in proximity to the Project Footprint. It should be noted that some technical assessments completed as part of the Project (e.g., noise) may have required study area boundaries that do not align with this Study Area boundary, depending on the specific requirements of those technical assessments.
- **Project Footprint** The portion of the Project Site that would be permanently occupied by the Project, including all operational areas, totalling approximately 13 ha (33 acres). This represents the area of disturbance for the operating Project, including the battery enclosures, transformer substation, communications components, electrical connection components, stormwater management pond, all ancillary components/ infrastructure, transmission lines, and an access road. Additionally, the Project includes the exiting farmhouse and road at 112 Dobbie Road for the operations and maintenance (O&M) support building, which encompass approximately 2 ha (5 acres).
- **BESS Facility Area** The portion of the Project Footprint where the majority of the BESS infrastructure will be located minus the transmission lines, access road, and the O&M support building, totalling approximately 9 ha (22 acres).
- Transmission Facility This is the portion of the Project Footprint that includes the transmission lines right-of-way and the transformer substation, totalling approximately 4.5 ha (11 acres), of which approximately 1 ha will remain in agricultural use under the transmission lines.
- Construction Footprint The Project Footprint plus the temporary areas to be used during the construction phase for equipment staging, laydown, and construction parking, totalling approximately 20 ha (50 acres). This estimate does not include areas where topsoil may be reallocated on the agricultural lands, which will be further understood during detailed design.

The location of the Project Site and Study Area are illustrated in **Figure 2-1**. The BESS Facility Area and other spatial boundaries are presented in the Conceptual Site Layout on **Figure 6-1**.





3.0 Consultation and Engagement

3.1 Consultation and Engagement Approach

Skyview BESS Inc. is committed to meaningful engagement with interested and potentially affected parties, including adjacent property owners, Indigenous communities, regulatory agencies, interest groups, and members of the public. During the initial phase of the Project, as part of the IESO LT1 RFP (i.e., before contract award and commencement of the Class EA for TF process), the Project Team developed a Community and Indigenous Engagement Plan, which was based on Skyview BESS Inc.'s commitment to meaningful engagement, as well as guidance documents including the *Guide to Environmental Assessment Requirements for Electricity Projects* (MECP 2024), the Code of Practice outlined in the *Consultation in Ontario's Environmental Assessment Process* (MECP 2014), and the Class EA for TF (Hydro One 2024).

The purpose of the Engagement Plan was to identify the approaches and methods to engage potentially affected stakeholders, to provide them with information about the Project and facilitate transparent and ongoing communications between stakeholders and the Project Team. Specifically, the Engagement Plan aimed to achieve the following goals:

- 1 Identify and involve stakeholders early in Project planning, including understanding their local knowledge.
- 2 Understand stakeholder views, concerns, interests, and expectations.
- 3 Provide relevant, accurate, and consistent information about the Project.
- 4 Provide opportunities for stakeholders to ask questions, give suggestions, and raise issues and/or concerns related to the Project.
- 5 Adequately address and follow up on the questions, issues and/or concerns raised about the Project within a reasonable period.
- 6 Notify stakeholders of upcoming Project consultation activities, such as open houses or public community meetings.
- 7 Facilitate transparent dialogue with stakeholders.
- 8 Document the input received from participants, how the Project Team responded, and how the input was considered in the Project.

To date, the Project Team has participated in meetings, delivered presentations, and hosted three public consultation events. The overarching objectives of the events were to notify potentially interested and affected parties of the proposed works and provide various channels for the community to provide feedback, identify concerns and possible impacts the Project may pose, and for Skyview BESS Inc. to address those concerns, where possible.

Through a variety of engagement methods, as outlined below, Skyview BESS Inc. reached out to potentially interested parties early in the process, welcoming all questions and comments and providing open and transparent communications.

Skyview BESS Inc. continues to welcome all questions and comments. As the Project progresses, any additional comments directed to Skyview BESS Inc. will be welcomed and dialogue will be undertaken to discuss comments and resolve any Project-specific issues, where possible.



3.2 Consultation and Engagement Methods

Potentially interested and affected parties were contacted using a range of communication tools including e-mail, letter correspondence (direct mailings), phone calls, notices in local print and digital newspapers, and a Project webpage. These methods were used to update interested parties of key Project information and milestones, as well as opportunities to provide feedback and engage in dialogue. Two in-person and one virtual Public Open Houses were held, and both virtual and in-person meetings were arranged upon request.

3.2.1 Project Contact List

A Project Contact List of potentially interested parties was first developed as part of the IESO's LT1 RFP process and built upon during the commencement of the Class EA for TF based on MECP's Environmental Assessment Government Review Team Master Distribution List (2024), input from the Ministry of Energy and Mines (MEM) regarding potentially interested Indigenous communities, and the requirements of the Class EA for TF. Potentially interested parties were identified as:

- Indigenous communities identified by the MEM as potentially affected by the proposed Project, as well as two other Indigenous communities based on their proximity to the site.
- Government (regulatory) review agencies with permitting or approval authority for the Project, or with potential interest in the Project based on review of the MECP's Master Distribution List.
- Local regulatory review agencies, including staff from the Township of Edwardsburgh Cardinal, the United Counties of Leeds and Grenville, and the SNC.
- Utilities, including HONI and Bell Canada.
- Local organizations, including the Spencerville Agricultural Society.
- Nearby property owners.

The Project Contact List was used for notification purposes at key Project milestones, with communications sent via email (or letter mail where no email was identified). The Project Contact List is a "living" document and will continue to be updated throughout the Project, either through the identification of new contacts or the deletion of those that do not wish to be contacted further. A copy of the Project Contact List (nearby property owners not included) is provided in the Record of Engagement (**Appendix A**).

3.2.2 Direct Mailings

A geographic area was identified for the purpose of direct mailings to potentially interested property owners, residents, business operators, and/or site managers in proximity of the Project. The notification limits were initially defined as the geographic area approximately 2 km from the Project Site, which captured properties in the immediate vicinity as well as rural properties further out from site. However, some challenges exist with the Canada Post Neighbourhood Mail service online tool, Precision Targeter, which make it unable to isolate properties within a 2 km radius of the Project Site. To address this issue, Canada Post mail routes covering the 2 km radius from the Project Site were selected for direct mailings. In all instances, this approach resulted in notification limits that extended well beyond the 2 km buffer. For each instance of notification, the adjacent property owners were included in the mailings either through a general mailing or through personal direct mail.



For the first two Public Open Houses held as part of the IESO LT1 RFP process, one in-person and one virtual, the notification limits only included two mailing routes (K0E 1X0 Spencerville PO RR003 and K0E 1X0 Spencerville PO RR004) and a total of approximately 1217 pieces of mail were sent for the two meetings.

During the Class EA for TF process, one more mail route (K0E 1X0 Cardinal PO RR001) was added to address potential concerns regarding low participation from the area east of the Project. As such, the 2025 notification limits used for direct mailings included 1052 houses, apartment, farms and businesses covered by the three Canada Post mail delivery routes. On average, the direct mailings were delivered within 10 days of drop off at a Canada Post office.

3.2.3 Project Email and Phone Number

Skyview BESS Inc.'s contact information, including a business email address and phone number, were provided on all written notifications and correspondence to help establish a direct line of contact to the appropriate Project Team member:

Keaton Lever Senior Project Manager, Development & Origination

Phone: (647) 248-7946

Email: info@skyview2bess.ca

3.2.4 Newspaper Publications

In 2025, notices were published at key Project milestones in two local newspapers, the South Grenville Beacon (print) and the Brockville Recorder and Times (digital). The South Grenville Beacon is a free, biweekly community newspaper that serves the South Grenville communities of Prescott, Augusta, Edwardsburgh Cardinal, and Iroquois. The Brockville Recorder and Times is a subscription daily newspaper that serves Brockville and the nearby region with an ePaper and some free online content for public access. Both newspapers, as print and digital copies, can be accessed in the local libraries.

3.2.5 Project Websites

A dedicated Project webpage was published in November 2023 to share information online relating to the Project. The webpage provides a high-level overview of the need for new power supply in Ontario, a description of the Project, an overview of the community engagement process and community benefits, Project contact information, links to Project documents for public review, as well as recent Project updates. The Project webpage was moved under the Potentia Renewables main site in 2024 and will continue to be updated as the Project progresses through the permitting and approvals, construction, and operations stages. The webpage can be found at: https://www.potentiarenewables.com/our-portfolio/skyview-2-bess-project/.

In addition, the Township of Edwardsburgh Cardinal similarly published their own dedicated Project webpage in November 2023 and has continued to provide Project updates and share information. The Township's webpage can be found at:

https://www.twpec.ca/news/posts/skyview-2-battery-energy-storage-system/.



3.2.6 Meetings

Virtual or in-person meetings were arranged by Skyview BESS Inc. upon request. Offers to meet with interested parties were included throughout various Project communications, including the Project introduction letters sent to Indigenous communities, the Notice of Commencement and Notice of Completion mailout sent to the Project Contact List, and correspondence emails. Two adjacent landowners and the Algonquins of Pikwakanagan First Nation responded to invitations to meet in-person.

Virtual meetings were also arranged with the Township of Edwardsburgh Cardinal, the United Counties of Leeds and Grenville, SNC, and the MECP on an as-needed basis throughout Project development. Details of the virtual or in-person meetings are outlined in **Section 3.3.3**.

3.3 Public Consultation and Engagement

3.3.1 Notice of Commencement

Publication of a Notice of Commencement is a requirement of the Class EA for TF (Hydro One 2024) process. A Notice of Commencement was first circulated in October 2023, prior to contract award, to advise stakeholders that a Class EA for TF process would be conducted and to invite people to an in-person community meeting to learn more about the Project during the IESO LT1 RFP phase. This notice was circulated to property owners within 2 Canada Post mailing routes that covered an approximately 2 km radius from the Project Site, as well as being sent to Indigenous communities and stakeholders identified on the initial Project Contact List. Provincial agencies, including the MECP, were not provided with this Notice of Commencement.

Subsequent to the Project being awarded a contract, a second Notice of Commencement was issued between January 30 and February 04, 2025, to formally announce the start of the Class EA for TF process. This notice provided a description and location map of the Project; an explanation of both the need for the Project and the Class EA for TF process; invited people to visit the Project webpage for more information; and provided contact information for people to submit questions or comments to the Project Team. The Notice of Commencement was sent to:

- Government representatives and other stakeholders on the Project Contact List via email (or letter mail where no email was identified).
- Property owners within two Canada Post mailing routes that covered an approximately 2 km radius from the Project Site (Direct Mailings described in **Section 3.2.2**).
- Indigenous communities identified by the MEM and those that were part of the initial Project outreach.

The second Notice of Commencement was published as a half-page ad in South Grenville Beacon on February 20, 2025, and in the Brockville Recorder and Times on February 22, 2025. Copies of both the initial and formal Notice of Commencement are provided in the Record of Engagement (**Appendix A**).

3.3.2 Notice of Public Open House

During the IESO LT1 RFP process, Notices of Public Open Houses were posted on the Project website and circulated to the Project Contact List and property owners as described above, to advertise the in-person Public Open House held in November 2023 and the virtual Public Open House held in December 2023.



Following contract award, on April 14, 2025, a third Notice of Public Open House was published on the Project webpage and in the South Grenville Beacon newspaper to advertise the inperson Public Open House held in May 2025. Between April 11 and 15, 2025, the Notice of Public Open House was sent via email to all parties on the Project Contact List, including Indigenous communities. For direct mailings, the Precision Targetor tool on the Canada Post website was used to identify all house, apartment, farm, and business mailboxes within the three targeted mailing routes (refer to **Section 3.2.2**), which identified 1,052 addresses. Copies of the notices are provided in the Record of Engagement (**Appendix A**).

3.3.3 Virtual or In-person Meetings

Communications with adjacent landowners began early during Project pre-planning as part of the IESO LT1 RFP process prior to contract award. Following contract award, a letter invitation for in-person meetings was sent to adjacent landowners on November 8, 2024, and two adjacent landowners responded to the invitation. Meetings were held with each adjacent landowner on November 20, 2025, to provide updated Project information (e.g., layout and development progress) and discuss the following topics:

- Battery technology and fire safety.
- Emergency response plan and procedures, including an evacuation plan if necessary.
- Zoning and agricultural land.
- Property value and proximity of their dwellings to the Project.
- Equipment delivery schedule and routing.
- Road condition and traffic management.
- Community notification and road use coordination during equipment delivery time.

The adjacent landowners expressed both concerns and some support for the Project during the meetings. Follow-up communications were exchanged after the meeting (see **Section 3.3.5** and **Appendix A**) and Skyview BESS Inc. continues to maintain communications with the adjacent landowners as required.

In-person meetings were also held with the Algonquins of Pikwakanagan First Nation as further described in **Section 3.4.1** below.

Virtual meetings were also held with the Township of Edwardsburgh Cardinal, the United Counties of Leeds and Grenville, SNC, and the MECP on an as-needed basis throughout Project development. Further information is provided in the respective subsections under **Section 3.5**, Agency Engagement.

3.3.4 Public Open Houses

During the IESO LT1 RFP process, an in-person Public Open House was held on November 7, 2023, from 5:00 pm to 8:00 pm at the Ingredion Centre, 4050 Dishaw Street in Cardinal, Ontario. The following month, on December 11, 2023, a virtual Public Open House was held as a follow-up to the November meeting. The presentations covered:

- An introduction to the Project team.
- An overview of the Project details, including the Project location and why the site location was selected.



- The rationale for the Project.
- The Class EA for TF process.
- The Project schedule.
- An overview of energy storage systems, including fire risk and mitigation.
- Community benefits.

The December virtual presentation included results of the previous Public Open House, the common questions asked, and Skyview BESS Inc.'s responses to those questions (Appendix A, November 7, 2023: Summary of Public Community Meeting Minutes), which generally included:

- Rationale/background for Ontario's energy requirements.
- Details about the facility design.
- Fire concerns and Emergency Response Plans.
- Environmental studies being completed.
- Groundwater safety and protection.
- Noise.
- Road damage.
- Community benefits.

Skyview BESS Inc. hosted a third in-person Public Open House as part of the Class EA for TF process on May 1, 2025, from 4:00 pm to 9:00 pm at the Drummond Building Hall, 22 Ryan Street, Spencerville, Ontario, to provide an opportunity for Township staff, nearby property owners, Indigenous communities, and other interested members of the public to:

- Learn more about the Project, including its need, proposed design and site layout, and the activities anticipated during both construction and operations.
- Learn about the outcome of technical studies completed to date, including potential
 effects and the proposed mitigation and monitoring measures.
- Hear about the next steps of the Project, including public review of the Draft ESR, completion of the Class EA for TF process, and future permitting and approvals.
- Ask questions, provide feedback, and address any concerns regarding the Project with the Project Team.

Attendees had the opportunity to participate by viewing the informational display boards set up around the room, engaging in conversation directly with the Project Team and subject matter experts, asking questions on specific subjects or concerns related to the Project, and providing feedback, all of which was recorded in real-time by the Project Team. The 32 information boards presented at the Public Open House addressed:

- Background information on Potentia and the Algonquins of the Pikwakanagan First Nation (the Indigenous partner and owner of the Project).
- An overview of the growing demand for electricity in Ontario and the need for the Project.
- The Project description including the location, layout, key components, construction and operations phases, and proposed schedule.



- October 12, 2025 SLR Project No.: 241.031524.00001
- Alternatives assessments for the Project, including transportation routes during construction.
- Visual simulations.
- Models, diagrams, and expert testimonies of how the BESS technology operates.
- Battery safety, fire safety and risks, and emergency response information and assessment.
- An overview of the Class EA for TF and consultation and community engagement opportunities.
- An overview of the regulatory framework and permitting and approval requirements.
- Key findings of the technical assessments and studies completed for the Project, including cultural heritage, archaeology, contamination, noise, ecology, and stormwater management.
- Community benefits and community outreach programs.

Copies of the display materials were subsequently made available on the Project website (www.potentiarenewables.com/our-portfolio/skyview-2-bess-project/) and are also provided in **Appendix A**.

Attendees also had the opportunity to participate by filling out a Comment Form, either at the Public Open House or afterwards by taking the form home and sending or emailing it back to the Project Team. The Comment Forms asked how they learned about the Public Open House, their main reason for attending, if the information presented was satisfactory, and if they had any outstanding questions or comments. Attendees could provide their contact information if they wished to be added the Project Contact List, or to request additional follow-up. The Project Team offered the Comment Form to each attendee, but no forms were submitted either during or after the Public Open House. A copy of the Comment Form is provided in **Appendix A**.

A demonstration battery was available to help participants visualize the structure and its many safety features. Project Team members and key technical discipline leads (emergency response, battery technology, noise, stormwater, and ecology) were stationed across the room to discuss the Project with attendees, answer questions, and record comments. No formal presentation was given.

The Public Open House was well attended by approximately 57 people over the course of the evening. The sign-in sheets (personal information obscured) are provided in **Appendix A**. Two attendees chose not to sign-in.

3.3.5 Summary of Public Comments Received

Table 3-1 provides a high-level summary of the key comments and topics of concern received from the public throughout the LT1 RFP and Class EA for TF processes, as well as Skyview BESS Inc.'s general responses. Copies of correspondence and detailed questions and comments are provided in the Record of Engagement (**Appendix A**).

Public comments and feedback received throughout the engagement process were related to a variety of topics and key themes as outlined in **Table 3-1**. The key themes with the highest interests were fire risk and emergency response, battery components and safety, stormwater and spills management, and transportation route options and timing for transportation.



The majority of attendees at the third Public Open House had either neutral or positive feedback on the information presented, and many came with questions or inquiries on a specific topic. A few attendees were not supportive of the Project, specifically BESS development in general, and it was unclear if they lived closed to the Project or in the surrounding community. One local community member living nearby was not supportive of the Project because he does not like the BESS technology, as he had indicated previously via email. The Project Team will continue to engage with him and answer his questions. Some staff from the Township of Edwardsburgh Cardinal also attended and many provided positive feedback on the Project, the third Public Open House, and the Project's engagement efforts with the community and the municipality thus far.



Table 3-1: Public Questions/Comments and Responses

Theme		Topics	Responses
Battery Technology	•	Questions about the structure and technical details of the batteries and the inverters. Questions about the detailed working of the batteries, such as how they charge and release power back to the grid, how long charging takes, whether they can operate in extremely cold conditions, and if there is potential for radiofrequency interference from the inverters. Concerns about component malfunctions (e.g., leakage in chiller, internal temperature maintenance, etc.). Questions regarding battery end-of-life and decommissioning. Question regarding battery manufacturing and procurement origins.	A representative from e-STORAGE, the battery supplier, was present at the third Public Open House to explain the technical details, including the structural components of the batteries (i.e., the number and dimensions of the containers), how the batteries work (i.e., the chemical composition and interconnection to the grid), how the batteries are maintained (i.e., augmentation over time), what procedures will be undertaken in case of malfunctions (i.e., preventative and notification systems built into the batteries), and where different components of the batteries are manufactured. A physical model of the battery and multiple poster boards showing diagrams of the batteries were available, which the e-STORAGE representative used to provide a visual illustration alongside his verbal explanations. Project Team members were also able to provide basic information on other technical details, such as what kind of battery the Project is using (i.e., lithium-iron-phosphate batteries), how many enclosures there are, and how reclamation and decommissioning will be planned. Generally, the more complicated and technical questions requiring more expertise were directed to the representative from e-STORAGE. Most of the attendees who had questions or expressed concerns about battery technology did not require follow-ups and were satisfied with the answers provided at the third Public Open House. A few attendees requested follow-up on specific technical information regarding the batteries and associated components (e.g., inverters). Follow-up communications were issued on September 12, 2025.
Project Layout	•	Inquiry about the 3.5-m setback between the batteries and setbacks from residences and environmental areas. Question about the O&M support building. Questions about the composition and positioning of different Project components (i.e., if the ground will be lined with gravel and what type of piles will be used for foundations).	Project Team members were able to answer attendee questions regarding the Project layout by explaining that the layout was designed considering various factors, including proximity to the transmission line, land use, applicable municipal and provincial setbacks, site characteristics (e.g., topography, landowner agreement, etc.), and technical design requirements. Display boards showing the Project layout were also available for attendees to review and discuss with Team Members when they had questions, comments, or feedback. All attendees who had questions regarding the Project layout did not require follow-ups and were satisfied with the answers provided.



Theme	Topics	Responses
Fire Prevention and Emergency Response	 Questions on what mechanisms will be available for fire protection and prevention, and if the fire department will receive training. Concerns about smoke and/or the plume from a potential fire and how that will affect the surrounding community. Concerns about the gas(es) that could be released during a fire. Concern about the Project setbacks in case of an emergency (i.e., exothermic reaction) and how the debris will be cleaned up. Concern about the chemical composition of the batteries and risk to human health in case of a fire. Concern about no evacuation plan for the neighbours. Question about if there will be a fire alarm, and/or a heat and smoke detector. 	 Two representatives from Energy Safety Response Group (ESRG), the leading expert on fire prevention and emergency response for battery energy systems, were present to answer questions and address comments and feedback on the fire prevention measures and emergency response protocols built-in to the BESS and the Project. There were also multiple display boards addressing this topic, specifically: One on fire safety that discussed methods applied at the Project Site to reduce fire risks, and statistics regarding reduced fire risk at BESS projects. One that discussed the detailed first risk assessment that ESRG conducted for the Project, the results of the assessment (i.e., fire risk is low), and the rationale for the assessment result. One on the Project's safety system, which discussed the multi-layered and redundant safety systems for detecting and responding to potential fire or explosion risks inside the battery enclosures. One on emergency response, which summarized the Emergency Response Plan for the Project, developed by ESRG, and the standard protocol for action in case of an emergency. One on the plume study, which presented data on scenarios of large and small fires, showing that no public exposure to harmful concentrations is predicted. The ESRG representatives were able to answer the majority of questions and concerns by using the information available on the display boards. Inquiries that could not be addressed at the third Public Open House and feedback received regarding fire safety and emergency responses were recorded. Follow-up communications were issued on September 12, 2025.
Noise Levels	 Question about the noise generated by Project components (e.g., inverters). Question about if a noise study has been completed and if the predicted noise level is in compliance. 	Two representatives from Aercoustics, who completed the noise assessment for the Project, were at the third Public Open House to answer questions related to noise, in addition to a display board summarizing and showing the results of the Noise Study. Aercoustics representatives and Project Team members responded to questions regarding noise by explaining that a noise assessment was completed and discussing the results of the assessment, most notably that the predicted noise levels will be below provincial thresholds. All questions related to noise were answered at the Public Open House.



Theme		Topics	Responses
Water and Spills	•	Question about if the SNC has been contacted.	Two representatives from SLR and the Project Team's environmental lead answered questions and inquiries related to the environmental/ natural
	•	Questions about management measures for surface water and	heritage and cultural heritage studies, surface and groundwater management, and spills prevention and management.
		groundwater, including the stormwater management pond.	Display boards outlined the construction and operational protection measures for groundwater, fish habitat, and surface water; the purpose and function of
	•	Questions about the risk of spills and spill management measures.	the proposed stormwater management pond; and the post-construction monitoring commitments.
 Questions about how the stormwater management measures will be maintained during operations. Concerns about unnecessary damage to tile drains during SLR representatives and questions related to study referring to the informatio explaining the details of the stormwater management. Inc. has also committed to the committee of the committee of	•	Questions about how the stormwater management measures will be	SLR representatives and the environmental lead were able to answer the questions related to study results, and water and spills management by referring to the information presented on the display boards, as well as further explaining the details of the assessments and studies completed to design the
	stormwater management pond and the preventative measures. Skyview BESS Inc. has also committed to working with the landowner to minimize impacts to the tile drainage system. No follow-ups were required on this topic.		
Transportation Route During Construction	•	Provided feedback on the alternative transportation routes presented.	A display board showing three potential transportation routes for construction activities, including delivery of the BESS containers, was presented at the third
	•	Concerns about component deliveries affecting equipment movement during harvest time around the Project Area.	Public Open House. Adjacent landowners and local community members discussed the rationale for the proposed transportation routes with the construction representative and provided their feedback, especially regarding timing of the delivery, how to reduce disruption to the farming community, and their preferred transportation routes. It was noted that October and November
Requested plan(s) to coordinate road use and keep the neighbours Undated The Requested plan(s) to coordinate are busy months for farm vehicle traffic due to be notified a second plan (s) to coordinate are busy months for farm vehicle traffic due to be notified as second plan (s) to coordinate are busy months for farm vehicle traffic due to be notified as second plan (s) to coordinate are busy months for farm vehicle traffic due to be notified as second plan (s) to coordinate are busy months for farm vehicle traffic due to be notified as second plan (s) to coordinate are busy months for farm vehicle traffic due to be notified as second plan (s) to coordinate are busy months for farm vehicle traffic due to be notified as second plan (s) to coordinate are busy months for farm vehicle traffic due to be notified as second plan (s) to coordinate are busy months for farm vehicle traffic due to be notified as second plan (s) to coordinate are busy months for farm vehicle traffic due to be notified as second plan (s) to coordinate are busy months for farm vehicle traffic due to be notified as second plan (s) to coordinate are busy months for farm vehicle traffic due to be notified as second plan (s) to coordinate are busy months for farm vehicle traffic due to be notified as second plan (s) to coordinate are busy months for farm vehicle traffic due to be notified as second plan (s) to coordinate are busy months for farm vehicle traffic due to be notified as second plan (s) to coordinate are busy months for farm vehicle traffic due to be notified as second plan (s) to coordinate are busy months for farm vehicle traffic due to be notified as second plan (s) to coordinate are busy months for farm vehicle traffic due to be notified as second plan (s) to coordinate are busy months for farm vehicle traffic due to be notified as second plan (s) to coordinate are busy months for farm vehicle traffic due to be notified as second plan (s) to coordinate are busy months for farm vehicle traffic due to be notified as second plan (are busy months for farm vehicle traffic due to harvesting. Some attendees requested to be notified and kept updated regarding the final		
	•	Comments on preferred transportation routes from community members.	transportation routes and timing. Follow-up communications were issued on September 12, 2025.
	•	Concern about maintaining road condition on existing roads and winter maintenance.	



Theme	Topics	Responses
Visual Impacts	 Interested in understanding what the Project will look like from the roadside and neighbouring properties. Question about if trees will be planted along the roadways. 	Visual simulations were available at the Public Open House, including six simulated images of what the Project would look like following construction completion. The visual simulations displayed aerial views of the Project from the roadside (southeast of the Project), zoomed in and up close to the battery containers, and from the north side of the Project, including the stormwater management pond. The visual simulation renditions illustrate the Project's potential visual impact on the existing environment, which would be minimal due to its setback from the nearest road (Dobbie Road) and nearby structures. The Project Team received positive feedback on the visual simulations and all the questions regarding visual impacts were answered. One attendee requested a copy of the visual simulations which was sent September 12, 2025.
Permitting & Studies	 Questions about the process of getting approval for the Class EA for TF. Question about the status, progress, and timing of the Class EA for TF. Question about the ECA process for stormwater management. Question if electromagnetic field studies are required. Questions about what studies and assessments have been completed. 	 Two representatives from SLR and the Project's environmental lead answered questions and inquiries related to environmental permitting, including the Class EA for TF, the ECA, and other permits that may be required. There were also display boards addressing these topics, specifically: One board that listed the required environmental and other studies and assessments, their status, and the purpose of the study or assessment. One board on regulatory approvals, which provided a brief description and the expected timing for each of the required approvals, including the Class EA for TF, site plan approval, ECA, EASR, water crossing approval with SNC, the archaeological and cultural heritage assessments, and other applicable municipal permits (e.g., entryway permit, etc.). Two boards on the Class EA for TF process, summarizing the technical studies and evaluation criteria, key findings, the key components for assessment, timelines and approval process. One board on environmental protection, outlining the mitigation measures to be implemented during construction and operation for protection of groundwater, fish habitat, surface water, and agricultural lands, as well as addressing emergency response and noise. The SLR representatives walked many attendees through the Class EA for TF process and explained in detail the studies completed and status of the Draft ESR at the time of the Public Open House. No follow-ups were required regarding this topic.



Theme	Topics	Responses
Community Benefits and Engagement	 Expressed interest in participating in or requested to be involved in the Community Liaison Committee (CLC). Questions about how CLC members are chosen/selected. Question about how notices for the Project are distributed to the local community. Inquiries related to what or if safety training and information will be available for the neighbouring municipalities (i.e., South Dundas). Concern about construction disturbance on the local community. 	Two display boards were available to summarize the benefits that the Project can provide for the community and to outline the opportunities for community engagement, including establishing a CLC for the Project. A few attendees were interested in participating in the CLC and their contact details were recorded for outreach closer to the start of construction. The Project Team was able to answer most questions related to community engagement, including how information is disseminated (e.g., direct mailing routes), what kind of information has been shared with the community thus far and what additional information will be shared in the future, and how the community will continue to be engaged in the future (e.g., establishment of a CLC, emailing the Project, etc.). The Project Team followed-up with those people interested in joining the CLC on September 30, 2025, and will continue to provide updated information to others via the Project website and mail drops, where necessary. Those who requested to be kept informed were added to the Project Contact List.
Provincial Demands for Energy	 Comment on the location of the Project (should not be where it is). Question about how many houses the Project can power. Concern about the use of agricultural land. Questions about how the batteries feed into the electrical grid and how revenue is earned. 	A display board at the Open House explained the development rationale for the Project (e.g., the province's growing demands for electricity and battery storage, and the procurement contract from the IESO to store electricity). Many attendees were not familiar with the province's mandate to procure battery storage capacity and had limited understanding of how the grid operates, including why the Project is limited to a certain area in the province. Some attendees also had questions on why the Project is proposed on agricultural land instead of brownfield (previously developed) land. The Project Team provided basic information on the electricity grid, the role of battery storage in meeting the province's growing demand for electricity, and the Project's strategic location. The Project Team also explained that the Project was developed in response to the IESO's request for procurement, so many factors, including the location, capacity and technology, were following the direction and requirements from the IESO. The majority of attendees were satisfied with the answers provided, although a few attendees still expressed that they do not support the battery storage technology nor the Project by association. No follow-ups were required regarding this topic, although additional details regarding the revenue structure were provided to one attendee on September 12, 2025.



Theme	Topics	Responses
Procurement and Employment	Inquiries about Skyview's experience/qualifications with BESS projects, including finances.	Website links were provided to similar BESS projects previously constructed in the United States and follow-up questions were addressed regarding the status of each project and the proponent's role in each.
	 Concerns about job opportunities only available during construction and not operations. Inquiries about being a supplier for the Project. 	A small group of attendees were interested in learning more about opportunities to work on or with the Project, either by seeking employment or being a local supplier. The Project Team responded that prior to construction, a job fair will be hosted in the community to hire locally as much as possible. One attendee criticized that the jobs available will only be short term and during construction, and that the Project is not providing long term benefits for the community. The Project Team explained that there will be limited employment opportunity during operations. The Project will be monitored and operated remotely, but support for general maintenance (e.g., snow removal, cleaning, etc.) is more likely to come from local contractors. The Project will also support the community through a community benefit fund set up with the Township of Edwardsburgh Cardinal, which will provide \$300,000 a year for over 20-years. The contact information of attendees who were interested in receiving job fair updates or becoming a supplier for the Project during construction were recorded. Attendees that had questions about this topic were satisfied with the answers provided by the Project Team. Appropriate follow-ups will be completed prior to the start of construction, as needed.
Operations and Decommissioning	 Question about how many staff will be stationed at the Project Site during operations. Question about onsite security. Question regarding and request for the Project's lighting plan. Concerns about light pollution. Comment about snow drift impacting the Project's access road. Questions regarding the Project's interim and end-of-life reclamation plans, including concerns about making sure adequate funds are set aside for decommissioning. 	The Project Team noted that the Project will be operated remotely and maintained on a regular basis. Interim reclamation will be completed at the end of construction and there is a plan for Project decommissioning. Skyview BESS Inc. has committed to providing performance and decommissioning securities as part of the Project agreements. Certain aspects of Project operation, such as the security plan, lighting plan, and winter site maintenance plan, are still under development, and the Project Team will provide appropriate updates and follow-ups once these plans are finalized. The attendees with questions on this topic were satisfied with the answers provided. No immediate follow-ups were required, but one attendee who asked about battery disposal at end-of-life and one who asked about site lighting impacts were provided an update on September 12, 2025.



Theme	Topics	Responses
Additional Opportunities	Personal inquiries about development opportunities (i.e., solar) on other properties.	A few attendees expressed interest in working with the proponent at other sites and their contact information was recorded. A project manager followed up with these inquiries after the open house. No further follow-up is required.
Indigenous Partnership	 Question on why there is an Indigenous partnership. Question regarding why the partner was the Algonquins of Pikwàkanagàn and not one of the Mohawk communities? 	A display board introducing the Project's Indigenous partner, the Algonquins of Pikwakanagan First Nation (AOPFN), was available at the Public Open House. A few attendees questioned why the Project needed to have an Indigenous partner and questioned why the partnership is not with the Mohawk community, which is much closer in geographic proximity to the Project. The Project Team noted that having an Indigenous partnership created a more successful Project in the IESO procurement program. Additionally, the local Mohawk communities did not express an interest. No follow-ups were required.



3.4 Indigenous Community Engagement

On June 28, 2024, the MEM (formerly Ministry of Energy) provided a Project-specific list of Indigenous communities identified by the Crown as potentially affected by the Project and delegated the procedural aspects of rights-based consultation to Skyview BESS Inc. through a Duty to Consult (DTC) letter. The list included the following Indigenous communities:

- Algonquins of Pikwakanagan First Nation (AOPFN) (who are partners on the Project).
- Algonquins of Ontario (AOO).
- Huron-Wendat Nation (HWN) (interests scoped to archaeology).

Skyview also included the Mohawks of the Bay of Quinte (MBQ) and the Mohawks Council of Akwesasne (MCA) in the engagement program, based on their proximity to the site. Engagement occurred with the Indigenous communities in the form of:

- Ongoing communications via phone, email, etc.
- Meetings (in-person and virtual).
- Information sharing for review and feedback.
- Discussions to support fieldwork on the Project, and participation in fieldwork/monitoring.

Communications with Indigenous communities occurred both before and during the Class EA for TF process. Prior to June 28, 2024, engagement included the AOPFN, Mohawks of the Bay of Quinte, and the Mohawks of Akwesasne. Upon receiving the DTC delegation letter, the Huron Wendat and Algonquins of Ontario were added to the Project Contact List. Depending upon the timeline for inclusion on the contact list, the following touchpoints were communicated to-date:

- October 20, 2023 Letters introducing the proposed Project were sent providing:
 - An introduction to the Project.
 - o The need for new power supply in the province as determined by the IESO.
 - An invitation to meet with the Project Team to learn more about the Project.
 - An invitation to the first in-person Public Open House scheduled for November 7, 2023.
- November 23, 2023 Invitation to the virtual Public Open House, scheduled for December 11, 2023.
- August 13, 2024 Letter introducing Skyview BESS Inc. and seeking guidance on engagement with the communities, including:
 - An overview of the environmental studies and regulatory approvals to support the Project.
 - The anticipated timing of construction and operations.
 - A preliminary site plan.
 - An invitation for the community to join the fish and fish habitat assessment scheduled for September 4, 2024.



- October 12, 2025 SLR Project No.: 241.031524.00001
- October 10, 2024 Email notifying communities of the upcoming Stage 1 and 2 archaeology studies and inviting the community to participate in the archeological field work.
- Early and mid-November 2024 Emails were sent to interested communities, providing an update on the archaeological field studies, the opportunity to participate, and logistics.
- January 10, 2025 Notice of Commencement for the Class EA for TF.
- February 24, 2025 Natural Heritage Study (ecology) and Stage 1 and 2 Archaeological Assessment Report provided for review and comment.
- April 3, 2025 Follow-up email on the communities' comments on the Natural Heritage Study and the Stage 1 & 2 Archaeological Assessment Report.
- April 10, 2025 Update on the ECA process, timeline, material for submission, and offered a meeting to review the ECA material.
- April 15, 2025 Invitation to the Class EA for TF Public Open House.
- May 22, 2025 Draft Indigenous Consultation Report sent to the communities for review and comment prior to submitting to the MEM.
- June 3, 2025 Follow-up email noting that the communities' feedback and comments have been included in the Indigenous Consultation Report and the report has been submitted to the MEM.
- July 17, 2025 Update on the ECA and provision of the complete ECA package for the communities to review and provide feedback.
- September 10, 2025 Notice of Completion and offer to meet sent via email.

A summary of the additional community-specific notification and engagement activities is provided in the subsequent subsections. Letters and notifications sent to the communities are included in the Record of Engagement (**Appendix A**).

3.4.1 Algonquins of Pikwakanagan First Nation

Skyview initiated engagement with the Algonquins of Pikwakanagan First Nation (AOPFN) early in the Project's planning process to confirm AOPFN's interest and partnership. The partnership submitted the Project into the IESO LT1 RFP. Once the Project was selected, the AOPFN was engaged more frequently to address business matters, as well as potential impacts the Project may have on the community's Section 35 rights.

The majority of the partnership engagements were completed via virtual meetings or conference calls, which were conducted based on the AOPFN's availability. Virtual meetings typically included partnership updates (e.g., financial items) and Project development updates (e.g., permitting status, consultation and engagement progress, changes to layout or infrastructure, etc.).



The AOPFN accepted Skyview's invitations to participate in field programs for the fish and fish habitat assessment (September 2024) and the Stage 2 archaeological field study (November 2024). The Project Team coordinated AOPFN's participation via emails between August and November of 2024. One representative from the AOPFN attended the fish and fish habitat assessment with SLR (ecology consultants) on September 4, 2024, and one representative attended the Stage 2 archaeological field work with ARA (archaeology consultant), between November 25 to 28, 2024.

On February 24, 2025, Skyview shared the draft Stage 1 & 2 Archaeological Assessment Report and the Natural Heritage Report for review and comment, with follow-up emails in April 2025. The AOPFN provided feedback on the Archaeological Assessment Report on March 13, 2025, which were considered by ARA for the final report. No comments were received regarding the Natural Heritage Report.

On April 15, 2025, an invitation to the Public Open House was emailed to the AOPFN with an option for an alternative time, venue, or method of presentation for the AOPFN community. The AOPFN requested a community-based presentation, which was conducted on May 2, 2025. The presentation was held at the AOPFN Administration Office, attended by four members of the Project Team and ten members from the community, which included council member(s), community members, elder(s), and community staff. The presentation, at the request of the community, introduced Potentia, information on the Project, the process and results of the ecology studies (including the fish and fish habitat assessment), and the archaeological studies (Stage 1 and 2). **Table 3-2** below lists the questions from the AOPFN community members during the presentation and summarizes the answers provided by the Project Team. The AOPFN attendees were satisfied with the answers and information provided at the presentation, and a few follow-up questions have since been answered. A copy of the presentation is included in the Record of Engagement (**Appendix A**).

Table 3-2: AOPFN Questions/Comments and Responses

Questions from the AOPFN	Summary of Answers
What do the batteries look like?How does the BESS charge?When does it charge?	The Project Team provided a visual representation of the battery system, including the components and how they work.
 What percentage of ownership does the AOPFN have in the Project? Will there be signage at the Project to show AOPFN ownership? 	The percentage of ownership was determined with the AOPFN council. A sign showing AOPFN ownership will be located near the entrance to the Project site prior to starting operation.
 Which other Indigenous communities were consulted? Are they part of the DTC? How were they chosen for consultation? 	Four other Indigenous communities were consulted based on proximity to the Project or inclusion in the MEM's DTC letter. The DTC letter has been shared with the AOPFN previously.



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	Questions from the AOPFN	Summary of Answers
•	Did someone from the community attend the fish and fish habitat study?	An AOPFN community member attended the fish and fish habitat field study and assessed if
•	Was vegetation studied in the municipal drains?	vegetation along the shores and in the drains were categorised as traditional use plants.
•	Has anyone checked the municipal drains for traditional use plants?	The AOPFN confirmed after the meeting that a TUS was not required.
•	Has a Traditional Use Study (TUS) been conducted?	100 was not required.
•	Did someone from AOPFN attend the archaeological assessment field work?	An AOPFN member did attend the Stage 2 archaeology field assessment.
•	Why are they walking in parallel lines?	The Project Team provided an outline of the MCM
•	General questions about the process of the archaeological assessment and field work.	requirements for Stage 1 and 2 archaeological assessments, including the methodology for field assessments.

The draft Indigenous Consultation Report was circulated to the AOPFN via email on May 22, 2025, with a request for feedback. The AOPFN provided comments on the Indigenous Consultation Report on May 30, 2025, which were incorporated into the final report. On June 3, 2025, Skyview notified the AOPFN via email that the final Indigenous Consultation Report has been submitted to the MEM.

In follow-up to the Notice of Completion, Potentia was invited to present the results of the Draft ESR and archaeological and ecological studies in-person before Chief and Council. The presentation was made by two members of the Project Team on September 19, 2025, and on September 25, 2025, AOPFN's Energy Project Coordinator confirmed that the presentation was well-received by Council. Communications are continuing regarding AOPFN's participation in a groundbreaking ceremony and a separate Land Ceremony celebration as suggested by AOPFN.

Engagement with the AOPFN is ongoing and will continue throughout Project construction. Detailed accounts of engagement with the AOPFN are included in the Record of Engagement (**Appendix A**).

3.4.2 Algonquins of Ontario

On June 28, 2024, the MEM confirmed the Crown's DTC and advised Skyview BESS Inc. that the Algonquins of Ontario (AOO) should be included in the consultation process. On August 13, 2024, Skyview initiated engagement with the AOO with a letter of introduction, providing details on the Project, seeking guidance on how the AOO would like to be consulted, and inviting the community to join the fish and fish habitat assessment on September 4, 2024. The AOO did not respond to the invitation to participate in the fish and fish habitat study.

On October 10, 2024, Skyview emailed the AOO an invitation to participate in the upcoming Stage 2 archaeological field assessment, which they accepted. The Project Team coordinated the community's participation via email communications throughout November of 2024. One representative from the AOO attended the Stage 2 archaeological field program with ARA, the archaeology consultant, on November 25 to 28, 2024.

On January 30, 2025, Skyview emailed the AOO the formal Notice of Commencement for the Class EA for TF. The AOO did not respond with questions or comments.



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On February 24, 2025, Skyview shared the Stage 1 & 2 Archaeological Assessment Report and the Natural Heritage Report for review and comment, with follow-up emails in April 2025. No comments were received on the reports.

On April 15, 2025, an invitation was sent to the AOO, inviting the community to the Public Open House. On May 22, 2025, Skyview sent the AOO the draft Indigenous Consultation Report for review and comment. The AOO responded to the outreach, confirming that they had no comments on the draft report. On June 3, 2025, Skyview notified the AOO via email that the final Indigenous Consultation Report has been submitted to the MEM.

The AOO did not respond to the Notice of Completion sent on September 10, 2025, along with an offer to meet in-person prior to the closing of the Draft ESR review period. However, engagement with the AOO will continue throughout Project construction, as required. Detailed accounts of engagement with the AOO are included in the Record of Engagement (Appendix A).

3.4.3 Huron-Wendat Nation

On June 28, 2024, the MEM confirmed the Crown's DTC and advised Skyview that the Huron-Wendat Nation (HWN) should be included in the consultation process. On August 13, 2024, Skyview initiated engagement with the HWN with a letter of introduction, providing details on the Project, seeking guidance on how the HWN would like to be consulted, and inviting the community to join the fish and fish habitat assessment on September 4, 2024. The HWN indicated that they were not interested in the fish and fish habitat study.

On October 10, 2024, Skyview emailed the HWN an invitation to participate in the upcoming Stage 2 archaeological field assessment work, and they accepted. The Project Team coordinated the community's participation via email communications throughout November of 2024. One representative attended the Stage 2 archaeological field work with ARA, the archaeology consultant, from November 25 to 28, 2024.

On January 10, 2025, Skyview emailed the HWN the formal Notice of Commencement for the Class EA for TF. The HWN did not respond with questions or comments.

On February 24, 2025, Skyview shared the Stage 1 & 2 Archaeological Assessment Report and the Natural Heritage Report for review and comment. The HWN provided a letter on March 18, 2025, via email, identifying that further investigation would not be requested, the report was found to be satisfactory, and that any changes or other development in the area would require new consultation with the HWN, including notification of any chance find and future archaeological work in the area of interest to the community.

The HWN has not responded to engagement communications from the Project since March 2025 and did not provide feedback or comments on the draft Indigenous Consultation Report provided to the community on May 22, 2025. On June 3, 2025, Skyview notified the HWN via email that the final Indigenous Consultation Report had been submitted to the MEM.

Likewise, the HWN did not respond to the Notice of Completion sent on September 10, 2025, nor to the offer to meet in-person prior to the closing of the Draft ESR review period. However, engagement with the HWN will continue throughout Project construction, as required. Detailed accounts of engagement with the HWN are included in the Record of Engagement (**Appendix A**).



3.4.4 Mohawks Council of Akwesasne

Skyview initiated engagement with the Mohawks Council of Akwesasne (MCA) in October and November 2023 with email invitations to the Project's first two Public Open Houses. Engagement began early in the Project's planning process to confirm the Indigenous community's interest. Although the MCA was not identified by the MEM under the Crown's constitutional DTC. Skyview chose to continue consultation with the MCA.

The MCA did not respond with questions or comments to the Notice of Commencement of the Class EA for TF or invitations to the initial Public Open Houses.

On August 13, 2024, Skyview emailed a letter to the MCA, introducing Skyview, providing details on the Project, seeking guidance on how the MCA would like to be consulted, and inviting the community to join the fish and fish habitat assessment on September 4, 2024. On October 10, 2024, Skyview emailed the MCA an invitation to participate in the upcoming Stage 2 archaeological field assessment and received no response. On November 8, 2024, the MCA notified Skyview via email, that the community would not participate in the fish and fish habitat assessment and the Stage 2 archaeological field studies but would like to be included in the distribution of the archaeological assessment report.

On February 24, 2025, Skyview shared the Stage 1 & 2 Archaeological Assessment Report and the Natural Heritage Report for review and comment and sent follow-up emails in April 2025. The community responded on May 13, 2025, indicating that they had no questions or concerns at that time and reminded Skyview that the MCA reserves the right to be notified as the Project progresses.

On April 15, 2025, Skyview sent the MCA an invitation to the Class EA for TF Public Open House. The MCA has not responded to any engagement communications from Skyview since May 2025, including the Notice of Completion and offer to meet in-person prior to the closing of the Draft ESR review period. However, engagement with the MCA will continue throughout Project construction, as required. Detailed accounts of engagement with the MCA are included in the Record of Engagement (**Appendix A**).

3.4.5 Mohawks of the Bay of Quinte

Skyview initiated engagement with the Mohawks of the Bay of Quinte (MBQ) in October and November 2023 with email invitations to the Project's first two Public Open Houses. Engagement began early in the Project's planning process to confirm the MBQ's interest. Although the MBQ was not identified by the MEM under the Crown's constitutional DTC, Skyview chose to continue consultation with the MBQ.

The MBQ did not respond with questions or comments to the Notice of Commencement of the Class EA for TF or invitations to the first two Public Open Houses.

On August 13, 2024, Skyview emailed a letter to the MBQ, introducing Skyview, providing details on the Project, seeking guidance on how the MBQ would like to be consulted, and inviting the community to join the fish and fish habitat assessment on September 4, 2024. The MBQ responded with a phone call on August 27, 2024, indicating that the MBQ would not be participating in the surveys but would like to receive updates on the survey results. On October 10, 2024, Skyview emailed the MBQ an invitation to participate in the upcoming Stage 2 archaeological field assessment and received no response.

On February 24, 2025, Skyview shared the Stage 1 & 2 Archaeological Assessment Report and the Natural Heritage Report for review and comment, with follow-up emails in April 2025. No comments were received.



On April 15, 2025, Skyview sent the MBQ an invitation to the Class EA for TF Public Open House. The community did not respond, nor did they respond to the Notice of Completion and offer to meet in-person prior to the closing of the Draft ESR review period.

Engagement with the MBQ will continue as required throughout Project construction. Detailed accounts of engagement with the MBQ are included in the Record of Engagement (**Appendix A**).

3.5 Agency Engagement

Engagement with provincial and municipal government agencies began early in the Project planning phase as detailed in the Record of Engagement (**Appendix A**). All those listed on the Project Contact List were provided with copies of the Notice of Commencement, Notice of Public Open House, and the Notice of Completion. Correspondence with government agencies is further described below.

3.5.1 Ministry of the Environment, Conservation and Parks

The MECP is the provincial ministry with jurisdiction over the Class EA for TF and ECA (Industrial Sewage/Stormwater Works) processes. Key points of contact to date are summarized below, and copies of key correspondence have been included in **Appendix A**:

- The MECP head office was first contacted on November 7, 2022, as part of the early project planning to confirm provincial permitting requirements.
- The MECP Kingston office was contacted in November 2024 regarding local requirements for stormwater design and the ECA review process. Discussions on stormwater design and permitting have continued throughout the Project design phase.
- The MECP formally acknowledged the Notice of Commencement on February 7, 2025, and in their response, included guidance on the Class EA for TF process, preliminary screening for Species at Risk (SAR), and the MECP's "Areas of Interest" (August 2022) with respect to the Class EA for TF. Guidance material was reviewed, and applicable information has been considered and/or incorporated in this ESR.
- On February 18, 2025, the MECP provided initial comments on the draft stormwater management design brief in a pre-consultation meeting and follow-up comments via email on February 21, 2025.
- On April 29, 2025, the MECP provided surface water related comments (dated April 8, 2025) on the draft Stormwater Management Plan (WSP 2025) and associated reports.
- On May 1, 2025, the MECP provided groundwater related comments (dated April30, 2025) on the draft Hydrogeological Impact Assessment (SLR 2025).
- On June 5, 2025, the MECP confirmed receipt of the ECA application and discussions are ongoing.

Skyview BESS Inc. will continue to engage with the MECP throughout completion of the Class EA for TF process and ECA (Industrial Sewage/Stormwater Works) application. The MECP was sent a copy of the Notice of Completion on September 10, 2025, advising that the Draft ESR was available for a 30-day public review. Communications are ongoing and any requests for further information will be addressed as the Project proceeds.



3.5.2 Ministry of Energy and Mines

The MEM is the primary contact for Ontario's DTC under the Class EA for TF. On May 21, 2024, Skyview submitted a request for a list of Indigenous communities that should be engaged to support the Crown's constitutional DTC. The MEM responded on June 28, 2024, by providing a formal delegation letter identifying the list of Indigenous communities to be engaged, explaining the Crown's legal DTC with Indigenous communities, and delegating the procedural aspects of the Crown's DTC to Skyview BESS Inc.

Skyview BESS Inc. submitted the Indigenous Consultation Record Report to the MEM on June 3, 2025. On July 18, 2025, the MEM provided the DTC Sufficiency letter.

The MEM was sent a copy of the Notice of Completion, advising that the Draft ESR was available for a 30-day public review. Any requests for further information will be addressed as the Project proceeds. As requested by MEM, Skyview BESS Inc. will notify MEM should any rights-based concerns or issues arise as the Project proceeds.

3.5.3 Ministry of Citizenship and Multiculturalism

The MCM confirmed receipt of the Notice of Commencement on April 17, 2025, indicating that their interests in the Project include archaeological resources, built heritage resources, and cultural heritage landscapes. Guidance was provided related to MCM standards and requirements for the evaluation of these resources.

The MCM recommended that the MCM's Criteria for *Evaluating Potential for Built Heritage*Resources and Cultural Heritage Landscapes be completed to determine whether there may be potential impacts to these cultural heritage resources and if so, next steps.

MCM requested to be notified if a Cultural Heritage Evaluation Report (CHER) would be completed and asked to be provided a copy before issuing the Notice of Completion. The MCM further recommended that if the property or Project area is determined to be of cultural heritage value or interest and alterations or development is proposed, a Heritage Impact Assessment be prepared by a qualified consultant to assess potential Project impacts. The MCM requested that a copy of the Heritage Impact Assessment be provided for their review, along with the Township of Edwardsburgh Cardinal, Indigenous communities, and that the report be made available to local organizations or individuals who have expressed interest in review.

CHERs were completed as part of this Project by a Cultural Heritage Specialist (**Appendix B**). The reports determined there will be no impacts to known built heritage resources, cultural heritage landscapes, or commemorative features as a result of the Project. Copies of the reports were provided to the MCM on July 31, 2025, and any comments received will be addressed as the Project proceeds.

A Stage 1 & 2 Archaeological Assessment was also completed as part of this Project by a licensed Archaeologist (**Appendix C**), and the MCM was provided with a copy of the Stage 1-2 Archaeological Assessment Report in April 2025. A response letter was received from the MCM on April 30, 2025, notifying Skyview BESS Inc. that the archaeological assessment was entered into the Public Register of Archaeological Reports without technical review and that the area assessed is considered to have no further archaeological concern.



3.5.4 Ministry of Natural Resources

The Ministry of Natural Resources (MNR) responded to the Notice of Commencement on February 3, 2025, with the "MNR Southern Region Information Package – For External Proponent Environmental Assessments" (Package), which is used to help project proponents understand MNR's role as a commenting agency and interests related to environmental assessment within the Ministry's mandate. The Package also provided information on the Ministry's regulatory authority to issue authorizations, permits, licenses and/or approvals.

The MNR indicated that, should no MNR interests in the Project be identified, there was no need to further circulate to MNR as a commenting agency under the applicable EA process. No MNR interests were identified based on the information contained in the Package, and as such, aside from the Notice of Completion, no further communications were circulated to the MNR. However, the MNR responded to the Notice of Completion on October 10, 2025, indicating that the Kemptville-Kingston District Office should be contacted regarding the potential need for MNR permits or authorizations. As such, although no MNR interests were identified, the Kemptville-Kingston District Office will be contacted to confirm that MNR has no regulatory role in the Project.

3.5.5 Ontario Ministry of Agriculture, Food and Agribusiness

The Ontario Ministry of Agriculture, Food and Agribusiness (OMAFA) (formerly known as the Ontario Ministry of Agriculture, Food and Rural Affairs or OMAFRA) was provided the Notice of Commencement on January 30, 2025. On February 20, 2025, OMAFA provided a response letter with comments on potential impacts to prime agricultural lands and requested additional information. On March 3, 2025, Skyview BESS Inc. responded to the letter with additional information about the Project, including maps depicting the land classifications for the Project Site, which show that the site is primarily located on rural, non-prime agricultural lands. Skyview BESS Inc. explained that once the construction and operation phases of the Project are complete, the lands will be rehabilitated back to agricultural use. It was also explained that the Project will complete a Class EA for TF process to identify and mitigate potential impacts. No additional follow-up was required.

3.5.6 Department of Fisheries and Oceans Canada

Fisheries and Oceans Canada (DFO) was not identified as a relevant agency during the initial development of the Project Contact List. Formal communications with DFO will be conducted throughout the permitting and approvals process. A Request for Review was submitted on October 2, 2025 and a Letter of Advice requested to ensure that the Project will have no negative impacts to fish and fish habitat.

3.5.7 South Nation Conservation

The SNC was included on the Project Contact List and issued all public notices. SNC participated in the June 24, 2024, pre-consultation meeting held as part of the Township of Edwardsburgh Cardinal's Site Plan Approval process, and meeting notes were received June 28, 2024. The SNC advised that they would require permits for any interference with a watercourse.

On November 7, 2024, Skyview provided an invitation to the SNC to have an in-person meeting regarding the Project. The SNC responded that they had attended the Site Plan Approval premeeting and required no further information at this time.



On February 6, 2025, Skyview provided the SNC with information regarding the ecological investigation findings and 30% design drawings in preparation for a discussion on the stormwater management requirements. Skyview, SNC, and the Township met on February 11, 2025, to review the proposed approach to stormwater design and get early feedback and recommendations.

On March 11, 2025, Skyview BESS Inc. submitted the draft Stormwater Management Plan for SNC's preliminary review and comment. Comments were received April 17, 2025, which included a request for additional information in the revised report.

Skyview BESS Inc. is continuing to work with the SNC to obtain permitting for development within SNC regulated areas, as per Section 28.1 of the *Conservation Authorities Act* and O. Reg. 41/24: Prohibited Activities, Exemptions and Permits. Consultation with SNC is also continuing as part of the ongoing Site Plan Approval application process.

3.5.8 United Counties of Leeds and Grenville

Communications with the United Counties of Leeds and Grenville began on October 19, 2023, when the County was provided with the preliminary Notice of Commencement and invitation to attend the initial Public Open Houses for the Project. Post contract award, an introductory call with the Economic Development Manager was held on October 22, 2024. The County was included on the Project Contact List and received all communication updates and invitations regarding the Project before and during the Class EA for TF process.

Key points of contact to-date are summarized below:

- A planner from the United Counties of Leeds and Grenville responded to the Notice of Commencement on January 31, 2025, requesting clarifications on layout and potential impacts on agricultural land.
- A virtual meeting was arranged for February 27, 2025, to discuss laydown area reclamation, access road and transmission line easements, and the road use agreement.
- Follow-up emails were sent to the United Counties of Leeds and Grenville in March and April 2025 to confirm the items discussed in the February meeting, and no response was received.

Consultation with the United Counties of Leeds and Grenville is ongoing and Skyview BESS Inc. will continue communications as required.

3.5.9 Township of Edwardsburgh Cardinal

Consultation with the Township of Edwardsburgh Cardinal began early during the IESO LT1 RFP process in May 2023. The Project was presented to the Township's Committee of the Whole twice in October 2023, and a Community Benefit Fund commitment letter was provided to the Township on November 22, 2023. The Township was also provided with the preliminary Notice of Commencement and invitation to attend the initial open house for the Project. The Township Committee of the Whole issued a resolution of support for the Project on November 27, 2023.

Engagement with the Township resumed in May 2024 after the Project was awarded a contract with the IESO. The Township initiated a virtual kick-off meeting for Site Plan Approval on June 24, 2024, and Skyview BESS Inc. continued to provide periodic updates to the Township on development progress and layout revisions throughout October and November 2024 and into



2025. Information exchanges were mostly by email and meetings were arranged as necessary (virtual or in-person).

Engagement with the Fire Chief began in November 204 continuing through 2025. Skyview BESS Inc. provided information on fire safety and emergency responses and coordinated with the Fire Chief to arrange a basic training session on battery fire safety. The virtual training session took place on March 28, 2025, where ESRG delivered a comprehensive presentation covering key topics, including an overview of the battery storage technology, system components, notable causes of battery failures and lessons learned on other projects, potential hazards and mitigation strategies (i.e., built-in alarms, controls and data driven defences), relevant codes and standards, emergency response procedures, and future planning. Skyview BESS Inc. specified that the same training can be made available to the Township's volunteer firefighters and other interested staff upon request. The Fire Chief did not have additional questions or follow-ups after the training session.

Throughout April 2025, correspondence with the Township took place regarding potential transportation haul routes during construction. Skyview BESS Inc. asked the Township for their recommendations on a preferred route to mitigate impacts to road users.

Skyview BESS Inc. coordinated the date of the Public Open House with the Township, and the Township posted the public invitation on their website at least two weeks prior to the date of the open house. During the Public Open House on May 1, 2025, over a dozen Township staff members attended the event from 3:00 to 4:00 pm to learn more about the Project, ask questions and engage in discussions with the Project Team. A number of staff members from the Township had questions and Skyview BESS Inc. was able to address their questions at the Public Open House.

Skyview BESS Inc. is currently working with the Township of Edwardsburgh Cardinal, including the local Fire Department, as part of the ongoing Site Plan Approval application process. Skyview BESS Inc. will continue to engage with the Township on a regular basis.

3.5.10 City of Ottawa

On January 31, 2025, the City of Ottawa contacted Skyview BESS Inc. to request more information, including siting and setback requirements for the BESS infrastructure. Skyview BESS Inc. responded the same day and provided additional details including how the Project will adhere to different setback criteria including existing and potential noise receptors and sensitive environmental features and land uses. No additional follow-up was required.

3.5.11 Hydro One (HONI)

The Notice of Commencement was sent to HONI on January 30, 2025. A response was received from HONI on February 27, 2025, requesting to be included for future correspondence related to the Project. The Draft ESR was shared with HONI on September 9, 2025, and in response, HONI provided comments on the Draft ESR on September 29, October 3 and October 8, 2025. Skyview BESS Inc. revised the Draft ESR to address HONI's request to include additional description of the new transmission lines and HONI's scope of work during the construction phase. This information has been included in **Section 1.1**, Project Overview, **Section 6.3.3**, Electrical Connection Components, and **Section 6.5.2**, Construction.

Skyview BESS Inc. will continue to engage with HONI as the Project progresses and as needed with respect to HONI infrastructure and approval requirements.



3.6 Notice of Completion and Draft ESR Comment Period

All those listed on the Project Contact List were provided with the Notice of Completion and/or a copy of the Draft ESR between September 9 and September 11, 2025. All comments received during the 30-day comment period have been addressed and documented in this Final ESR, which has been filed with the MECP along with the Statement of Completion. Further details are provided below.

3.6.1 Notice of Completion

A Notice of Completion of the Draft ESR was published on September 11, 2025, in the Brockville Recorder and Times and circulated to Indigenous communities, agencies and stakeholders on the Project Contact List and property owners within a 2 km radius of the site. It was also posted on the project website and published in the South Grenville Beacon on September 18, 2025. The notification indicated that the Draft ESR was complete, and that Skyview BESS Inc. was providing a 30-day comment period from September 11, 2025, to October 11, 2025, to allow interested parties to review and comment on the Draft ESR.

The Draft ESR was available digitally on the project website at: https://www.potentiarenewables.com/our-portfolio/skyview-2-bess-project/

Or in print at the following location during regular business hours:

Township of Edwardsburgh Cardinal 18 Centre Street Spencerville, ON K0E 1X0 Tel: (613) 658-3055

Any comments regarding the Draft ESR were to be submitted to Skyview BESS Inc. no later than October 11, 2025, and addressed to:

Keaton Lever Senior Project Manager, Development & Origination Tel: (647) 248-7946 Email: info@skyview2bess.ca

Fax: (416) 607-2218

Any Section 16 Order Requests made on the grounds that the requested order may prevent, mitigate, or remedy adverse effects on constitutionally protected Aboriginal and treaty rights should have been sent to:

Minister of the Environment, Conservation and Parks 777 Bay Street, 5th Floor Toronto, ON M7A 2J3

Email: minister.mecp@ontario.ca

Environmental Assessment Branch Ministry of the Environment, Conservation and Parks 135 St. Clair Ave. W, 1st Floor Toronto, ON M4V 1P5

Email: EABDirector@ontario.ca

Any Section 16 Order Requests should also have been copied to Skyview BESS Inc. at info@skyview2bess.ca. No Section 16 Order requests were received.



3.6.2 Draft ESR Comments Received

The following questions or comments were received during the 30-day comment period from the following Indigenous communities and stakeholders:

- AOPFN As noted in Section 3.4.1 above, the AOPFN confirmed that the September 19, 2025, presentation made to Chief and Council regarding the Draft ESR results was well-received and suggested that a Land Ceremony celebration be held.
- HONI Based on their review of the Draft ESR, HONI requested that the Final ESR be updated to include additional description of the new transmission lines and HONI's scope of work during the construction phase. This information has been updated as noted in **Section 3.5.11** above.
- Public Open House attendee In response to the emailed Notice of Completion on September 11, 2025, one member of the public noted that he had not yet received a response to the many issues he raised at the Public Open House and asked when and where he could review how his issues were addressed. A response to his questions was issued September 12, 2025, and he was invited to join the CLC on September 30, 2025. It is expected that further communications will be undertaken.
- Public member One member of the public submitted a comment in opposition to the Project via the Township of Edwardsburgh Cardinal's online "Report a Concern" tool. In accordance with the Township's privacy requirements, the commenter's personal information was not shared with Skyview BESS Inc., and the commenter has not yet reached out directly to the Project Team. If further communications are received as the Project progresses, Skyview BESS Inc. will attempt to resolve their concerns, if possible.

3.7 Summary of Key Outcomes

Over the course of the consultation and engagement program to date, no comments have been received from Indigenous communities, members of the public, or agencies that cannot be adequately addressed as the engineering design and permitting and approval programs proceed for the Project. Given no Section 16 Order requests were received, the Project is considered approved and is clear to proceed as outlined in this Final ESR. A copy of all relevant correspondence and communications received to date is included in the Record of Engagement in **Appendix A**.

It is expected that further communications may be received from those having an interest in the Project, and as required, dialogue will be undertaken to address comments and resolve any remaining issues, where possible.



4.0 Environmental Inventory

As required in the Class EA for TF, an inventory of existing environmental conditions within the Study Area (**Figure 4-1**) was collected for the following areas:

- Agricultural resources
- Forestry resources
- Heritage resources
- · Land use and communities
- Recreation
- Mineral resources
- Natural environment resources
- Visual and aesthetic resources.

Information was collected through publicly available open-source data and desktop resources, including online databases, mapping applications, and Official Plans. The desktop review was supplemented by field study results, technical reports, Project-specific information, and information collected during consultation and engagement with government authorities, public stakeholders, and Indigenous communities.

4.1 Agricultural Resources

Agricultural land uses characterize the Study Area and the majority of the immediately surrounding lands. The Project Site is currently used for agriculture, is tile drained, seasonally planted with row crops (corn, at the time of field investigations), and includes a fallow paddock and abandoned stable and barn associated with the farmhouse at 114 Dobbie Road.

The southern half of the Project Site is designated as an Agricultural Resource Policy Area in the Township of Edwardsburgh Cardinal Official Plan (Schedule A, Land Use & Transportation, 2019) and as an Agricultural Area in the United Counties of Leeds and Grenville Official Plan (Schedule A, Community Structure and Land Use, 2022).

The Canada Land Inventory (CLI) rates agricultural land capability. According to CLI data (2019), the southern half of the Project Site is dominated by Class 3 lands, which have moderately severe limitations that restrict the range of crops or require special conservation practices. The northern half of the site is dominated by Class 5 lands, which have very severe limitations that restrict their capability in producing perennial forage crops, and improvement practices are feasible (Government of Canada 2019).

4.2 Forestry Resources

Forested areas are not present on the Project Site. Forestry resources on the privately owned lands within the Study Area are limited to those along the periphery of the Project Site, more than 400 m from the Project Footprint at the closest point. Forest harvesting previously occurred within the Project Site over many years, and the land now functions in an agricultural capacity. In addition, there are no Crown forests within the entire United Counties of Leeds and Grenville and therefore no MNR Forestry Management Units or other related commercial forest resources within the vicinity of the Project (MNR 2019).





4.3 Heritage Resources

4.3.1 Built Heritage Resources and Cultural Heritage Landscapes

There are no provincially or municipally designated heritage properties within the Study Area, nor are there any heritage conservation districts, historic sites, burial sites or cemeteries, commemorative plaques or cultural heritage landscapes. However, as required by the MCM, the *Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Landscapes* screening checklist was completed.

Due to the presence of structures (i.e., barns and houses) within the Project Site that are over 40 years old, Cultural Heritage Evaluation Reports (CHERs) were completed by Archaeological Research Associates Ltd. (ARA) to determine if the structures would be considered built heritage resources under the *Ontario Heritage Act*. The results of the CHERs indicate that the structures on the Project Site do not meet the criteria under the *Ontario Heritage Act* to warrant further investigation. The CHERs are available in **Appendix B**.

4.3.2 Archaeological Resources

ARA completed a Stage 1 and 2 Archaeological Assessment (PIF #P1106-0061-2024, ARA 2025) for all areas within the Project Site that were anticipated to have the potential to be disturbed (**Figure 4-1**). The results of the Stage 1 assessment determined that the Study Area comprised a mixture of areas of archaeological potential and areas of no archaeological potential. The Stage 2 assessment did not result in the identification of any archaeological materials. Therefore, no further assessment is required within the Project Site. Three Indigenous monitors, one from the Algonquin of Ontario, one from the Algonquins of Pikwàkanagàn, and one from the Huron Wendat Nation, participated in the fieldwork.

The Stage 1 and 2 Archaeological Assessment Report (**Appendix C**) has been submitted to the MCM, and MCM has confirmed that it has been entered into the Ontario Public Register of Archaeological Reports.

4.4 Land Use and Communities

The Study Area is located in a rural area of the eastern part of the Township of Edwardsburgh Cardinal. The Township has a census population of 7,505, a land base of approximately 310 km², and a population density of 24.2 people/km² according to the most recent census data (Statistics Canada 2021). Within the Study Area, land uses are predominantly agricultural. There are approximately six residential properties with single detached dwellings, and there are no schools, places of worship, commercial or industrial properties, or community services.

4.4.1 Land Use Planning

4.4.1.1 Provincial Planning Statement

The Provincial Planning Statement (PPS) (2024), issued under Section 3 of the *Planning Act*, provides the Government of Ontario's policy direction on land use planning to promote strong communities, a strong economy, and a clean and healthy environment. The Township of Edwardsburgh Cardinal Official Plan (2024), the United Counties of Leeds and Grenville Official Plan (2022), and other planning policies are required to comply with the PPS to ensure consistency.



Section 3.8.1 of the PPS requires that:

"Planning authorities should provide opportunities for the development of energy supply including...energy storage systems...to accommodate current and projected needs" (Ministry of Municipal Affairs and Housing [MMAH] 2024).

As an energy storage system, the Project is consistent with the PPS requirement to establish new energy infrastructure opportunities in the province as needed.

No other provincial land use plans, such as the Greenbelt Plan or the Niagara Escarpment Plan, are applicable to the Study Area.

4.4.1.2 United Counties of Leeds and Grenville Official Plan

The United Counties of Leeds and Grenville Official Plan (2022) designates the northern half of the Project Site, which contains the BESS facility and transformer substation, as Rural Lands and the southern half, which contains the transmission line and access road, as Agricultural Area as per Schedule A, Community Structure and Land Use. Rural lands are lands located outside of settlement areas and do not comprise prime agricultural areas. Agricultural areas consist primarily of prime agricultural lands that are to be "protected for agricultural uses unless appropriate justification is provided for alternative uses" (Section 3.2, Agricultural Areas). The Official Plan states that the specific permitted uses and accessory uses within each of these designations will be established in the local municipal Official Plans and implementing zoning by-laws.

The Official Plan Section 6.6, Energy Conservation, Air Quality and Climate Change Adaptation, also outlines the importance of energy efficiency and conservation within the Counties and local municipalities. Specifically, it states that:

- a) "The Counties and local municipalities will assess opportunities for the development of energy supply including...storage and distribution systems to accommodate current and projected needs.
- b) The Counties and local municipalities will contribute to and show leadership by considering energy conservation and efficiency within its municipal decision making and operations."

As an energy storage system, the Project is consistent with the Counties' direction to provide new energy storage infrastructure opportunities in the Counties as needed.

4.4.1.3 Township of Edwardsburgh Cardinal Official Plan

The Official Plan of the Township of Edwardsburgh Cardinal (Schedule A, Land Use & Transportation, 2019) designates the northern half of the Project Site as a Rural Policy Area, while the southern half of the Project Site is designated as an Agricultural Resource Policy Area.

The Official Plan Section 5.1 states that the provision of infrastructure, including energy infrastructure, is crucial to ensuring that the Township can continue to accommodate growth in a manner that is environmentally, socially, and economically sustainable.



Section 5.9.5 (Utility and Communication Facility Corridors) outlines permissible utility development that is aligned with the Project:

"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, including floodplains or environmentally significant areas, where it is clearly demonstrated through an environmental assessment process...that it is the preferred location for the infrastructure."

The Official Plan Section 6.19 (Energy Conservation, Air Quality and Climate Change Adaptation) further states that:

"This Plan supports and encourages alternative and renewable energy systems, provided that they are designed and constructed to ensure compatibility with surrounding land uses and in accordance with provincial and federal requirements."

As an energy storage system, the Project is consistent with the Township's policies to provide alternative energy systems infrastructure as needed.

4.4.2 Indigenous Lands and Territory

There are no First Nation Reserve lands located in proximity to the Study Area. The Project is located on and surrounded by private land that is within the traditional lands of the Algonquins of Pikwakanagan are partners of Skyview BESS Inc.

The Algonquins of Ontario and the Huron-Wendat First Nation (with interests scoped to archaeology) were also identified by the MEM on the basis that they have or may have constitutionally protected Aboriginal and/or treaty rights that may be adversely impacted by the Project. **Section 3.4** of this Final ESR outlines the engagement process that Skyview BESS Inc. undertook with Indigenous communities as part of the Class EA for TF process.

Based on the proximity of the Project Site to the Mohawks of the Bay of Quinte and the Mohawks of Akwesasne, the Project Team included these communities in the consultation and engagement program.

4.4.3 Transportation

The Project Site is located approximately 2 km east of Shanly Road (County Road 22), directly north of Dobbie Road, west of the Byker Road-Branch Road North intersection. Both Byker Road and Branch Road North are under the jurisdiction of the Township of South Dundas. There is also an access road along the northern boundary of the Site opposite Pittdale Road.

The Veterans Memorial Highway (Provincial Highway 416) is located approximately 8 km west of the Site and Highway 401 is approximately 12 km south of the Site. There are no nearby railways or airports.

As part of the consultation process, three potential delivery routes originating from the Provincial Highways noted above were considered for the transport of the BESS and associated equipment. Feedback from Public Open House attendees was collected and subsequently shared with the BESS supplier. This feedback will also be provided to the Engineering, Procurement, and Construction (EPC) contractor. All input received will be incorporated into the delivery route analysis and planning process to identify the most effective and preferred transportation route.



4.4.4 Contaminated Lands

A Phase I Environmental Site Assessment (ESA) was completed by SLR in 2024 for the extent of the Project Site to identify the potential presence of substances that indicate a current, past, or potential adverse impact on the soil, groundwater, air, or surface waters as a result of operations on the Project Site, or from adjacent/neighbouring properties. No Areas of Potential Environmental Concern (APECs) were identified on the Project Site, and no further investigation is required (SLR 2024).

4.5 Recreational Resources

No recreational resources (e.g., trails, parks, golf clubs, public sport facilities, marinas or camps) are located within the Study Area.

4.6 Mineral Resources

Schedule B (Development Constraints) of the Township of Edwardsburgh Cardinal's Official Plan (2024) identifies portions of the northern half of the Project Site as a Mineral Aggregate Reserve for bedrock, and sand and gravel resources. The United Counties of Leeds and Grenville Official Plan Schedule B (Mineral and Mineral Aggregate Resources) also identifies the northern half of the Project Site as a sand and gravel resource area (tertiary). There are no identified pits or quarries within the Study Area (Government of Ontario 2023a).

4.7 Natural Environment Resources

4.7.1 Groundwater Resources

Well records from the MECP Water Well Record database identify three domestic supply wells (well ID #2404466, #2404362 and #2406243) within the Project Site (Figure 4-1). The domestic supply wells associated with 112 Dobbie Road and 208 Dobbie Road are now owned by Skyview and may be used for maintenance purposes only. Each of these wells are identified as deep bedrock wells, extending to depths of up to about 43 m below ground surface (mbgs). It is important to note that water from wells #2404466, #2406243 and #2404362 will not be used for domestic supply purposes (SLR 2025).

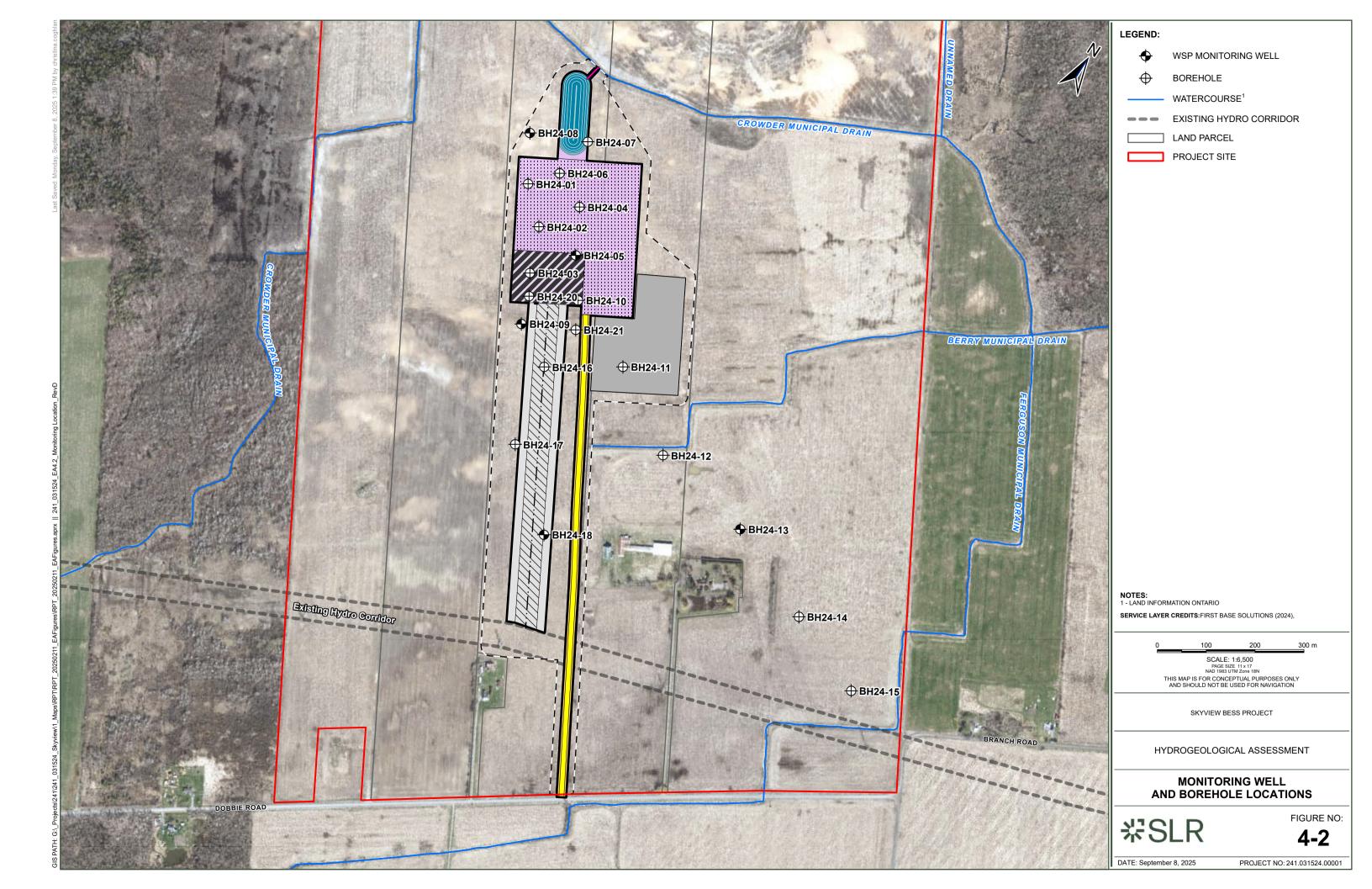
Based on regional groundwater flow, all the domestic supply wells are located either upgradient or cross-gradient from the Project Site. There are no water supply wells located within the Project footprint and no supply wells downgradient within 500 m of the Project Site.

To assess shallow groundwater conditions across the Study Area, WSP installed five new groundwater monitoring wells throughout the Project Site as part of the geotechnical investigation program (WSP 2025). The locations of these wells are shown on **Figure 4-2**. In general, groundwater was measured at depths ranging from 0.8 m to 2.9 mbgs (WSP 2025). However, groundwater levels are expected to vary seasonally and in response to precipitation events. Groundwater across the site is expected to flow predominantly in a horizontal direction within the upper sand unit (where present), which is expected to be more permeable compared to the underlying clay silt till. Although vertical migration into the deeper units is expected, due to the decreased permeability of the underlying clay silt till, the rate of downward vertical groundwater flow is predicted to be slower compared to the rate of lateral flow in the more permeable upper sand.



Given the area's relatively flat topography, heavy or prolonged rainfall and the spring freshet can lead to flooding or localized ponding (SLR 2025). During this period, portions of the Project Site may experience a rise in the groundwater table, approaching levels that are near the ground surface (WSP 2025). To address this issue, the landowners installed tile drain systems that extend across the fields and prevent oversaturation of the farmland soils by removing excess water.





4.7.2 Surface Water and Source Water Protection

The Project Site is situated approximately 2 km south of the South Nation River within the South Nation River Watershed and the Upper South Nation River drainage basin, which is under the jurisdiction of SNC, and within the Raisin-South Nation Source Protection Region. A review of the Source Protection Information Atlas (Government of Ontario 2024) indicates that portions of the Study Area contain three of the four types of vulnerable areas identified in the *Ontario Clean Water Act*. Significant Groundwater Recharge Area (SGRA), Highly Vulnerable Aquifer (HVA), and Intake Protection Zone (IPZ)-3.

SGRAs help maintain the water level in an aquifer that supplies a community with drinking water. HVAs are underground geological formations and sources of drinking water that could relatively easily be impacted by the accidental release of surface contaminants (pollutants). IPZ-3s include areas of land adjacent to watercourses (and storm sewers) where polluted runoff could reach a municipal water supply intake pipe during or after a large storm.

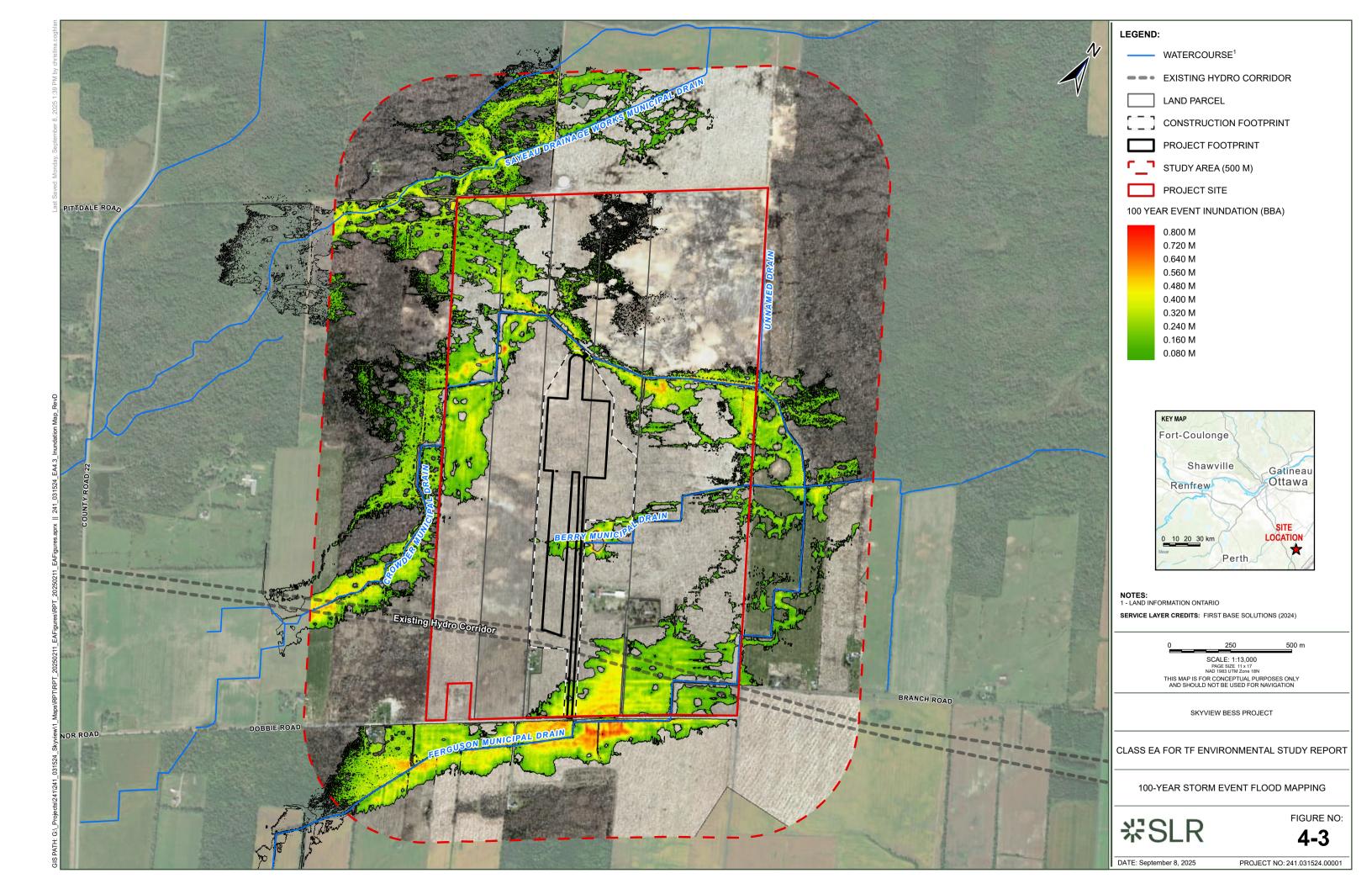
The Project Site has been graded for agricultural purposes and uses a series of subsurface tile drains that feed into channelized municipal drains surrounding the proposed Project Footprint. As shown on **Figure 4-1**, these municipal drains include the:

- Ferguson Municipal Drain (located near the southern Project Site boundary).
- Berry Municipal Drain (located within the centre of the Project Site).
- Crowder Municipal Drain (located within the central-north portion of the Project Site).
- Sayeau Drainage Works Municipal Drain (located near the northern Project Site boundary).
- An unnamed drain (located along the eastern Project Site boundary).

Due to the installation of tile drains and the presence of municipal drains, the Project Site contains little overland drainage. Tile drains and surface grading outlet to municipal drains, which then move the water off-site through channelized roadside ditches. In the south, a channelized roadside ditch conveys water away from the Project Site and then connects to the Ferguson Municipal Drain to the east.

Stormwater flows of watersheds within the Study Area were reviewed to determine the peak discharge rates over multiple different time periods, including the 2-year, 5-year and 100-year storm events, to provide critical insight into potential flood risks for the Project Site and delineate a flood map boundary (BBA 2024). Hydrologic modelling was completed to determine the current maximum design discharge for the three tributaries of the Ferguson Drain crossing the Project Site and one branch of Thorpe Ellis Drain, which is located on a property neighbouring the Project Site. The modelling reflects an assessment of existing potential flood risks, taking into account varying basin characteristics, rainfall intensities, and runoff conditions. **Figure 4-3** illustrates the modelled flood inundation mapping for the 100-year storm event at the Project Site.





4.7.3 Physical Environment

The Project Site lies within a physiographic region known as the Edwardsburg Sand Plain, which is characterized as a mostly level to slightly undulating surficial sand plain underlain by boulder clay and limestone bedrock (WSP 2025). The Project Site also lies within Ecodistrict 6E-12 (Kemptville Ecodistrict), where small rural communities and agriculture occupy the vast majority of the ecodistrict. The topography of the landscape has changed through human activity, including tree clearing, earth displacement, filling, tile drainage, and watercourse alteration.

The Project Site consists of agricultural fields that have been cleared of natural vegetation and are tile drained, with exposed soils in the winter and row crops during the growing season.

4.7.4 Terrestrial Environment

The Township of Edwardsburgh Cardinal Official Plan (Schedule B, Development Constraints, 2019) identifies Significant Woodlands within the Project Site; however, the Project Site no longer contains Significant Woodlands as the area has been cleared, and is tile drained for agriculture. Based on the United Counties of Leeds and Grenville Official Plan Schedule C (Natural Heritage Features and Areas, 2022), there are no environmental, natural resource, or hazard constraints within the Study Area. The Study Area does not contain any Areas of Natural and Scientific Interest (ANSIs), Provincially Significant Wetlands, or other protected areas.

Vegetation communities situated to the west and east of the Project Site are deciduous swamp communities (Figure 4-1) with a canopy layer dominated by Silver Maple (*Acer saccharinum*). Other species noted within the canopy and sub-canopy layers include Sugar Maple (*Acer saccharum*), Red Maple (*Acer rubrum*), Basswood (*Tilia americana*), Bur Oak (*Quercus macrocarpa*), Eastern Cottonwood (*Populus deltoides*), and Eastern White Cedar (*Thuja occidentalis*). Understory and ground cover species include Black Ash (*Juglans nigra*), Sensitive Fern (*Onoclea sensibilis*), Alder Buckthorn (*Frangula alnus*), Reed Canary Grass (*Phalaris arundinacea*), Willow species (*Salix spp.*), and various grasses, sedges, and mosses. Species apparent along the drier and anthropogenically impacted edges of these communities include Large-toothed Aspen (*Tilia grandidentata*), Trembling Aspen (*Populus tremuloides*), American Elm (*Ulmus americana*), and Alder Buckthorn (SLR 2025).

Amphibian calling from five species were heard within the Study Area during amphibian call surveys, which took place from April to June 2024 (SLR 2025). Call levels and community composition confirmed the presence of Significant Wildlife Habitat (SWH) for woodland and wetland amphibian breeding within the deciduous swamps outside of the Project Site. The Project Site itself does not contain Amphibian Breeding Habitat SWH, as agricultural communities cannot be considered Amphibian Breeding Habitat SWH. Further, the Project Footprint does not fall within 120 m of the SWH. More information is available in the Natural Heritage Study found in **Appendix D**.

4.7.5 Species At Risk and Species of Conservation Concern

Species of Conservation Concern (SoCC) observed within the Project Site during ecological field investigations in 2024 included multiple Barn Swallows (*Hirundo rustica*) likely nesting within the vacant stable in the south portion of the Project Site, and Eastern Wood-pewee (*Contopus virens*) in the swamp habitat west of the Project Site (SLR 2025) (**Figure 4-1**). Monarch (*Danaus plexippus*) butterfly was also observed along the northern border of the Project Site, and Black Ash (*Juglans nigra*) was observed in the swamp habitats to the west and east of the Project Site.



The presence of Eastern Wood-pewee and Monarch within the swamp community outside of the Project Site confirms that the swamp should be considered SWH for Special Concern and Rare Wildlife Species. No development or site alteration within this SWH or within 120 m of the SWH is proposed. Habitat for Black Ash and Eastern Wood-pewee only occurs in the surrounding swamp community, which is well outside the Construction Footprint. Foraging habitat for Barn Swallow would only be present in the Project Footprint if the area is planted with a crop suitable for insect cultivation, which was not the case during the 2024 field investigations.

4.7.6 Aquatic Environment

The Study Area contains five municipal drains and an unnamed headwater drainage feature (HDF) (**Figure 4-1**). The unnamed HDF is a shallow, engineered swale that provides overland flow to offsite natural features and a constructed municipal drain. Flow and/or aquatic connection remained continuous for all municipal drainage channels throughout each Spring 2024 monitoring event due to the contribution of the tile drain outlets and cross property connection (SLR 2025).

Fish community surveys completed in September 2024 indicate that a total of eight species utilize the drains within the Project Site: Brook Stickleback (*Culaea inconstans*); Central Mudminnow (*Umbra limi*); Creek Chub (*Semotilus atromaculatus*); White Sucker (*Catostomus commersonii*); Northern Redbelly Dace (*Chrosomus eos*); Black Bullhead (*Ameiurus melas*); Fathead Minnow (*Pimephales promelas*); and *Pumpkinseed (Lepomis gibbosus*). These fish have a habitat preference for slow moving, vegetated waters, in a cool water thermal regime (SLR 2025).

Two Indigenous monitors, one from the Mohawk of Akwesasne and one from the Algonquins of Pikwakanagan participated in the fieldwork.

No SAR, SoCC, or Critical Habitat were observed during the surveys (SLR 2025).

4.7.7 Atmospheric Environment

4.7.7.1 Regional Climate

The Township of Edwardsburgh Cardinal generally experiences a warmer, more humid climate than the more northern regions of the province. The climate is mild and moist, located in the "Humid High Moderate Temperate Ecoclimatic Region" of Canada. As of 2009, the mean annual temperature range was 4.9 to 7.8 degrees Celsius (°C), the mean length of the growing season was 205 to 230 days, the mean annual precipitation was 759 to 1,087 millimetres (mm), and the mean summer rainfall was 198 to 281 mm (Crins et al. 2009).

4.7.7.2 Local Meteorology

Data from the nearest meteorology station (Brockville, Ontario) was used to identify temperature, precipitation, and wind speed for the purposes of characterizing local meteorological conditions. Based on meteorological data collected from 1991 through 2020, monthly averages of temperature, precipitation and wind speed from the Brockville station are summarized below.



Temperature

Daily average, maximum, and minimum temperatures for each month are presented in **Table 4-1**. The extreme maximum temperature recorded was 35°C in July, while the extreme minimum temperature recorded was -31.5°C in January (ECCC 2024).

Table 4-1: Monthly Average and Extreme Temperatures at Brockville Station, 1991-2020

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Daily Average (°C)	-7.2	-6.0	-0.7	6.6	13.5	18.5	21.3	20.6	16.5	9.7	3.5	-3.0
Standard Deviation	3.1	3.0	2.4	1.6	1.7	1.2	1.4	1.3	1.5	1.4	2.1	2.7
Daily Maximum (°C)	-3.1	-1.7	3.7	11.3	18.8	23.4	26.1	25.4	21.2	13.8	7.0	0.4
Daily Minimum (°C)	-11.3	-10.3	-5.0	1.8	8.3	13.5	16.5	15.7	11.7	5.8	-0.2	-6.5
Extreme Maximum (°C)	16.0	15.5	26.0	28.0	31.5	34.5	35.0	34.0	33.0	26.0	21.0	19.5
Extreme Minimum (°C)	-31.5	-30.0	-26.0	-13.5	-3.0	3.0	2.0	2.0	-3.5	-7.0	-18.0	-30.0

Precipitation

Table 4-2 provides monthly average precipitation, divided into rainfall and snowfall. The month with the highest average rainfall recorded was July, with the lowest average rainfall being recorded in the month of February. The highest average snowfall during winter months over the recorded period was January, with the lowest average snowfall being in May. The extreme daily rainfall and snowfall are 83 mm and 34.5 centimetres (cm) in September and March respectively (ECCC 2024).

Table 4-2: Average Monthly and Extreme Precipitation at Brockville Station, 1991-2020

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Rainfall (mm)	34.3	22.6	39.7	81.4	79.4	95.7	99.2	81.9	95.5	92.6	69.8	44.7
Snowfall (cm)	49.5	41.4	28.6	7.7	0.2	0.0	0.0	0.0	0.0	1.4	11.2	40.6
Precipitation (mm)	83.8	64.0	68.3	89.1	79.6	95.7	99.2	81.9	95.5	94.0	81.0	85.2
Extreme Daily Rainfall (mm)	52.2	37.2	72.2	50.2	55.0	46.2	77.4	54.6	83.0	81.0	58.4	38.6
Extreme Daily Snowfall (cm)	1.2	26.6	34.5	26.4	2.4	0.0	0.0	0.0	0.0	18.0	18.4	26.4

4.7.7.3 Wind Speed

Wind extremes, including extreme speed and extreme gust speed, are presented in **Table 4-3**. The month with the highest average extreme speed is April, with the lowest average in August. The highest average extreme gust speed is in April, with the lowest average in September (ECCC 2024).



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Table 4-3: Average Monthly and Extreme Wind at Brockville Station, 1991-2020

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Extreme Speed (km/h)	52	47	59	63	48	44	39	35	40	51	60	61
Extreme Gust Speed (km/h)	83	80	85	106	89	80	76	89	73	74	93	98

4.7.7.4 Air Quality

Air quality is monitored throughout Ontario via a network of air quality monitoring stations operated by the MECP and Environment Canada as part of the Air Quality Monitoring System (MECP 2025). The nearest air quality monitoring station is approximately 76 km north of the Study Area (Ottawa Downtown). Through hourly monitoring, an Air Quality Health Index (AQHI) reading summarizes background air quality levels for ozone (O₃), nitrogen dioxide (NO₂), and particulate matter (PM_{2.5}). The AQHI creates a score (i.e., 1 to 10+) totalling the overall health risk associated with air quality levels recorded for the parameters measured. A score of 1 to 3 indicates a low health risk, a score of 4 to 6 indicates a moderate health risk, and a score of 7+ indicates a high health risk to ambient air quality. Air monitoring data summarized to provide AQHI scores from the Ottawa Downtown station represents the combined effect of emissions from nearby sources, as well as the effect of emissions transported into the region. AQHI readings are recorded hourly. Based on averaged daily AQHI readings recorded throughout 2024 and into 2025, a low score (1 to 3), and therefore a low health risk is indicated for the Ottawa area. Therefore, it is anticipated that air quality near the Study Area would present an even lower risk given the rural nature of land use in the region.

4.7.7.5 Noise and Vibration

An Acoustic Assessment Report (Aercoustics 2025) was completed in accordance with the MECP's *Environmental Activity and Sector Registry (EASR) Publication: Procedure for Preparing an Acoustic Assessment Report* (v3.0, 2017). Twelve existing receptors (R01–R12) were identified, the nearest one (R09) being a one-storey dwelling roughly 950 m northwest of the Project Site (Figure 1b, **Appendix E**). The area is considered rural and infrastructure in this area must meet the Class 3 provincial limits of 45 A-weighted decibels (dBA) during the day and 40 dBA during the evening/night. The acoustic modelling predicts that the Project will meet these requirements.

4.8 Visual and Aesthetic Resources

Visual and aesthetic resources consider the physical appearances of different landscapes and their susceptibility to change due to the imposition of transmission facilities. The Project Site is characterized by agricultural lands, with a rural residential property and a farmhouse located off Dobbie Road on the southern portion of the Project Site. Multiple vacant barns surround the farmhouse, and there is an existing HONI transmission corridor with numerous transmission lines and towers running east-west across the southern portion of the Project Site. Visual renderings were presented during the May 1, 2025, Public Open House and are provided in **Appendix A**.



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5.0 Evaluation of Alternative Methods

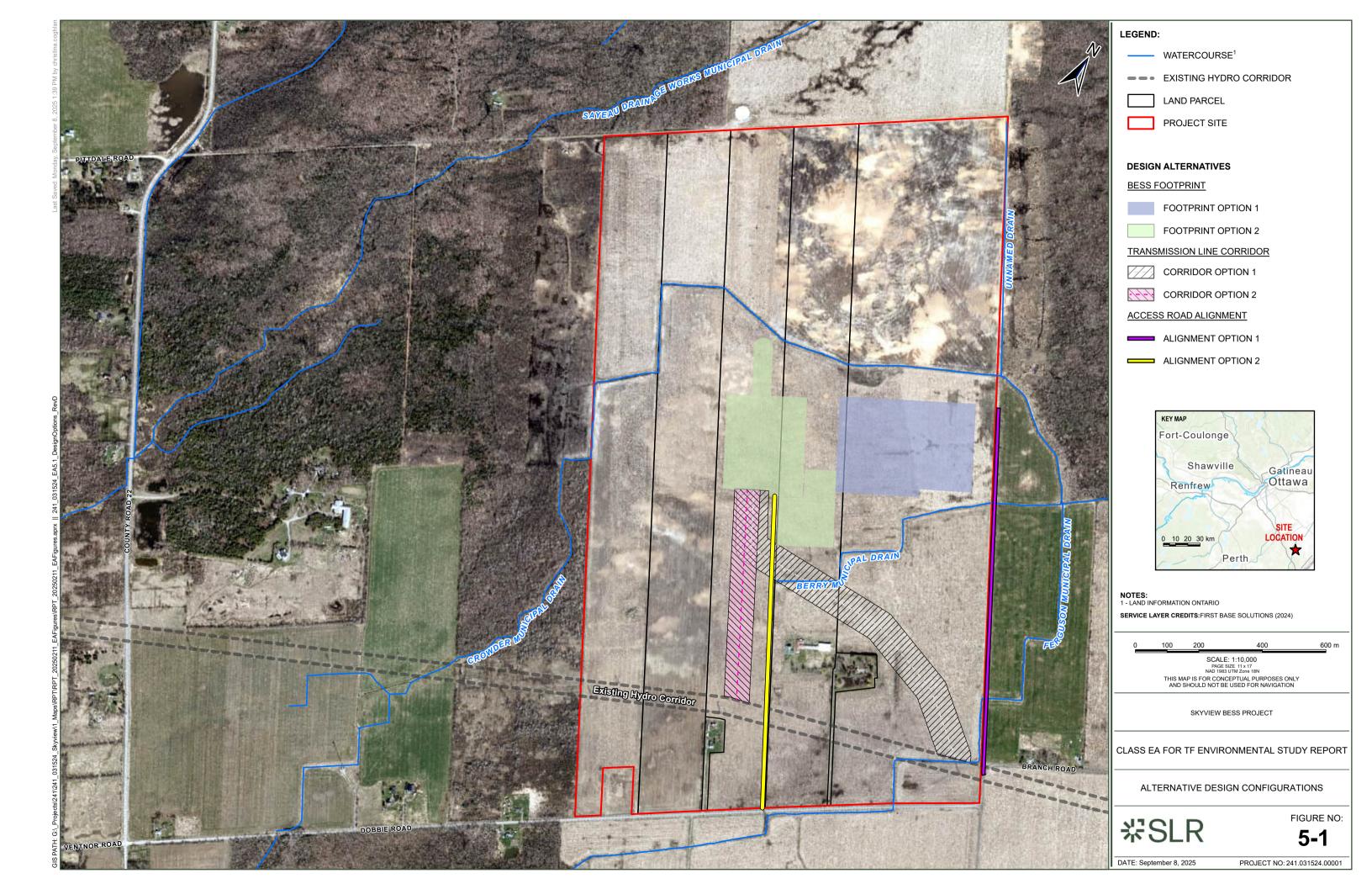
5.1 Identification of Alternative Design Configurations

Skyview BESS Inc. considered several different design alternatives related to the placement of key infrastructure within the Project Site, including the BESS, transmission line corridor, and access road alignment. Each of these options were assessed based on a set of evaluation criteria and ultimately a preferred alternative was selected for each. The alternative design configurations evaluated for the Project are described in **Table 5-1** and illustrated in **Figure 5-1**.

Table 5-1: Alternative Design Configurations

BESS Facility Area Alternatives						
Footprint Option 1 (Blue)	Sited on the eastern edge of the Project Site, approximately 1 km north of Dobbie Road, immediately south of the Crowder Municipal Drain and north of he Berry Municipal Drain.					
Footprint Option 2 (Green)	Sited approximately in the centre of the Project Site, approximately 1 km north of Dobbie Road, immediately south of the Crowder Municipal Drain.					
Transmission Line Co	orridor Alternatives					
Corridor Option 1 (White)	Running southeast diagonally from the transformer substation to the existing HONI transmission line in the southeast corner of the Project Site near the intersection of Byker Road and Branch Road North.					
Corridor Option 2 (Pink)	Running south straight from the transformer substation to the existing HONI transmission line directly north of the existing dwelling at 208 Dobbie Road.					
Access Road Alignme	ent Alternatives					
Alignment Option 1 (Purple)	Leading north with access from the intersection of Byker Road and Branch Road North along an unopened road allowance. Sited on the easternmost edge of the Project Site, along the municipal boundary with the Municipality of South Dundas.					
Alignment Option 2 (Yellow)	Leading north with access from Dobbie Road, directly in the centre of the Project Site, just west of the existing farmhouse at 112 Dobbie Road and the vacant outbuildings.					





5.2 Evaluation of Alternative Design Configurations

Each of the three design elements (i.e., the BESS Facility Area, transmission line corridor, and access road alignment) were assessed through a comparative evaluation to select a preferred option based on technical and cost, natural environment, and socio-economic considerations. The evaluation criteria assessed when making the determination regarding the preferred alternative included:

- Technical and Cost Considerations
 - Constructability / ease of construction
 - Estimated costs (i.e., during the design and planning, construction, and operations phases)
- Natural Environment Considerations
 - Proximity to natural features
 - Proximity to natural hazards (i.e., potential erosion and flooding)
- Socio-economic Considerations
 - Proximity to existing residences
 - Noise and visual impacts to residents

As described in **Table 5-2**, a qualitative ranking was applied to each criterion using a reasoned argument approach to identify a preferred alternative design configuration.



Table 5-2: Evaluation of Alternative Design Configurations

Criteria	BESS Facility Area Option 1	BESS Facility Area Option 2
Technical	 Not Preferred Option 1 is located within a low-lying area that may be prone to flooding during a 25- to 100-year flood event¹, thereby increasing flood protection costs (BBA 2024). 	Preferred Option 2 is sited on higher ground outside of the low-lying areas prone to flooding, which improves the constructability potential and reduces flood protection costs (BBA 2024).
Natural Environment	 Not Preferred Option 1 is sited closer to the deciduous swamp areas outside of the Project Site that contain SWH; however, this option would still be sited more than 120 m from the swamp. The stormwater management pond will discharge into the Berry Municipal Drain; however, any potential impacts to aquatic/fish habitat will be mitigated. Located within a low-lying area that may be prone to flooding. 	 Preferred Option 2 is sited further away from sensitive natural heritage features outside of the Project Site. The stormwater management pond will discharge into the Crowder Municipal Drain; however, any potential impacts to aquatic/fish habitat will be mitigated. Located outside of the 25- to 100-year flood event zone.
Socio-economic	No Preference Skyview BESS Inc. has purchased the residential properties located at both 112 and 208 Dobbie Road. Potential visual and noise impacts can be mitigated through Project design.	 No Preference Skyview BESS Inc. has purchased the residential properties located at both 112 and 208 Dobbie Road. Potential visual and noise impacts can be mitigated through Project design.
Criteria Technical	Not Preferred Over 300 m longer than Option 2 and over 1 km in total length, making this a more expensive option. Follows a non-linear, diagonal alignment which increases the overall constructability complexity.	Preferred Shortest route at approximately 600 m in length from the transformer substation to the HONI interconnection point, decreasing overall construction costs.

¹ A 25-year flood is defined as a flood event that has a 1 in 25 chance (4% probability) of being equaled or exceeded in magnitude in any given year. A 100-year flood event is defined as a flood that has a 1 in 100 chance (1% probability) of being equaled or exceeded in magnitude in any given year.



Criteria	BESS Facility Area Option 1	BESS Facility Area Option 2				
Natural Environment	Not Preferred Crosses the Berry Municipal Drain, potentially requiring a new culvert (in-water works) if construction of a maintenance road is required adjacent to the transmission line.	PreferredNo watercourse crossings required.				
Socio-economic	No Preference The interconnection point with the existing HONI infrastructure will be located approximately 500 m from the nearest residence at 208 Dobbie Road. However, Skyview BESS Inc. has purchased this property.	No Preference • The interconnection point with the existing HONI infrastructure will be located within 250 m of the nearest residence at 208 Dobbie Road. However, Skyview BESS Inc. has purchased this property.				
Criteria	Access Road Alignment Option 1	Access Road Alignment Option 2				
Technical	 Not Preferred Option 1 is sited on the administrative border between the Township of Edwardsburgh Cardinal and the Municipality of South Dundas, thereby increasing permitting complexity and costs. Located within a low-lying flood prone area, decreasing the constructability potential and increasing costs for flood prevention design. 	 Preferred Option 2 is solely located within the Township of Edwardsburgh Cardinal. Located outside of flood prone areas, increasing the constructability potential and construction cost savings. 				
Natural Environment	 Not Preferred Option 1 is located within 120 m of sensitive natural heritage features, including SWH and deciduous swamp. Requires two fish-bearing watercourse crossings, at the Berry and Ferguson Municipal Drains and the installation of culverts (in-water works). 	Preferred Option 2 is located over 500 m away from SWH and deciduous swamp. No fish bearing watercourse crossings required, although a support culvert will be required at Berry Drain.				
Socio-economic	No Preference Option 1 is located approximately 400 m away from the closest residence at 208 Dobbie Road. However, Skyview BESS Inc. has purchased this property.	No Preference Option 2 is located within approximately 150 m of the closest residence at 208 Dobbie Road. However, Skyview BESS Inc. has purchased this property.				



5.3 Preferred Alternative

Based on the comparative evaluation of alternative design configurations outlined above, the preferred alternatives are:

- **BESS Facility Area Option 2:** Centrally sited within the Project Site, approximately 1 km north of Dobbie Road and immediately south of the Crowder Municipal Drain.
 - Overall, Option 2 is most advantageous from a technical standpoint as it avoids potential flood zones within the Project Site that may cause significant challenges related to flood prevention design and significantly increase construction costs. It is also preferable from a natural environment perspective as it is located further away from sensitive natural heritage features.
- Transmission Corridor Option 2: Routed south straight from the transformer substation to the existing HONI transmission line directly north of the property at 208 Dobbie Road.
 - Overall, Option 2 is preferred as it is the shortest route with the simplest alignment for interconnection with the existing HONI infrastructure, while also avoiding the need for water crossings.
- Access Road Alignment Option 2: Routed north with access from Dobbie Road, centrally within the Project Site, approximately 200 m west of the existing farmhouse entrance at 112 Dobbie Road.
 - Overall, Option 2 is most advantageous from both a technical and natural environment perspective. It avoids low-lying flood prone areas and reduces permitting complexity by siting all Project infrastructure within a single municipality. It is also located over 500 m away from sensitive natural heritage features, while also avoiding the need for water crossings.

The preferred configuration of the Project is further described in **Section 6**.



6.0 Project Description

The Skyview BESS will provide capacity services to the IESO by storing electrical power from the electricity grid and discharging directly back to the grid during periods of high demand, providing critical support to the grid and improved reliability. By enabling the balancing of supply and demand, the system will also enhance the flexibility and integration of intermittent renewable energy sources such as solar and wind. Project details are provided in the subsections below.

As the Project moves through the detailed design phase, the Project layout and/or specifications may require alteration based on equipment supply, engineering, geotechnical analysis, input from consultation during permitting, etc. Alterations in design will meet the same provincial regulatory and permitting requirements outlined in this Final ESR.

6.1 Project Siting and Layout

The Project will be located approximately 1 km north of Dobbie Road and approximately 2 km east of Shanly Road (County Road 22) in the Township of Edwardsburgh Cardinal, United Counties of Leeds and Grenville, Ontario (approximately 44.927646° latitude and -75.468871° longitude). The BESS Facility Area will include the BESS enclosures, transformer substation, communications infrastructure, stormwater management infrastructure, and associated ancillary infrastructure, which is approximately 9 ha (22 acres) in size. The Project Footprint (operational lands) is approximately 15 ha (37 acres) in size and will incorporate the: BESS Facility Area; new access road and entrance from Dobbie Road; new transmission line infrastructure and associated corridor, which is located west of the access road; communications infrastructure; and the existing residence at 112 Dobbie Road, which will be repurposed as an O&M support building (**Figure 6-1**).

In addition to the Project Footprint, additional temporary construction areas will be required as represented by the Construction Footprint, including staging and laydown areas, and construction parking, and will be approximately 20 ha (50 acres) in size (**Figure 6-1**). This estimate does not include the temporary soil stockpiles or the areas where topsoil may be reallocated on the agricultural lands, which will be further understood during detailed design. The temporary construction area may also include the property located at 208 Dobbie Road, to allow for the buildings to be removed safely.

Project design and engineering are ongoing and will continue to advance as the Project progresses through detailed design and permitting. A conservative Project Footprint and Construction Footprint have been considered in this ESR (see **Section 2**), and a preliminary site plan is provided for information purposes in **Figure 6-2**.

6.2 Project Benefits

Skyview BESS Inc. has worked closely with the Township of Edwardsburgh Cardinal to develop a long-term benefits plan for the local community. Skyview BESS Inc. will create a community benefits fund that will provide \$300,000 a year for over 20 years. Additionally, the Project will generate significant and reliable contributions to the Township's tax base, while requiring minimal municipal services. The Township can use the increased tax revenue to fund projects of their choosing, including but not limited to, roads, schools, and/or improved municipal services.



6.3 Project Components

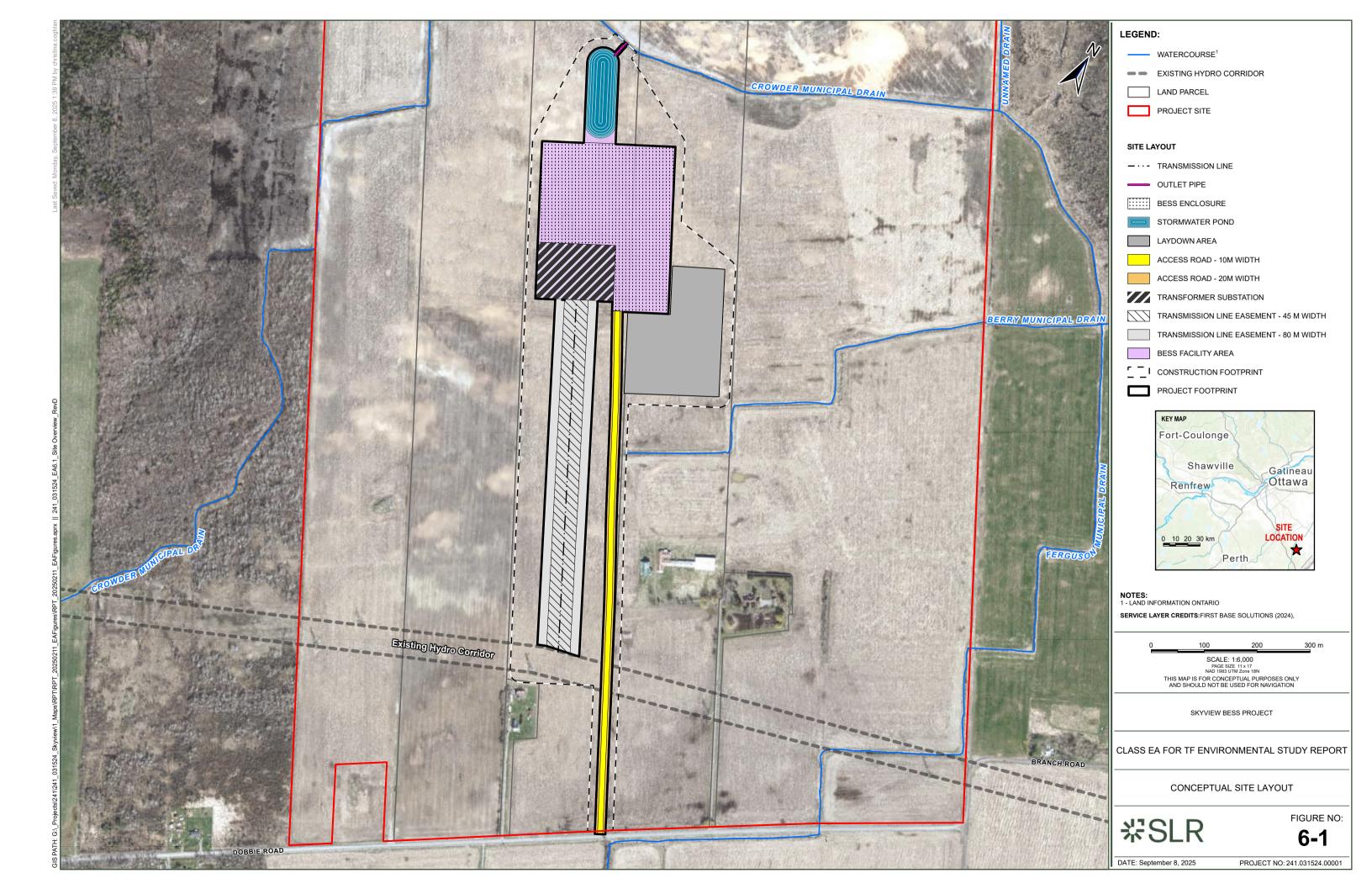
6.3.1 BESS Modules

The BESS will consist of interconnected, weather-proof enclosures containing numerous modular lithium-iron-phosphate batteries that convert chemical energy into electrical energy. When discharged, the battery modules within each enclosure operate as a single unit, collectively providing a nameplate capacity of 411 MW of power, for a total of 1,560+ MWh of energy that can be discharged to the grid.

The BESS enclosures are similar in size to shipping containers, approximately 6 m long, 3 m wide, and 2.5 m tall, and each enclosure is designed to meet the following specifications:

- Rated with a nameplate capacity of 5 MWh.
- Fully sealed.
- Centrally controlled.
- Temperature monitoring and regulating instrumentation.
- Noise reduction technology.
- Heating, ventilation, and air conditioning system.
- Dedicated fire detection, explosion prevention, and alarm system in adherence with National Fire Suppression Codes 9540 and 9540A for energy storage systems.



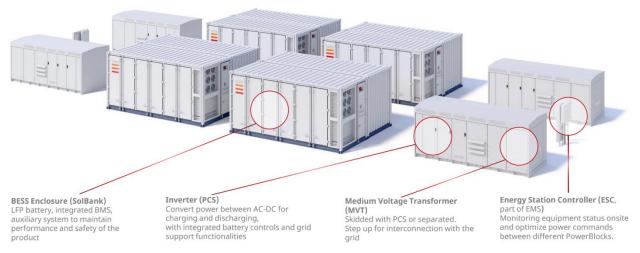




The BESS modules are paired with Power Conversion Stations (PCS) each comprising a DC/AC converter (inverter), a medium voltage step-up transformer, and an Energy Station Controller to allow for integration with other electrical components. These PCS units will be installed on separate skids adjacent to the BESS modules. It is expected that e-STORAGE, a subsidiary of Canadian Solar, will manufacture the BESS for this Project, while the PCS will be supplied by Power Electronics (**Exhibit 1**). A total of approximately 30 auxiliary service transformers along with associated distribution panels are needed to provide power for the BESS and PCS auxiliary components to function properly.

The site plan includes 494 BESS enclosures placed in groups of two or three and connected to 167 PCS (**Figure 6-2**, expected end-of-life configuration). 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. Augmentation is anticipated to occur at intervals during year 3, 6, 9, 13, and 17, ultimately achieving a total of approximately 494 BESS modules and 167 PCS units. During each augmentation phase, new modules will be delivered to the site, and the necessary foundations and infrastructure will be established to integrate the modules to the existing facility.

Exhibit 1: BESS Example



Source: e-STORAGE, a subsidiary of Canadian Solar (2024)

6.3.2 BESS Safety Systems

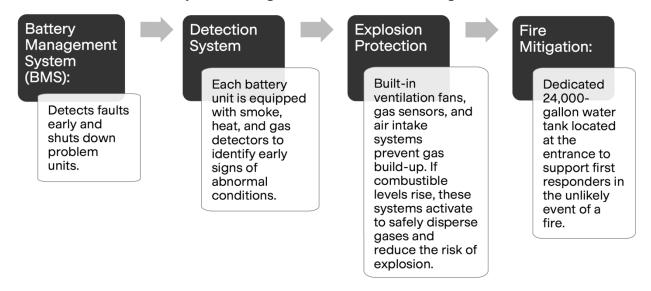
The e-STORAGE SolBank 3.0 unit includes safety systems to detect and respond to potential fire or explosion risks inside the battery enclosures. These systems are integrated into every SolBank 3.0 unit and are designed to prevent incidents before they occur, while also minimizing risk if an event takes place (**Exhibit 2**). The system includes:

- Smoke, heat, and combustible gas detection.
- Explosion prevention via ventilation and gas control.
- Automatic, local and remote emergency shutdown capabilities.
- An integrated Battey Management System providing control of corrective and protective actions in response to any abnormal conditions.



- October 12, 2025 SLR Project No.: 241.031524.00001
- Battery system enclosures with no interior walk-ins (non-occupiable).
- Dedicated Fire Alarm Control Panel and backup power.

Exhibit 2: Protection Systems Integrated into the BESS Design



6.3.3 Electrical Connection Components

Various standard electrical components will be required to connect the BESS enclosures to the provincial electricity grid, including a new transformer substation, transmission (interconnection) lines, electrical cabling, and energy management and safety controls as further described below.

Transformer Substation: A 34.5 kV/230 kV transformer substation will connect the Project to the provincial electricity grid. It will include five main power transformers, circuit breakers, switches, lightning protection, arresters, substation service transformers, grounding transformers, control buildings, protection systems, a fenced yard, stormwater management, and spill containment.

Each of the five transformers will include spill containment features, with final design subject to MECP approval as part of the ECA (Industrial Sewage/Stormwater Works) process and detailed design.

In the event of an accidental release, each spill containment pit serving a transformer is designed with a minimum capacity equal to 110% of the transformer's oil and lubricants, plus additional volume to accommodate runoff from a 24-hour, 50-year return period storm event, based on a rainfall depth of 103 mm. The substation is also equipped with a 75 cubic metre (m³) oil/water separator tank located northwest of the transformer containment pits. The separator is designed to receive effluent from all five pits under the conditions described above.

The transformer substation will require either wired or wireless telecommunications infrastructure to allow operators to exchange information with the system operator and automatically take actions in the presence of certain network conditions. Poles or towers may be used, which could be structural steel, composite or wood construction and located in the vicinity of the transformer substation.



Transmission Line and Grid Connection: The transformer substation will be connected to the IESO-controlled provincial electricity grid via the existing 230 kV HONI transmission corridor located approximately 600 m south of the BESS facility. Skyview BESS Inc. will construct two 230 kV overhead transmission line circuits on poles, approximately 600 m in length, that will connect the transformer substation to the HONI interconnection points. These interconnection points will be provided by HONI within their existing right-of-way as three 230 kV line taps off their existing "L20H, L21H and L22H" circuits. The new transmission line corridor right-of-way for Skyview BESS Inc. will be approximately 80 m wide during construction and 45 m wide during operations.

Electrical Cabling: Medium voltage (34.5 kV) cabling either underground or in aboveground cable trays will be required to connect the PCS units to the transformer substation. In addition to the medium voltage cables, it is anticipated that the Project will include, amongst others, low voltage power cables, an auxiliary power system, low voltage control cables, a fiber optic communication network, and the grounding system.

Telecommunications Infrastructure: It is unknown at this time if telecommunication facilities will be required as part of the Project infrastructure. A telecommunications tower would provide radio and fibre optic links for remote security, protection, control and monitoring of the electricity transmission system and the facilities connected to it, as well as for maintenance communications. This network will allow continuous surveillance over major transmission facilities, and in the event of a malfunction on the system, will enable protective relay operation to automatically isolate the faulted system component. It will also give HONI operators continuous information on the status of major lines and stations under their control and provide an additional means of communications for maintenance and administration activities. The need for this infrastructure will be determined during detail design based on the requirements of the provider.

Energy Management and Safety Controls: An Energy Station Controller will be included within each "PowerBlock" (see **Exhibit 1**) to coordinate the operation of all monitoring equipment within the system, including safety components. Two electrical control buildings inside the transformer substation will enable performance monitoring of the BESS on a real-time basis. Fiber optic communication lines will be installed with the BESS electrical cabling and will connect to the control rooms. The control system will identify any potential issues so that proactive inspection and maintenance can be undertaken.

The BESS equipment adheres to industry standards in Ontario and Canada. These standards include:

- National Fire Protection Association (NFPA) 855 Standard for the Installation of Stationary Energy Storage Systems (adopted in Canada).
- NFPA 69 Standard on Explosion Prevention Systems.
- NFPA 72 National Fire Alarm and Signaling Code.
- NFPA 70E Standard for Electrical Safey in the Workplace.
- Optional NFP 68 Standard for Explosion Protection by Deflagration Venting.

Further, the BESS equipment is certified under the following, ensuring rigorous safety and performance criteria:

 Underwriters Laboratories (UL)/Underwriters Laboratories of Canada (ULC) 1973 – Standard for Batteries for Use in Stationary, Vehicle Auxiliary Power and Light Electric Rail Applications.



- UL/ULC 9540 Energy Storage Systems and Equipment.
- UL/ULC 9540A Standard for Test Method for Evaluating Thermal Runaway Fire Propagation in BESSs.
- United Nations (UN)38.3/UN3536 Transportation Testing for Lithium-Ion Batteries.

6.3.4 Key Ancillary Components

Operations and Maintenance (O&M) Support Building: The residential property at 112 Dobbie Road has been purchased by Skyview BESS Inc. in support of the Project. It is anticipated that this property and the existing residential building will be renovated and repurposed as an on-site O&M support building. As part of this work, power and communications infrastructure may need to be installed to equip the O&M building with these services.

Sound Walls: Aercoustics (2025) confirms the facility meets EASR limits for existing receptors without the use of a noise barrier (**Appendix E**). Two contingency barriers have been assessed to address a potential risk that, in the future, the two properties owned by Skyview (208 Dobbie Road (VL24) and 112 Dobbie Road (VL23)) could become noise-sensitive receptors.

BESS Foundations: Foundations for the BESS enclosures will be determined during detailed design. Potential foundation design options currently include concrete slab-on-grade, grade beams, or structural steel frames supported with driven piles, helical screw piles, drilled piers, or shallow foundations.

Access Road: Access to the BESS Facility Area will be established via a newly built, permanent driveway with an entrance off Dobbie Road to provide access during construction, operations, and decommissioning. The approximately 1 km long access road will be graded and gravelled. During operations, parking will be made available within the BESS facility yard and at the O&M support building at 112 Dobbie Road. Graded and gravelled ancillary laneways will be established throughout the BESS facility and transformer substation to provide internal access to the BESS modules and associated Project infrastructure.

Stormwater Management: Stormwater management for the BESS Facility Area will include an engineered on-site stormwater management pond and associated drainage ditches, with discharge into the Crowder Municipal Drain via a new storm outlet. Road drainage will be directed to the Berry Drain and the north roadside ditch of Dobbie Road. The final design of stormwater management works for the Project is subject to review and approval by the MECP as part of the ECA (Industrial Sewage/Stormwater Works) application process, and by the Township of Edwardsburgh Cardinal and SNC as part of the Site Plan Approval process. The applicable stormwater management criteria are as follows:

- Quantity Control: Maximum peak flow rates must not exceed pre-development values for storms with return periods ranging from 2 to 100 years.
- Quality Control: Enhanced 80% long-term suspended solids removal.
- Erosion Control: Detain the first 25 mm of rainfall generated runoff from all new development for a minimum period of 24 hours.
- Spill Prevention: Provision for spill containment and contingency planning, such as containment pits and a lined pond with a remotely controlled shut-off gate that will trigger in the event of an emergency (e.g., spill), restricting water flow into the Crowder Municipal Drain.



Servicing: The Project will require internet connection and a backup power source during operations. New internet connections may be required from local providers and will be installed in accordance with utility requirements and municipal standards. Two backup generators will be required to provide an emergency power source for the two electrical control buildings in the event of an outage. The final configuration will be developed during detail design. The generators will only run periodically, when needed, as a backup power source to operate the switching equipment within the transformer substation (i.e., if the primary distribution voltage supply is unavailable), or as required for occasional maintenance or testing purposes. The generators will be located near the transformer substation control buildings. The fuel will be stored nearby in accordance with applicable regulatory requirements.

Fire Water Tank: Fire water will be stored on site in a dedicated 24,000-gallon tank, which will be accessible to emergency responders.

Security and Lighting: The entire Project Footprint will be graded, gravelled, and enclosed by perimeter chain link fencing to prevent unauthorized access. Project lighting will be installed in conformance with applicable requirements and will be determined as part of detailed design.

Skyview BESS Inc. recognizes that surrounding community members prefer minimal or no light intrusion. As part of the Site Plan Approval application to the Township, a detailed lighting plan will be prepared. The plan may deploy methods to reduce light pollution, such as directional lighting, motion sensors, shielded fixtures to limit light spill, low-intensity LED lights with warm colour temperatures, timers for non-essential lighting, and/or strategic placement to minimize visibility from residential areas.

6.4 Temporary Construction Components

Construction will require the temporary disturbance of areas within the Construction Footprint for the installation of the various Project components, as well as for the construction laydown and storage area to be used for: storage of equipment, materials and supplies prior to installation; vehicle parking; construction office trailer(s); portable washroom facilities, and other construction requirements.

Temporary construction infrastructure will also include temporary access, soil management areas, and staging for collector lines and poles, and excess soil. Soil stockpiling may be required on site and will be managed with Erosion and Sediment Control (ESC) measures.

Temporary servicing during construction may include internet connection from local service providers, with infrastructure being installed, if required.

It is anticipated that diesel generator units will be used for the duration of construction to provide a temporary power source for construction activities prior to connection with the electricity grid.

All temporarily disturbed areas will be restored to pre-construction conditions or equivalent upon completion of the construction phase. Should the temporary construction areas need gravelling or alteration, they will be also returned to their existing conditions or equivalent.

6.4.1 Transportation

The Project will require equipment delivery and material removal over its lifespan, with most activity occurring during soil management in the construction phase. As part of the Public Open House (**Appendix A**), Skyview BESS Inc. presented three potential delivery routes originating from major provincial highways for transport of the BESS and associated equipment.



Feedback from attendees was collected and subsequently shared with the BESS supplier. This feedback will also be provided to the EPC contractor for route confirmation, once selected. Currently, the preferred route from Highway 401 is north on County Road 22, north on Shanly Road, then east onto Dobbie Road.

Skyview BESS Inc. will coordinate with the Township of Edwardsburgh Cardinal and the United Counties of Leeds and Grenville to ensure that all necessary access permissions are obtained prior to equipment or soils hauling.

6.5 Project Schedule and Activities

Key phases of the Project include the construction, operation, and decommissioning phases. The following timelines have been considered as temporal boundaries for the effects assessment in this ESR:

- **Construction** expected to be approximately 18 months in duration, with a target start date of late 2025.
- **Operation** expected to be approximately 21 years in duration (i.e., the length of the IESO contract), with the potential for future contract extension.
- **Decommissioning** the duration of the decommissioning phase is unknown; however, it is likely to be completed within approximately six to eight months.

Further details regarding each phase are provided in the subsections below.

6.5.1 Pre-Construction

This phase involves all activities undertaken prior to the start of construction, including but not limited to:

- Detailed design and engineering.
- Construction planning and scheduling.
- Transportation logistics for equipment delivery.
- Surveying and utility clearances as necessary.
- Delineation of work areas.
- Identification of potential hazards and sensitive areas to be avoided, including staking, flagging and/or temporary fencing, and the installation of environmental protection measures (e.g., silt fencing).

Also included in this phase is the development of an Environmental Protection Plan (EPP), which will identify the standard construction management practices to be applied, as well as any site-specific mitigation measures identified because of environmental permits and approvals and/or commitments resulting from the engagement program.



6.5.2 Construction

The construction phase is expected to be approximately 18 months in duration and will be completed by various EPC contractors of Skyview BESS Inc., including but not limited to HONI. The construction phase is expected to include the following activities:

- Site mobilization, including the placement of temporary site trailers, safety barriers, fencing, temporary lighting, and temporary servicing (e.g., internet and diesel generators).
- Site preparation such as earthworks (e.g., topsoil stripping and stockpiling, grading, removal of excess soil). Final designs and requirements related to ESC measures and water management during construction will be determined prior to construction as part of the detailed design, ECA, Site Plan Approval, and SNC permitting processes.
- Construction and maintenance of temporary and permanent roads, including temporary workspaces, the main access road, internal access laneways, and associated ditches.
- Shallow excavations as required for specific components such as the equipment foundations, cabling, conduits, transformer secondary containment, water storage tank, and stormwater management features.
- Installation of telecommunications lines and poles, transmission line poles, foundations, collector system, transformer substation and associated equipment, including HONI's scope of work as described in **Section 6.3.3** above.
- Component delivery by truck.
- Crane operation for setting the BESS equipment onto foundations and other lifting requirements.
- Renovations and upgrades to the existing residence to repurpose it as an O&M support building.
- Installation of utility connections (such as internet) to support operations in accordance with applicable utility requirements and municipal standards.
- Demolition of the buildings at 208 Dobbie Road.

These activities may vary depending upon the results of the EPC contractor's detailed design and planning. Construction activities will comply with the Township of Edwardsburgh Cardinal Noise By-Law No. 2021-70 and all other regulatory requirements and Project commitments.

Post-construction, the site will be recontoured in accordance with approved plans, permits, and approvals, including returning any disturbed areas to a pre-construction state or equivalent. This will include final grading to prevent pooling and erosion, and stabilization of exposed soils (e.g., seeding) where required based on the final detailed designs.

Prior to establishing the connection of the BESS to the provincial power grid, system commissioning and testing of all mechanical and electrical equipment will be completed according to manufacturer instructions to confirm that operational processes and procedures will function as designed.



6.5.3 Operations and Maintenance

Once commissioned, the BESS will be operated and maintained for a period of not less than 21 years. O&M staff, when on site, will work out of the existing building at 112 Dobbie Road (now owned by Skyview BESS Inc.), which will be repurposed as the on-site O&M support building. It is not anticipated that staff will remain on-site full time. Maintenance areas and parts storage areas are being incorporated into the site design.

Select operating procedures pertaining to environmental and regulatory approval performance will be developed for the Skyview BESS, which includes the identification of controls, monitoring, and reporting requirements.

Training will be provided for the staff and/or contractors tasked with operating and maintaining the BESS equipment, including planned and unplanned maintenance, software upgrades, and equipment warranties. Should additional servicing (e.g., remote monitoring and control, annual preventative maintenance, corrective maintenance, performance guarantees, power availability guarantees, access to technical support, etc.) be provided by the manufacturer, services will be selected to best facilitate optimal management of the BESS equipment.

To maintain capacity of the BESS, battery augmentation will be required as batteries degrade and lose capacity over time due to factors associated with battery chemistry, aging, and usage factors such as cycle count, temperature, and resting state of charge. It will be necessary to add battery enclosures and PCS into the system to maintain the overall performance of the BESS. This capacity maintenance involves similar activities as the original BESS installation, requiring delivery of the BESS units, installation of foundations and cabling, mobilization of cranes for the placement of the augmentation units, and connection and powering of the BESS units.

Throughout operations, maintenance activities will generally consist of corrective maintenance (e.g., replacement of inverters or other equipment, and battery augmentation), scheduled maintenance (e.g., routine BESS module and ancillary facility inspections, and servicing of equipment, ancillary roads, and the stormwater management pond), and unscheduled maintenance (e.g., responding to alarms and fixing/replacing failed equipment).

Each battery enclosure will include its own dedicated fire detection, explosion prevention, and alarm system in adherence with NFPA Codes 9540 and 9540A for energy storage systems. Emergency response planning will be developed in alignment with manufacturer recommendations and in consultation with the Township of Edwardsburgh Cardinal Fire Department. The Emergency Response Plan will be subject to review by the Township of Edwardsburgh Cardinal as part of the Site Plan Approval process.

6.5.4 Decommissioning

It is anticipated that, after its contract period, the Project will be decommissioned in accordance with standard industry practices in effect at that time.

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).



7.0 Potential Environmental Effects and Mitigation Measures

This section describes the potential environmental effects and mitigation measures associated with both the short-term (construction) and long-term (operation) activities of the proposed Project. Potential effects and mitigation were assessed in consideration of the existing environmental conditions for the Study Area as presented in **Section 4**. If environmental conditions or resources were determined to be absent in the Study Area, they are not included in the following subsections.

Based on the Project design and implementation of the proposed mitigation measures, no significant adverse or residual effects (i.e., effects following the implementation of mitigation) are expected.

7.1 Community

Skyview BESS Inc. has worked with the Township to develop a Community Benefit Fund that will provide \$300,000 a year over 20-years to support local initiatives within the region. Skyview BESS Inc. has also committed to listening and engaging with the community throughout the Project's lifecycle by offering the opportunity for community members to:

- Provide key information about the local area, sensitive or unique environmental, cultural or community features, and locations of nearby receptors (e.g., dwellings).
- Help develop a list of local businesses and services interested in opportunities to work with the Project.
- Volunteer for the Community Liaison Committee (CLC), if one can be established for the Project.

In addition, the Project will be a source of significant and reliable contributions to the Township's tax base, while requiring minimal municipal services. The Township can use the increased tax revenue to fund roads, schools, and/or improved municipal services. Local employment opportunities will include those related to land surveying, road construction, concrete and aggregate supply, equipment installation, electrical work, and transformer substation construction and testing.

7.2 Agricultural Resources

The BESS facility is not proposed on prime agricultural lands or on CLI Class 1, 2 or 3 lands, with the exception of the site access road and overhead transmission line corridor. The access road and overhead transmission line is proposed to traverse lands designated as Agricultural Resource Policy Area in the Township of Edwardsburgh Cardinal Official Plan and Agricultural Area in the United Counties of Leeds and Grenville Official Plan. However, the extent of disturbance to these lands is limited to approximately 1 ha (3% of the Project Footprint). Therefore, no significant amount of agriculturally designated lands will be removed from production, and it is anticipated that farming operations will continue on lands directly adjacent to and surrounding the BESS.



Consultation with the Township of Edwardsburgh Cardinal and the United Counties of Leeds and Grenville confirmed that routing of the site access road and the overhead transmission line across the agriculturally designated lands does not constitute a significant adverse impact on agricultural resources. Both authorities advised that normal road use and encroachment permits, obtained through the Counties' Permit Central system, will address any remaining technical matters. In addition, the temporary construction laydown area will be reclaimed to preconstruction agricultural conditions within twelve months of the commercial operation date, as agreed to with Township staff.

The Project will result in a loss of agricultural lands available for crop production in areas where permanent infrastructure will be sited. Skyview BESS Inc. has worked to design the Project to minimize the footprint of the BESS Facility Area and associated infrastructure to maximize the available land for agricultural use. Once the Project lifespan is complete, it is anticipated that the lands can be restored and returned to agricultural use following decommissioning.

Other potential impacts include temporary soil compaction and/or soil mixing, disturbance to farming operations including planting and harvesting schedules or spraying and tilling activities, as well as damage to field tile drains. These potential impacts will be mitigated using industry standard management practices that may include:

- Maintaining existing agricultural uses and farm access within the Project Site to the extent practical.
- Maintaining contact with the adjacent landowners/tenants regarding the pre-construction and construction work schedules versus farming schedules, including but not limited to, the need for fencing, gates, tile drainage, and/or remediation measures.
- Scheduling some construction and maintenance activities to avoid the growing season or sensitive times of the year (e.g., extreme wet periods), where practical.
- Limiting work to the Construction Footprint, including access and temporary staging.
- Use of equipment with low bearing capacity, where practical.
- Avoidance, protection, and/or repair of the existing tile drainage system to the extent practical (e.g., at transmission line pole locations, temporary construction areas, access road).
- Use of foundation types that minimize surface disturbance (e.g., helical piles) and do not require soil excavation or soil stripping of the foundation site, where geotechnical conditions and engineering requirements allow.
- Minimal use of soil stripping or excavation of soils to the extent practical. Where soil
 stripping may be required, remove topsoil and subsoils and stockpile separately. Monitor
 the depths of soil being removed and minimize during soil stripping activities.
- Soils stripping under generally dry conditions (i.e., not saturated), such that rutting, soil mixing, or other undesired ground disturbance is minimized to the extent practical.
- Maximizing the volume of topsoil and subsoil salvaged for replacement or re-use on the property, where practical.
- For backfilling operations, replacement of topsoil and subsoil in the reverse order of excavation to minimize the potential for additional mixing and maximizing future growing potential.



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- Spreading excess soils on exposed areas within agricultural areas. Discuss options with the landowner to confirm the most appropriate solution.
- Cleaning vehicles and equipment using a risk-based approach, whereby vehicles and equipment that have come into contact with soils are inspected and cleaned of dirt, seeds or debris prior to coming to site.
- Developing procedures to be undertaken in the event contamination is encountered during construction activities.
- Restoring lands affected by construction to alleviate soil compaction and remove excess aggregate, including engagement with the landowner once the construction phase is complete.

7.3 Forestry Resources

There is no potential for the Project to affect the productivity or utilization of the land for forestry harvesting as there are no forests located within the Project Site.

7.4 Heritage Resources

7.4.1 Built Heritage Resources and Cultural Heritage Landscapes

No built heritage resources are anticipated to be affected by the proposed Project. There are existing structures within the Project Site that are over 40 years old (e.g., barns); however, the construction and operation works will avoid these structures. For safety reasons, the buildings at 208 Dobbie Road are expected to be demolished.

CHERs have been completed and submitted to the MCM in accordance with provincial regulations (**Appendix B**).

7.4.2 Archaeological Resources

The Stage 1 and 2 Archaeological Assessment (**Appendix C**) did not identify any archaeological resources within the Project Footprint. Prior to construction, Skyview BESS Inc. will develop a Chance Find Protocol, to be enacted in the unlikely event that an archaeological resource is uncovered. In this occurrence, work will immediately cease in the affected area and Skyview BESS Inc. will engage a licensed archaeologist in accordance with the *Ontario Heritage Act* to examine the material without further disturbance. The licensed archaeologist will determine if further work and/or consultation with the MCM and Indigenous communities is required.

If human remains are suspected or identified during construction, the EPC contractor will cease work within the affected area (e.g., a 20 m radius) and notify local police, the coroner's office, the MCM, and the Registrar of Cemeteries. Indigenous communities will also be notified so that, in the event such remains are of Indigenous origin, protocols for handling such resources can be established prior to further disturbance or removal. No further work will take place near the human remains until an approved treatment of the remains has been developed and implemented in collaboration with the appropriate parties.



7.5 Land Use and Communities

7.5.1 Land Use Planning

No conflicts with existing municipal or provincial plans or policies have been identified. The Project is consistent with the PPS (2024) and the policies of the Township of Edwardsburgh Cardinal Official Plan and the United Counties of Leeds and Greenville Official Plan.

Consultation with the Township has confirmed that the Project will require various municipal permits and approvals, including Site Plan Approval, a Minor Variance to reduce equipment setbacks from 6 m to 1.2 m from the middle lot line, an Entryway Permit for construction of the new site access off Dobbie Road, and potentially Building Permits for construction of the electrical control buildings. These permits and approvals will be obtained prior to construction, with mitigation incorporated into the detailed design as needed to align with the Township's requirements. Consultation with the Township is currently ongoing, and any issues will be resolved as part of these approval processes.

7.5.2 First Nation Lands and Territory

There are no First Nation Reserve Lands located within the Study Area. However, during the consultation and engagement process, several Indigenous communities, including those identified by the Crown (see **Section 3.4**), were contacted to solicit feedback on the Project, including any potential adverse impacts on their established or credibly asserted rights and any suggested measures for avoiding, minimizing or mitigating potential adverse impacts. No adverse impacts have been identified to date by any Indigenous communities.

Skyview BESS Inc. is committed to developing and maintaining relationships of mutual respect with Indigenous communities and recognizes that Indigenous communities and their lands are unique in Canada, with distinct legal, historical, and cultural significance. Skyview BESS Inc. is committed to continuing to engage with Indigenous communities as identified by the Crown throughout the Project construction and operation phases, if requested.

7.5.3 Transportation

During construction, there is some potential for disruption to vehicular traffic; however, given the rural nature of the area, any potential impacts are expected to be temporary in nature.

A Traffic Management Plan will be developed by the EPC contractor to address component delivery and general construction traffic. Advanced notice of construction commencement will also be provided to the Township, County, emergency service providers, and adjacent landowners prior to the start of construction activities.

7.6 Recreational Resources

There are no recreational resources located within the Study Area.

7.7 Mineral Resources

The Project will not involve quarrying any on-site bedrock, sand or gravel resources. While the opportunity for mineral aggregate resource extraction will be eliminated during the operational life of the BESS, upon decommissioning and removal of Project infrastructure, the lands could become available for mineral aggregate resource extraction, if required.



7.8 Natural Environment Resources

7.8.1 Groundwater Resources

To mitigate potential impacts to groundwater, the Project design incorporates measures that account for the high water-table in the area. The primary approach involves raising the grade elevation across the Project Footprint using clean, granular material. This will allow for construction of the perimeter ditches to be completed in dry conditions, avoiding the need for active dewatering and preventing direct contact with the underlying water table. These ditches are intended solely to manage surface runoff and are not connected to the groundwater system. As an added protective measure, in the event of an accidental release, spill or fire, the lack of direct connection between the ditches and the water-table further reduces the risk of groundwater contamination. The only location where construction is expected to intercept the water table is within the proposed stormwater management pond area. In the event that temporary dewatering is required, the Project will seek registration under the provincially regulated EASR² program or PTTW process.

As noted in **Section 4.7.1**, there are no active water supply wells located within the Project Footprint. A review of the MECP water well record database identified two private domestic supply wells (112 Dobbie Road and 208 Dobbie Road) and one former livestock well (114 Dobbie Road) situated within the Project Study Area. The active domestic supply wells are now owned by Skyview BESS Inc. and may be used for maintenance purposes only.

A search of the MECP water well record database for wells within 500 m of the Study Area identified several domestic supply wells; however, all the wells were screened within the deep bedrock, extending to depths of approximately 43 mbgs. The primary water supply aquifer in the area is located within the underlying bedrock. Regional groundwater flow also suggests the supply wells located within 500 m of the Study Area are situated either upgradient or crossgradient from the site and therefore, are not likely to be impacted by a potential release, spill or fire.

Although the site is characterized as a SGRA and HVA, the boreholes drilled across the site by WSP (2025) identified an overlying unit of silty clay and low permeability till (10⁻⁷ to 10⁻⁹ m/s), which is expected to reduce the rate of vertical groundwater flow to the underlying bedrock.

To further protect human health and the natural environment, spill prevention and contingency measures have been incorporated into the site design, including containment pits around each of the main transformers, which will drain directly to an oil-water separator, and ultimately convey water to a lined (e.g., geotextile membrane) stormwater management pond. In the event of a fire or accidental spill, the stormwater management pond will provide added containment. The outlet of the stormwater management pond will have a canal gate that will be operated remotely and can be closed in the event of an emergency, preventing the discharge of impacted water to Crowder Drain.

Overall, the Project is not expected to have an adverse effect on groundwater quality or quantity.

² In accordance with O. Reg. 63/16 (Registrations under II.2 of the Environmental Protection Act – Water Takings) and in accordance with the *Ontario Water Resources Act*.

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7.8.2 Surface Water and Source Water Protection

The Project Site is located within an SGRA and HVA, and the municipal drains are designated as an IPZ-3. However, impacts to surface water, groundwater, and source water protection initiatives are not anticipated based on the environmental protection measures outlined in the sections above, and through the development and implementation of a comprehensive ESC Plan. Furthermore, as a condition of the ECA for Industrial Sewage/Stormwater Works, the MECP has requested a detailed monitoring and sampling program for the municipal drains before and after construction to confirm that site development and operation will not adversely affect the watercourses. Both qualitative observations and quantitative data collection and reporting are included in the monitoring program (WSP 2025).

During construction, silt fences will be inspected routinely and after significant rain events (>25 mm in a 24-hour period) to identify and remedy any deficiencies (e.g., repairs). In addition, any exceedance of the compliance objectives will trigger an inspection of ESC measures for that sub-watershed area and as required, corrective action will be implemented. If exceedances continue to occur, the MECP District Office will be notified, and additional ESC measures may be proposed.

During post-construction monitoring, exceedance of compliance objectives will trigger an inspection of the site stormwater management features and corrective measures will be taken, as required. If exceedances continue to occur, the MECP District Office will be notified, and additional ESC measures may be required. The stormwater works, including all ditches, and the inlet and outlet of the stormwater management pond, will be inspected on a routine basis, and necessary cleaning and maintenance will be completed to ensure that sediment, debris, and any excessive decay of vegetation is removed to facilitate effective performance, operation, and treatment of the stormwater management system.

In the unlikely event that a spill occurs during construction, such as a release of oils or fuels from construction vehicles or equipment, the following mitigation measures will be used to minimize the potential effects and reduce the risk of future spills occurring:

- Refuelling of all vehicles and equipment in a designated location away from sensitive receptors such as municipal drains or surface drainage features.
- Keeping spill cleanup equipment nearby and in construction vehicles.
- Cleaning up spills as soon as possible.
- Storing any fuels, lubricants, or other potential contaminants on level ground in properly contained storage areas.

In the unlikely event that a provincially reportable spill occurs and there is release of a contaminant (e.g., from construction vehicles or equipment), the MECP Spills Action Centre will be contacted, and containment will occur as soon as possible, in accordance with provincial regulations (e.g., O. Reg. 675/98).

7.8.3 Physical Environment

The Project Footprint consists of fields planted with row crops and associated drainage channels. With backfill, grading, and site restoration following construction, the physiography and surficial and bedrock geology in the vicinity of the Project will not be affected. Therefore, no residual effects on the physical environment were identified for the Project.



Further, with the implementation of the mitigation measures described in the following subsections, any excess soils and/or waste generated by the Project is not anticipated to result in residual effects on the physical environment.

7.8.3.1 Excess Soils Management

Project activities will result in the production of excess materials during construction, including topsoil and subsoil from excavation and soil stripping activities. Efforts will be made to reuse soils onsite where practical and feasible; however, excess materials that cannot be managed onsite will be handled in accordance with O. Reg. 406/19.

Soil testing to meet the requirements of O. Reg. 406/19 will be completed prior to and/or during construction. If excess soils are deemed suitable, Skyview BESS Inc. will work with the landowners to explore opportunities for beneficial reuse within the Project Site. Reuse sites will be selected based on the characterization of excess soils, the need for beneficial reuse, and the volume of excess soils generated. Any excess soil required to leave the site will be trucked from the Project Site and taken to an approved facility licensed to accept excess soils based on its characterization.

7.8.3.2 Waste Generation

The Project will generate construction waste that will need to be disposed of at appropriate waste reception or recycling facilities. Waste produced during the construction period may include non-hazardous wastes (e.g., packaging, spent lubricating cartridges, coffee cups, etc.) and hazardous wastes (e.g., pneumatic oils from hydraulic systems, gasoline or other lubricants/oils).

Any hazardous waste generated during construction and operations (solid and liquid) will be transported by licensed waste haulers to registered disposal sites. Good management practices will be used to prevent spills and contamination during Project activities.

Any temporary storage of non-hazardous waste on-site will include the use of secured containers in designated sites away from sensitive areas, and removal from the site on a regular basis. Waste produced will be minimized, segregated, and recycled where possible, and all testing, handling, storage, transport and disposal of waste will be completed in accordance with all applicable legislation. Site-specific waste management measures will be identified in the EPP.

7.8.4 Terrestrial Environment

The Project Site does not contain sensitive natural heritage features or SWH. All sensitive natural heritage features have been avoided through Project siting, including avoidance of the nearest swamp communities which are located over 400 m away from the Project Footprint. As the Project will be situated entirely within an actively managed area that does not contain natural vegetation, the Project is not anticipated to result in the permanent loss of established wildlife habitat or habitat corridors.

Any remaining potential effects can be mitigated through the implementation of standard management practices (e.g., dust management, construction waste management, ESC).

If wildlife is encountered during construction, personnel will be required to move away from the animal and provide reasonable time for the animal to move out of the active area.



7.8.5 Species at Risk and Species of Conservation Concern

As the Project Footprint does not contain natural vegetation, it provides minimal habitat for wildlife, including SAR and SoCC. Barn Swallow, a SoCC, were observed within the Project Site, likely nesting within the abandoned barn structures; however, no impacts to these structures are anticipated during construction or operations. In addition, no aquatic SAR were observed during field assessments of the municipal drains in 2024 or have been identified on DFO SAR mapping (SLR 2024). In the event that SAR or SoCC are observed on site during construction, specific protection measures, as outlined in the EPP, will be implemented by Skyview BESS Inc. in consultation with a qualified ecologist.

7.8.6 Aquatic Environment

With the implementation of appropriate ESC measures, impacts to fish and fish habitat are not expected. The Project has been designed without the need for any in-water works, provided the stormwater management pond outlet and culvert installations can be constructed when the drains are dry. In addition, measures to maintain water quality and the cool-water thermal regime of fish habitat have been incorporated into the Project design. Therefore, no alteration or disruption of fish habitat is anticipated and no barriers to fish passage will result from the Project. In the event that construction cannot be timed to avoid fish interaction, the appropriate DFO and/or SNC permits will be sought. It is anticipated that the proposed stormwater management outlet to the Crowder Municipal Drain and the culvert installation at the Berry Municipal Drain will be reviewed by the DFO and SNC in advance of installation.

7.8.7 Atmospheric Environment

7.8.7.1 Climate

No impacts to local or regional climate conditions are expected as a result of the Project. See **Section 8.0** for information on the consideration of climate change effects.

7.8.7.2 Air Quality

Construction activities such as the use of construction vehicles, heavy equipment, and on-site diesel generators have the potential to temporarily affect local air quality in the immediate vicinity of the Project. However, it is anticipated that the net effects of construction activities on local air quality will be negligible and standard mitigation practices related to dust suppression, equipment idling, and efficient generator usage will be followed to reduce localized emissions where possible. For example, such mitigation measures will include:

- Requiring that construction equipment is properly maintained and used according to the manufacturer's specifications to minimize exhaust.
- Minimizing unnecessary equipment and vehicle idling to the extent possible.
- Use of effective dust suppression techniques such as on-site watering and road cleaning, as necessary.
- Use of appropriate earth moving practices for dust suppression.
- Limiting construction activities during high wind events.



During operations, the Project is subject to the requirements of the EASR process in accordance with O. Reg. 1/17: Registrations Under Part II.2 of the Act – Activities Requiring Assessment of Air Emissions. O. Reg 1/17 sets out the requirements that must be met related to air emissions, including dispersion modelling of non-negligible sources and preparation of an Emission Summary and Dispersion Modelling (ESDM) report to demonstrate compliance with provincial limits and completion of the registration process.

Based on the Project design, and equipment selected, the Project has limited sources of air emissions. Emissions from unpaved roads and battery charging are considered negligible. Two backup generators, located at each substation control building, are considered nonnegligible sources and have been assessed against the provincial limits (BluMetric 2025). The generators will only run periodically, when needed, as a backup power source to operate the switching equipment within the transformer substation (i.e., if the primary distribution voltage supply is unavailable), or as required for occasional maintenance or testing purposes. It is anticipated that the net effects on local air quality during operations will be negligible and that no additional mitigation will be required.

The ESDM (BluMetric 2025) assessed the associated products of combustion using AERMOD v22112. The results of the modelling predicted that the maximum off-property ground-level concentration of nitrogen oxides (NOx) would be 686 micrograms per cubic metre of air (μ g/m $^{-3}$), equivalent to 37% of the 0.5-hour Ontario Point of Impingement (POI) limit of 1,880 μ g/m $^{-3}$, with all other combustion contaminants well below their respective limits. Therefore, because predicted concentrations are less than 40% of the regulatory limits, no additional air-quality mitigation or approvals are required and residual effects on local air quality during operations are considered negligible.

7.8.7.3 Noise and Vibration

Construction activities, including the on-site use of diesel generators prior to connection with the electricity grid, will generate temporary noise. However, construction will be completed in accordance with the Township of Edwardsburg Cardinal Noise By-law No. 2021-70.

Vibration can also be a by-product of construction from activities such as soil compaction, foundation excavation, heavy equipment uses, etc. Construction related noise and vibrations are expected to be short-term and temporary and are not anticipated to result in significant impacts to surrounding residents or properties.

Mitigation measures to reduce potential nuisance effects resulting from noise and vibration during construction include the following:

- Require that construction equipment is properly maintained and used according to the
 manufacturer's specifications to minimize noise, and ensure operations conform to
 acceptable noise limits (e.g., proper maintenance of equipment, muffling systems where
 appropriate, minimum idling of equipment and vehicles).
- Consider the potential for noise and vibration when selecting equipment, construction work methods, and schedule.
- Take reasonable measures to control construction-related noise and vibration near residential properties.

The Project is subject to the requirements of the EASR process in accordance with O. Reg. 1/17: Registrations Under Part II.2 of the Act – Activities Requiring Assessment of Air Emissions. O. Reg 1/17 sets out the requirements that must be met related to the discharge of sound.



Operation of the Project was assessed using all stationary sources including battery enclosures, inverters fitted with noise kits, high-voltage transformers, emergency generators, cooling fans, etc. To meet the requirements of the provincial regulation, an Acoustic Assessment Report (**Appendix E**) was completed to demonstrate compliance with provincial limits and completion of the EASR registration process. The report demonstrates that the Project will meet the MECP Class 3 sound level limits at all existing receptors with no mitigation.

The Project design and equipment selection was refined based on the Acoustic Assessment Report. Within the assessment, two contingency noise barriers were modelled to address a potential risk that, in the future, the two properties owned by Skyview BESS Inc. could become noise-sensitive receptors. Barrier A is approximately 8.5 m tall by 75 m long and would be placed immediately north of the potential receptor at 112 Dobbie Road (VL23). Barrier B is approximately 8 m tall by 50 m long and would be placed immediately north of the potential receptor at 208 Dobbie Road (VL24). No barrier is required for current operational design. Installation of barriers could occur if receptor classification changes on either lot in the future.

As the Project progresses through detailed design, alterations to equipment and their location may be required. Any changes to the Project will be required to meet the provincial noise standards, which could include requirements for noise barriers.

7.9 Visual and Aesthetic Resources

The Project will result in changes to the aesthetic image of the surrounding area as the area is characterized by rural residential and agricultural landscapes. Visual renderings were completed to depict this change in scenery and were presented at the Public Open House (**Exhibits 3 and 4**). Given the distance from the BESS and the nearest residence (over 1 km), visual and aesthetic impacts are predicted to be minimal.

During the Public Open House, neighbours raised concerns regarding the impacts of lighting from the facility. During detailed design, the lighting plan will be developed based on regulatory requirements, health and safety considerations, and engineering technologies. Motion detector lighting and/or light positioning will be assessed to reduce the light impacts to surrounding properties. In addition, during construction activities, visual impacts on properties adjacent to the Project will be minimized by maintaining a clean and organized workspace, and restoring areas disturbed by construction activities post-construction.



Exhibit 3: Exhibit 3: Aerial View of the Project Looking North from Dobbie Road



Exhibit 4: Aerial View of the Project Looking South from Crowder Municipal Drain





7.10 Summary of Potential Environmental Effects and Mitigation Measures and Residual Effects

Table 7-1 provides a summary of the potential effects of the Project, the proposed mitigation measures, and the residual effects identified.



Table 7-1: Summary of Potential Effects, Mitigation Measures and Residual Effects

Environmental Concern	Project Phase and Potential Effect	Mitigation Measures	Net Effect
Agriculture			
Agricultural Resources	Displacement of agricultural land during construction and operation, soil compaction and mixing, disturbance to farming operations including planting and harvesting schedules or spraying and tilling activities, and damage to field tile drains.	 Use industry standard management practices that may include: Maintaining existing agricultural uses and farm access within the Project Site to the extent practical. Maintaining contact with the adjacent landowners/tenants regarding the pre-construction and construction work schedules versus farming schedules, including but not limited to, the need for fencing, gates, tile drainage, and/or remediation measures. Scheduling some construction and maintenance activities to avoid the growing season or sensitive times of the year (e.g., extreme wet periods), where practical. Limiting work to the Construction Footprint, including access and temporary staging. Use of equipment with low bearing capacity, where practical. Avoidance, protection, and/or repair of the existing tile drainage system to the extent practical (e.g., at transmission line pole locations, temporary construction areas, access road). Use of foundation types that minimize surface disturbance (e.g., helical piles) and do not require soil excavation or soil stripping of the foundation site, where geotechnical conditions and engineering requirements allow. Minimal use of soil stripping or excavation of soils to the extent practical. Where soil stripping may be required, remove topsoil and subsoils and stockpile separately. Monitor the depths of soil being removed and minimize during soil stripping activities. Soils stripping under generally dry conditions (i.e., not saturated), such that rutting, soil mixing, or other undesired ground disturbance is minimized to the extent practical. Maximizing the volume of topsoil and subsoil salvaged for replacement or re-use on the property, where practical. 	No significant net effects predicted.



Environmental Concern	Project Phase and Potential Effect	Mitigation Measures	Net Effect
		For backfilling operations, replacement of topsoil and subsoil in the reverse order of excavation to minimize the potential for additional mixing and maximizing future growing potential.	
		Spreading excess soils on exposed areas within agricultural areas. Discuss options with the landowner to confirm the most appropriate solution.	
		Cleaning vehicles and equipment using a risk-based approach, whereby vehicles and equipment that have come into contact with soils are inspected and cleaned of dirt, seeds or debris prior to coming to site.	
		Developing procedures to be undertaken in the event contamination is encountered during construction activities.	
		Restoring lands affected by construction to alleviate soil compaction and remove excess aggregate, including engagement with the landowner once the construction phase is complete.	
Forestry	•		
Forestry Resources	No potential effects identified.	There are no forested areas located within the Project Site.	No effects.
Heritage			
Built Heritage Resources	Project construction could potentially result in impacts to properties with potential cultural heritage value or interest.	CHERs have been completed and submitted to the MCM in accordance with provincial regulations. No built heritage resources are anticipated to be affected by the proposed Project. Construction and operation works will avoid the existing barn structures on the Project Site. The buildings at 208 Dobbie Road are expected to be demolished.	No significant net effects predicted.
Archaeological Resources	Project construction could potentially result in the finding of Indigenous artifacts or other cultural heritage resources.	The Stage 1 and 2 Archaeological Assessment did not identify any archaeological resources within the Project Footprint. A Chance Find Protocol will be developed prior to the start of construction. Should archaeological artifacts be encountered during construction, work in the vicinity will cease immediately and a licensed archaeologist will be engaged to ensure compliance with the Ontario Heritage Act. Likewise, should any human remains be encountered during construction, work in the vicinity will cease immediately and the police and coroner notified, as well as Indigenous communities, MCM, and the Registrar of Cemeteries.	No net effects predicted.



Environmental Concern	Project Phase and Potential Effect	Mitigation Measures	Net Effect	
Land Use and Co	Land Use and Communities			
Land Use Planning	No potential effects identified.	No conflicts with existing municipal or provincial plans or policies have been identified. The Project is consistent with the PPS (2024) and the policies of the Township of Edwardsburgh Cardinal Official Plan and the United Counties of Leeds and Grenville Official Plan. All applicable permits will be obtained from the Township in advance of construction.	No effects.	
First Nation Lands and Territory	Potential effects to Indigenous interests.	No impacts have been identified to date by Indigenous communities. As the Project progresses, Skyview BESS Inc. will continue to engage with Indigenous communities as identified by the Crown.	No effects.	
Transportation	Short-term disruption to vehicular traffic within the Study Area during the construction phase (e.g., increased equipment delivery and worker vehicular traffic).	A Traffic Management Plan will be developed by the EPC contractor to address component delivery and mitigate impacts to vehicular traffic from construction activities. Advanced notice of construction commencement will also be provided to the Township, County, emergency service providers, and adjacent landowners prior to the start of construction activities.	No significant net effects predicted.	
Minerals				
Mineral Resources	Removal of the potential for resource extraction during the operational life of the Project.	The Project will not involve quarrying onsite sources of bedrock, sand or gravel resources. Currently, no aggregate pit operations exist within or adjacent to the Study Area. Upon decommissioning and removal of Project infrastructure, the lands will become available for potential mineral aggregate resource extraction.	No significant net effects predicted.	
Recreation	Recreation			
Recreational Resources	No potential effects identified.	There are no recreational resources within the Project Site.	No effects.	



Environmental Concern	Project Phase and Potential Effect	Mitigation Measures	Net Effect
Natural Environn	nent		
Groundwater Resources	Potential effects on groundwater quality and quantity within nearby municipal drains as a result of temporary dewatering activities.	The Hydrogeological Assessment (SLR 2025) determined that municipal wells and local private water wells within the Study Area will not be affected. Construction excavations are expected to be shallow and will minimize the need for temporary construction dewatering. Portions of the site are also expected to be elevated above the existing ground surface; therefore, dewatering volumes are expected to stay below the permitting threshold of 50,000 L/day. If dewatering is required beyond this threshold, an EASR for temporary construction dewatering will be undertaken in accordance with O. Reg. 63/16.	No significant net effects predicted.
Surface Water and Source Water Protection	Potential effects on surface water quality and quantity within nearby municipal drains as a result of increased runoff/stormwater discharge rates and volumes, changes in flow conveyance, increased sedimentation and/or erosion in watercourses, and potential spills from construction or operations equipment.	A Stormwater Management Plan (WSP 2025) was completed to address both quality and quantity of stormwater runoff and site drainage. Effluent discharge from the stormwater management controls is subject to MECP approval as part of the ECA (Industrial Sewage/Stormwater Works) process. A comprehensive Stormwater Management Plan is also required by the Township of Edwardsburg Cardinal for Site Plan Approval, and SNC permitting for works within 30 m of regulated areas. Prior to construction, site-specific ESC measures will be implemented (e.g., silt fencing, erosion blankets, routine monitoring, etc.). To prevent an accidental spill or release during construction, all vehicles and equipment will be re-fuelled within a designated area, away from sensitive receptors such as the municipal drains. In addition, all fuels, lubricants, or other potential contaminants will be stored in proper containers/storage areas on level ground. To allow for rapid response in the event of a spill, spill kits will be located at all refueling stations as well as in construction vehicles. If a spill occurs during construction, such as a release of oils or fuels from construction vehicles or equipment, spill response and clean-up will commence immediately, and where necessary, remedial action will be implemented. In the unlikely event that a provincially reportable spill occurs and there is release of a contaminant to the natural environment (e.g., from construction vehicles or equipment), the MECP Spills Action Centre will be contacted, and spill containment and clean-up will occur as soon as possible, in accordance with provincial regulations (e.g., O. Reg. 675/98).	No significant net effects predicted.



Environmental Concern	Project Phase and Potential Effect	Mitigation Measures	Net Effect
Physical Environment	No potential effects identified.	With backfill, grading, and site restoration following construction, physiography and surficial bedrock geology in the vicinity of the Project will not be affected.	No effects.
Excess Soils	Excess soils may be produced during soil stripping activities and excavations.	Any soils temporarily stored on-site in stockpiles will be managed in accordance with O. Reg. 406/19. Excess soils proposed to be removed from the site will be tested, where required, prior to and/or during construction and managed in accordance with O. Reg. 406/19. If excess soils are deemed suitable for beneficial reuse, efforts will be made to increase the reuse of soils on site. Reuse sites within the Project Site will be selected in consultation with the landowner and based on the characterization of excess soils, the need for beneficial reuse, and the volume of excess soils generated. Excess soils trucked off-site will be based on the quality of the material as determined by testing (i.e., sent for reuse or disposal). Acknowledgement from reuse sites will be obtained prior to the movement of excess soils.	No net effects predicted.
Waste Generation	Generation of hazardous and non-hazardous waste.	Waste and recyclables will be sorted, segregated, and removed to a licensed waste management facility and/or recycling facility. Liquid and solid sewage wastes held in portable tanks will be removed by a licensed contractor and taken to a licensed disposal facility. Waste materials will be contained and not allowed into sensitive receptors such as waterbodies, riparian areas, or agricultural fields. Testing, handling, storage, transport, and disposal of waste will be completed in accordance with applicable legislation.	No net effects predicted.
Terrestrial Environment	Potential for disturbance to terrestrial wildlife from construction activities.	The Project is situated entirely within an actively managed area that does not contain natural vegetation. Therefore, no loss of established wildlife habitat or habitat corridors is anticipated. Standard mitigation for dust management, waste, ESC, etc. will be implemented, and if wildlife is encountered during construction, personnel will be required to move away from the animal and provide reasonable time for the animal to move out of the active area. Additional protection measures will be outlined in the EPP.	No net effects predicted.



Environmental Concern	Project Phase and Potential Effect	Mitigation Measures	Net Effect
SAR and SoCC	Potential for disturbance or loss of SAR or SoCC as a result of construction activities.	As the Project Footprint does not contain natural vegetation, it provides minimal habitat for wildlife. No impacts to the barn structures are anticipated (potential Barn Swallow habitat), and no aquatic SAR were observed on site. In the event that SAR or SoCC are observed on site during construction, specific protection measures, as outlined in the EPP, will be implemented by Skyview BESS Inc. in consultation with a qualified ecologist.	No net effects predicted.
Aquatic Environment	Potential for disturbance or alteration to fish habitat, including changes in water quality and thermal regime and barriers to fish passage.	No in-water works are currently anticipated; however, in the event that construction of the stormwater management pond outlet and culvert installations cannot be timed to avoid fish interaction (i.e., when the drains are dry), the appropriate DFO and/or SNC permits will be sought. Mitigation measures identified in the DFO Request for Review will be implemented, including standard ESC measures to maintain water quality and measures to maintain the thermal regime of watercourses. Therefore, no alteration or disruption of fish habitat is anticipated and no barriers to fish passage will result from the Project.	No significant net effects predicted.
Atmospheric Env	vironment		
Climate	No potential effects identified.	No mitigation measures required.	No effects.
Air Quality	Air emissions related to Project construction and operations, including dust,	Standard mitigation practices related to dust suppression, equipment idling, and efficient generator usage will be followed to reduce localized emissions where possible, such as:	No significant net effects predicted.
	equipment exhaust, etc.	Requiring that construction equipment is properly maintained and used according to the manufacturer's specifications to minimize exhaust.	
		Minimizing unnecessary equipment and vehicle idling to the extent possible.	
		Use of effective dust suppression techniques such as on-site watering and road cleaning, as necessary.	
		Use of appropriate earth moving practices for dust suppression.	
		Limiting construction activities during high wind events.	
		Limiting the operational time of standby generators.	



Environmental Concern	Project Phase and Potential Effect	Mitigation Measures	Net Effect
Noise and Vibration	Noise and vibration emissions related to Project construction and operations.	The Project will comply with provincial noise limits, which may include the need for a noise mitigation barrier (sound wall) in the future. During construction, the following mitigation measures will be implemented to reduce noise and vibration effects: Require that construction equipment is properly maintained and used according to the manufacturer's specifications to minimize noise, and ensure operations conform to acceptable noise limits (e.g., proper maintenance of equipment, muffling systems, minimum idling of equipment and vehicles). Consider the potential for noise and vibration when selecting equipment, construction work methods, and schedule.	No significant net effects anticipated.
		Take reasonable measures to control construction-related noise and vibration near residential properties.	
Visuals			
Visual and Aesthetic Resources	Changes to the aesthetic image of the surrounding rural and agricultural landscape during construction and operations.	During detailed design, motion detector lighting and/or light positioning will be assessed to reduce the light impacts to surrounding properties. During construction activities, visual impacts will be minimized by implementing the following mitigation measures: Maintaining a clean and organized workspace. Restoring areas disturbed by construction activities. Construction of the Project will result in a visual change to the landscape; however, impacts are expected to be limited given the distance from the BESS to the nearest neighbour (over 1 km).	No significant net effects anticipated.



8.0 Consideration of Climate Effects

The BESS will not introduce new sources of greenhouse gas (GHG) emissions during regular operations. Rather, the BESS will conserve excess energy and feed it back to the grid when needed, thereby indirectly helping to reduce overall GHG emissions by reducing reliance on fossil-fuel based generation.

Project construction will, however, result in temporary GHG emissions (carbon dioxide, methane, and nitrous oxide) from the combustion of diesel fuel in heavy equipment and generators. Emissions will also result from construction traffic throughout the construction period. During construction, many of the same mitigation measures provided in **Section 7.8.7.2** will also aid in reducing GHG emissions and will be considered during development of the EPP.

The Class EA for TF also requires proponents to consider the potential environmental effects of climate change (e.g., storms, flooding, drought or other severe weather events) in the design, siting, construction, and operation of transmission facilities. The impacts of climate change on the Project (adaptation) have been considered in the Project design and its components. For example, BESS installations include a range of safety systems such as fire detection and suppression, spill containment, and cooling systems to provide proper operating temperatures. The BESS equipment and other Project components will be certified to meet recognized codes and standards in Ontario and Canada. Furthermore, as described in the assessment of alternative design configurations, the potential effects of flooding have been considered by siting the Project predominantly outside of the 100-year flood line. Based on these engineering design measures; the Project and its components are considered to have a high adaptive capacity to the potential impacts of climate hazards.



9.0 Consideration of Cumulative Effects

The Class EA for TF requires that proponents consider cumulative effects of the Project with other projects proposed in the immediate project area, where documentation is available (e.g., other EAs). Specifically, this consideration of cumulative effects relates to the potential for net environmental effects of the Project to overlap spatially and/or temporally with similar net effects associated with another project.

A review was undertaken of publicly available documentation to identify projects in proximity to the Project Site that are currently undergoing or have recently completed EAs under federal or provincial processes, or that have recently obtained provincial environmental approvals or registrations, including ECAs and EASRs (Government of Ontario 2023b). In addition, Skyview BESS Inc. has been engaging with the Township of Edwardsburgh Cardinal, SNC, local residents, and Indigenous communities throughout both the IESO LT1 RFP and Class EA for TF processes. As a result of the review and engagement activities, no proposed projects or recent activities were identified within the Study Area that could reasonably interact spatially or temporally with the Project net effects. Therefore, no cumulative effects with other projects are anticipated.



10.0 Environmental Effects Monitoring

The purpose of effects monitoring is to confirm the extent of the Project's environmental effects by comparing the actual effects with the predicted effects to verify the effectiveness of the mitigation measures implemented, and to determine whether additional measures are warranted. Monitoring also confirms that the commitments, conditions of approval, and/or compliance with other environmental legislation are met, where applicable. It is anticipated that an Environmental Monitor will be assigned to the Project for the duration of construction to monitor construction activities and provide guidance on any required changes, as applicable.

Prior to construction, the EPP will be developed to identify the standard construction management practices to be implemented. The EPP will include, but not be limited to:

- Vegetation management.
- Wildlife encounters.
- Construction noise.
- Fugitive dust emissions/control.
- Air quality emissions.
- Spill prevention and contingency planning.
- ESC installation, monitoring, and reporting.
- Construction stormwater management, including dewatering, if required.
- Storage and handling of any fuels, chemicals, waste and/or hazardous waste, including road salt (if applicable).
- Collection, storage, and transfer of construction waste to licensed disposal facilities, including hazardous waste (e.g., fuels and lubricants). Licensed contractors will be retained for treatment of wastes or hauling of waste to licenced private landfill(s).
- Soil handling and management, including stockpiling, spreading and/or disposal of excess soils, and procedures in the event contamination is encountered.
- On and off-site traffic and road use.
- Discovery of previously undocumented archaeological resources and/or burial sites.

In addition to the mitigation measures outlined in this Final ESR, the EPP will also include any mitigation commitments or conditions of approval associated with future permitting and approval processes.

Prior to operation, the EPP will be updated to include Project operations and the identification of controls, monitoring, and reporting associated with the BESS, its ancillary facilities, and supporting equipment.



11.0 Summary and Conclusion

The IESO has identified the need for the procurement of energy storage solutions to help meet eastern 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 Skyview 2 Battery Energy Storage Project will provide approximately 411 MW of additional backup capacity to support the energy needs of both the regional population and that of the Province of Ontario.

Based on the results of the effects assessment in this Final ESR, including the implementation of mitigation measures, the Project is not predicted to cause significant environmental effects. While the consultation and engagement process is on-going, it is not anticipated that any concerns will be raised that Skyview BESS Inc. cannot adequately address. The following list provides a set of future commitments to further reduce the potential for environmental effects:

- Continue to engage with interested Indigenous communities, members of the public and government agencies (e.g., MECP, Township of Edwardsburgh Cardinal, SNC, DFO), as applicable.
- Continue to consult with the landowner regarding mitigating impacts to their farming operations.
- Prior to construction, develop the EPP as described above in Section 10.
- Prior to construction, develop a Traffic Management Plan and Lighting Plan as described in **Section 7.**
- Obtain the following required permits or approvals, including completion of detailed technical studies and drawings as required:
 - ECA (Industrial Sewage/Stormwater Works).
 - EASR (Air & Noise).
 - EASR (Water-taking) or PTTW, if required.
 - Municipal Site Plan Approval, Minor Variance, Entryway Permit, and Building Permits.
 - SNC Permit.
 - DFO Letter of Advice.

The Draft ESR was made available for public review and comment for a 30-calendar day period, from September 11, 2025, to October 11, 2025. Skyview BESS Inc. responded to all comments received during the review period as documented in this Final ESR which can be viewed electronically on Skyview BESS Inc.'s website at: https://www.potentiarenewables.com/our-portfolio/skyview-2-bess-project/

Given no Section 16 Order requests were received, the Final ESR and associated Statement of Completion have been filed with the MECP. The Project is now considered approved and will be implemented in full compliance with the requirements of the Class EA for TF process as outlined in the Final ESR, incorporating input obtained throughout the planning process.

Skyview BESS Inc. intends to proceed with the Project subject to implementation of the mitigation measures and other commitments as outlined in this Final ESR, and to the receipt of all other applicable permits, licenses, and approvals prior to construction.



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Appendix A Record of Engagement

Final Environmental Study Report

Skyview 2 Battery Energy Storage Project

Skyview BESS Inc.

SLR Project No.: 241.031524.00001

October 12, 2025



[Included under separate cover]





Appendix B Cultural Heritage Evaluation Reports

Final Environmental Study Report

Skyview 2 Battery Energy Storage Project

Skyview BESS Inc.

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October 12, 2025



[Included under separate cover]





Appendix C Stage 1 and 2 Archaeological Assessment

Final Environmental Study Report

Skyview 2 Battery Energy Storage Project

Skyview BESS Inc.

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Appendix D Natural Heritage Study

Final Environmental Study Report

Skyview 2 Battery Energy Storage Project

Skyview BESS Inc.

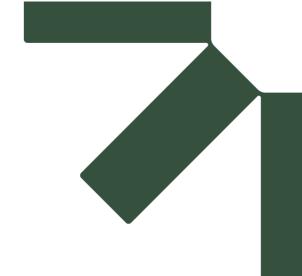
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Appendix E Acoustics Assessment Report

Final Environmental Study Report

Skyview 2 Battery Energy Storage Project

Skyview BESS Inc.

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