COMPASS
GREENFIELD DEVELOPMENT

PARRY SOUND BESS

Open House
Minutes of Meeting

November 12th, 2025

Public Open House for Parry Sound BESS (“Project”)

Date: November 12th, 2025 / 6:30 pm – 8:30 pm
Location: Nobel Community Hall

Proponent Contact Information:	info@parrysoundenergystorage.ca
Project Name:	Parry Sound BESS
Maximum Nameplate Capacity:	18MWac
Technology:	Battery Energy Storage System (BESS)

PRESENTERS

Compass Greenfield Development

Jonathan Cheszes
Roberto Caputo
Sean Abdul
Paulo Maia Cortellazzi

The Antler Group

Logan Barrett

AGENDA

The Public Open House provided attendees with the opportunity to view poster boards displaying key Proponent and Project information. The presenting team engaged attendees, responded to their questions, and solicited their feedback on the Project.

Displayed poster boards covered the following topics:

- CGD’s Projects in Canada
- Ontario’s Power Needs
- Project Case Study – Walker BESS 4, 5, 6
- About the Project
- Battery Storage Design Characteristics
- Why your Municipality?

- ∉ Regulatory & Environmental Compliance/Development Timelines

Please refer to Appendix A for the poster boards displayed at the public open house, which includes the project details. Please refer to Appendix B for photographs of the public open house.

OVERVIEW OF OPEN HOUSE

This meeting was attended by 13 people. Participants requested information about the project and its impacts and raised questions. The questions raised during the open house have been summarized below. If you are reviewing these minutes and don't see your concern summarized, please reach out to the project team at: info@parrysoundenergystorage.ca

ATTENDEE COMMENTS

A representative from Climate & Energy Programs for the Georgian Bay Biosphere, stated that the Georgian Bay Biosphere Strategic Plan is an organization-specific plan. The Municipality of McDougall as a member of the Integrated Community Energy and Climate Action Plans (ICECAP), can use it as a guideline for updating their climate action plan goals, it is not currently part of the municipalities official plan or bylaw documents.

A community member highlighted how Battery Energy Storage Systems are not new technology and have been employed all over the world to help support energy grids as an alternative to gas plants, which are more expensive and have a larger environmental footprint. It was also communicated that there is already a 2MW BESS project active in Parry Sound since approximately 2017, located at 5 Elliot House Rd., which is near residential homes, and this has not been a source of concern.[1]

Community members highlighted that BESS in Ontario are a recent occurrence, and we have yet to see one reach the end of its full useful life, therefore there is a high level of uncertainty in the technology.

Community members commented that the proposed project area is a habitat to Eastern massasauga rattlers, and that steps should be taken by the project to ensure mitigations are in place to protect the specie.

Community members raised concerns over the benefits this project would bring to the municipality.

A community member raised concerns regarding the project's communication with the municipality and councillors, as well as the ability to contact the local fire departments.

[1] Parry Sound Energy Storage https://www.nexteraenergycanada.com/projects.html

SUMMARY OF QUESTIONS/CONCERNS

1. **Access, Construction & Operations**

a. How will the project site be accessed during construction and operation?

Current plans are for the site to be accessed from Highway 400, though other options are still being evaluated. Parry Sound BESS has submitted a pre-consultation request to the Ministry of Transportation (MTO), and any site access will comply with all applicable safety standards and regulations.

b. Who is responsible for building and maintaining the access road to the project site?

Parry Sound BESS is responsible for building and maintaining the private access road to the project site.

c. What kind of noise, if any, will the BESS generate during operation?

During normal operation, a Battery Energy Storage System (BESS) produces very little noise. The main sources are cooling fans and HVAC equipment, which typically generate a steady, low-level hum. Through the Environmental Activity and Sector Registry (EASR) permitting process, a Noise Impact Assessment is completed for the project and submitted to the Ministry of Environment Conservation and Parks. This includes an ambient noise survey to establish the existing 'noise envelope' at the site, taking into consideration zoning, nearby highways, and other relevant factors. The assessment determines if the BESS will operate within the sound level limits outlined in Chapter 3 of the EASR Publication at all nearby points of reception.

Note: The proposed BESS site is located well away from nearby homes, with the nearest dwelling situated at a considerable distance. Additionally, the site is adjacent to Highway 400, an area already characterized by existing transportation noise.

d. How frequently will the facility be inspected, maintained, and monitored for operational performance and safety?

Compass Greenfield Development will enter a contract with a qualified operation and maintenance contractor, local to Ontario, whose main responsibility will be to monitor Parry Sound BESS 24hrs, 7 days a week. The contractor will have remote and immediate access to the system. It is expected that the contractor will make 4 visits a year for routine maintenance. Further, Hydro One will have continuous access to monitoring of the project and will be able to control its operation on the grid.

2. **Community Benefits & Engagement**

a. Why did Parry Sound BESS initially ask for municipal support? Why is municipal support not required for this project?

As outlined by the IESO's LT2 procurement document, Municipal Support Resolutions (MSRs) can only be submitted where the municipality has land use authority over the lands of the proposed development. Initially, Parry Sound BESS believed that the Municipality of McDougall had land use authority over the location of our proposed project (despite being situated on Crown land) and therefore we were seeking a Municipal Support Resolution. However, after further review of the McDougall Official Plan, the Municipality of McDougall does not have land use control over Crown Land until there is a Crown Land Lease in place. Therefore, Parry Sound BESS Inc. Could not submit a council support resolution as part of its bid submission to ensure IESO bid submission compliance.

Following a contract award, and once a lease is established through the Ministry of Natural Resources and Forestry process, it is our understanding—based on Section 14.04.3 of the Municipality's Official Plan—that municipal planning documents will apply to these lands. Parry Sound BESS has received a pre-consultation report from the planning department outlining the permitting requirements for the project. These include a Zoning By-law Amendment, Official Plan Amendment, Site Plan Agreement, Building Permit, and other applicable approvals. Through these processes, the Municipality will make the final decisions on planning approvals.

b. *Does the project plan to host further public meetings and community engagement sessions as the project progresses?*

We are committed to undertaking meaningful community engagement and will host additional public meetings if a contract is awarded by the IESO. All project updates will be shared on our project website: https://parrysoundenergystorage.ca/

c. *What benefits will this project bring to the village of Nobel and the Municipality of McDougall beyond the Community Benefits Agreement (CBA)?*

The project provides several benefits, including job creation during various stages of the project's life cycle, such as construction and operations. In addition, Parry Sound BESS is offering a Community Benefit Agreement that provides an annual payment to the Municipality. Based on the feedback received at the community meeting, Parry Sound BESS will evaluate the potential for increasing the Community Benefit Payment from the current 1,000/MWac payment per year.

3. <u>Decommissioning & End of Life</u>

a. *Who will be responsible for decommissioning the facility, and what will that process involve? What if decommissioning is required in the first 10 years of the project?*

BESS facilities have an expected lifespan of 25 years, or more, with equipment replacement and repowering. In the event the facility is required to be decommissioned, Parry Sound BESS will be responsible to decommission the BESS site. At the time of decommissioning, the installed components will be removed and reused/recycled, where possible, and the site restored. All removal of equipment will be done per the applicable regulations and manufacturer recommendations. The below summarizes the decommissioning procedure that would be enacted at the end of project life for each component.

- BESS – Disconnect all above-ground wirings. Remove all BESS enclosures and support structures.

- Medium Voltage (MV) Stations, Substation – Disconnect and remove all electrical equipment. Remove the inverter and associated equipment. Remove high-voltage substation transformer. Remove concrete foundations for MV Stations and substation components.
- Access roads and other components – Consult with the property owner to determine if access roads should be left in place for their continued use. If roads are to be removed, the aggregate materials will be excavated by a backhoe/front-end loader, along with any underlying geotextile fabric. Compacted areas restored.
- Underground cables – Underground electrical lines running between the inverters and the substation will be removed. All foundation materials will be removed.

To provide additional assurance, we will post a financial security—such as a bond or letter of credit—at commercial operation to ensure that, if decommissioning is required before year 10 and Parry Sound BESS is unable to complete it, sufficient funds will be available to cover all decommissioning costs at the end of the project's life

b. What will happen to the battery packs once the facility is decommissioned? Will they be recycled, and who will manage that process?

Common Battery Energy Storage systems are 95% recyclable[2]. During the decommissioning process, a local recycling company managed by Parry Sound BESS would recycle the components. The main metal components of a Tier 1 BESS unit are lithium, nickel, cobalt, copper, and aluminum. In addition to the battery energy storage system itself, there are several additional components, such as housing units, air conditioning components, concrete pads, electrical controls, and wiring. Like the batteries themselves, these components have well-established recycling pathways.

Potential recycling providers in North America includes Glencore[3].

4. Grid Benefits & Energy System Role

a. How do BESS projects contribute to the broader energy grid, and do they provide any direct benefits to nearby residents or properties?

Battery Energy Storage Systems (BESS) support a more reliable and efficient electricity grid by storing energy when demand is low and supplying it when demand is high. This process, known as "peak shaving," helps reduce strain on the grid during times of heavy use and lower energy costs. They can respond quickly to stabilize the grid during sudden changes in supply or demand, improving overall reliability and helping prevent outages. However, since the proposed project feeds energy capacity into the provincial grid, not directly to local homes, it will not assist local homes during a brown out.

[2] https://renewablesassociation.ca/wp-content/uploads/2025/01/CanREA-factsheet-Recycling-batteries.pdf
[3] https://www.glencore.com/what-we-do/recycling

5. Project Design, Scope & Timeline

a. What is the overall budget for the project?

The total project budget is still being refined as we continue to receive updated pricing from equipment suppliers and contractors. While we referenced cost ranges from similar projects during our community meeting, the final budget will only be confirmed once detailed engineering and procurement are complete.

b. What is the lifespan of both the project and the battery systems?

If successful in the procurement, the Parry Sound BESS project will be contracted for 20 years by the IESO. As a long-term owner and operator of its assets, Compass Greenfield Development plans for its batteries to have a +25-year lifespan.

c. What battery suppliers are you currently in discussions with? And where are they based?

We are currently in discussions with several Tier 1 equipment suppliers and contractors that have proven experience delivering large-scale BESS projects in Canada.

Battery suppliers for utility-scale energy storage operate globally, with major manufacturers based in North America, Europe, and Asia. Because the industry has an international supply chain, components such as cells, inverters, and control systems are often sourced from multiple regions and then integrated by the selected supplier.

d. Since when has this project been in development, and why is the current timeline being accelerated toward December?

The project has been in development since August 2025, beginning with technical work to identify suitable locations based on available line capacity, reviewing development constraints, and submitting our Crown Land Site Review (CLSR) application to the Ministry of Natural Resources and Forestry (MNRF). During this time, our team was also working on the IESO energy stream procurement, which had an October deadline and required significant attention, temporarily slowing progress on this project.

The reason the current timeline appears to be accelerating toward December is that the IESO has set a firm, province-wide deadline for project submissions under its current procurement process. To participate, all proponents must submit their applications by December 2025.

Although these deadlines are set by the IESO, we remain committed to transparent communication and will continue to engage with the community, answer questions, and incorporate feedback as the project moves forward.

e. Why not have the project reviewed by a third-party consultant?

At this stage, the project has not yet undergone a third-party engineering review. However, these independent engineering assessments will be completed as the project advances. They are a standard and essential requirement for securing project financing from major financial institutions, and they help verify the design, safety, and technical assumptions of the project.

As we move into later stages of development, qualified third-party engineering firms will conduct these reviews, and their findings will be incorporated into the final project design.

6. Project Siting & Land Use

a. Why is the proposed project area so large if only a small portion is required for the BESS installation?

The proposed area displayed in the layout takes into consideration the possibility that the project might have to be moved from the current proposed boundary due to environmental and/or regulatory constraints such as setback requirements from the road and environmental impact mitigation. The project itself will only require approximately 1.75 acres.

b. Will all trees within the project area be removed if the project proceeds?

No, the project will only cut trees on the final project boundary (approximately 1.75 acres) and on a surrounding safety buffer area (to be determined by a fire and safety consultant) to create a setback between vegetation and the project.

c. Why was this location selected for the project, and what alternative areas were evaluated?

In general, this site was chosen because it satisfied several criteria to allow for a BESS project in Ontario on the LT2 procurement process.

- Electrical Capacity: The distributed power line and the transmission power line that are in proximity to the proposed project area have electrical capacity for the project.
- The IESO has prioritized development in Northern Ontario, which includes the Parry Sound Area.
- The proposed BESS site is located well away from nearby homes, with the nearest dwelling situated at a considerable distance. Private land options were considered for the project, but they were closer to local residences, while the proposed location is approximately 1.5km away from the closest residence.

d. Where is the project connecting to the grid?

The project will tie into existing Hydro One Infrastructure on Nobel Road, near the intersection with Avro Arrow Road.

e. The project area is currently zoned as Crown Land. Would it need to be rezoned if a contract is awarded?

Yes, the Parry Sound BESS project would have to go through a zoning by-law amendment process with the Municipality of McDougall after contract award.

f. What will the impact of the project be on existing snowmobile trails and local hunting areas?

The project's footprint is relatively small (approximately 1.75 acres), which helps minimize any impacts on surrounding recreational or hunting areas. The project is located outside of the Georgian Nordic Outdoor Activity Centre trails, so it will not interfere with cross-country skiing or other Nordic trail activities.

Where snowmobile trails or hunting areas exist nearby, the small size of the project footprint means we do not anticipate significant disruption. We remain committed to working with the community to address any concerns and ensure safe and responsible use of surrounding lands throughout construction and operation.

7. Safety, Fire Response & Emergency Management

a. In the event of a fire, what would the evacuation radius be, and what chemicals or pollutants would be present in the smoke?

The safety area of a BESS fire is determined through plume dispersion modeling. This is dependent on the battery technology used, and manufacturer burn tests that determine which gases are emitted on the fire. In the very unlikely event of a fire at the battery facility, the smoke could contain gases similar to those from a vehicle or electrical fire — mainly carbon monoxide (CO), carbon dioxide (CO_2), and small amounts of other compounds from burning materials.

All types of smoke from any fire carry some degree of toxicity. Compass Greenfield Development and its Emergency Response Consultant will work with the Fire Department in review of plume dispersion models for a range of different event scenarios. Based on these scenarios, Compass Greenfield Development will commit to acceptable emergency response plans based on the technology used and the training it is able to provide to the local Fire and Rescue teams.

In general, modern Battery Energy Storage Systems are designed with sealed enclosures, fire detection and suppression systems, and automatic isolation features that greatly reduce the chance of fire and limit any emissions if one were to occur.

b. Could a fire trigger the evacuation of the village of Nobel? Will the public have access to information on potential fire spread and evacuation planning?

Currently, Parry Sound BESS has not selected a battery manufacturer for this project, which is required to conduct detailed plume dispersion modelling and establish specific evacuation zones. However, conservative safety assessments from our previous BESS projects have identified evacuation areas of approximately 300-400m. Based on this distance, no homes within the village of Nobel would require

evacuation. The project will provide the site-specific results of the plume dispersion modelling once it is available. We expect to advance this work stream as part of the municipal permitting process.

c. *If a BESS were to catch fire, what would occur and how would the situation be managed? How would fire water runoff be contained?*

Battery Energy Storage Systems are designed with multiple layers of safety to prevent fires, including advanced monitoring, temperature controls, and automatic shutdown systems. In the unlikely event of a fire, the system would immediately isolate the affected unit, and the facility's fire detection and suppression systems would activate.

Local emergency services would be notified right away, and the response would follow a site-specific Emergency Response Plan developed in coordination with the local fire department. The plan includes clear procedures for access, isolation, and cooling of affected units to ensure public and worker safety. Any water used in the containment of the fire would be captured by the BESS's stormwater management system and later be removed by a contracted vacuum truck.

d. *How will water used for suppressing or containing fires be transported to the site?*

Parry Sound BESS will engage with the local fire department to determine its capabilities to bring water to the site. However, we would expect to install and maintain an on-site water tank to ensure water availability in all seasons in the event of a fire.

e. *Would the project be responsible for covering the costs associated with any security or emergency incidents that occur on-site?*

Yes. The project is fully responsible for covering the costs associated with any security or emergency incidents that occur on-site.

f. *How will emergency response training for this facility be conducted, and will multiple regional fire departments be included in the process?*

The safety of people, first responders and neighbours are our priority. We are taking a proactive approach to ensuring safe and efficient operation. Safety is being addressed with a multi-layered approach:

- Battery Chemistry: Lithium Iron Phosphate (LFP) batteries have a lower energy density, and a more stable chemistry, making them safer and less likely to overheat.
- Equipment has been selected based on track record, planning and testing, monitoring, automation, isolation, and suppression
- 24-hour monitoring of battery operations and cell temperatures, including gas detectors, smoke detectors and temperature detectors.
- If any abnormality in the operations are detected, the system shuts down and alerts the operator
- The battery system is tested to UL9540A standards which require that fire will not propagate between battery units in the unlikely event of a critical failure.

The likelihood of a fire is extremely low. Nevertheless, we would develop a site-specific Emergency Response Plan with the Local Fire Chief that would include all necessary training and equipment for the fire department as well as any neighbouring fire departments.

The project owner will provide and pay for training for all engaged local fire departments on how to best manage different types of emergencies related to the battery system. Parry Sound BESS would provide any required additional equipment at no cost to the fire department.

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APPENDIX A

POSTERS FROM THE PUBLIC COMMUNITY MEETING

WELCOME

TO THE PUBLIC OPEN HOUSE FOR

PARRY SOUND BESS

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Ontario's Power Needs

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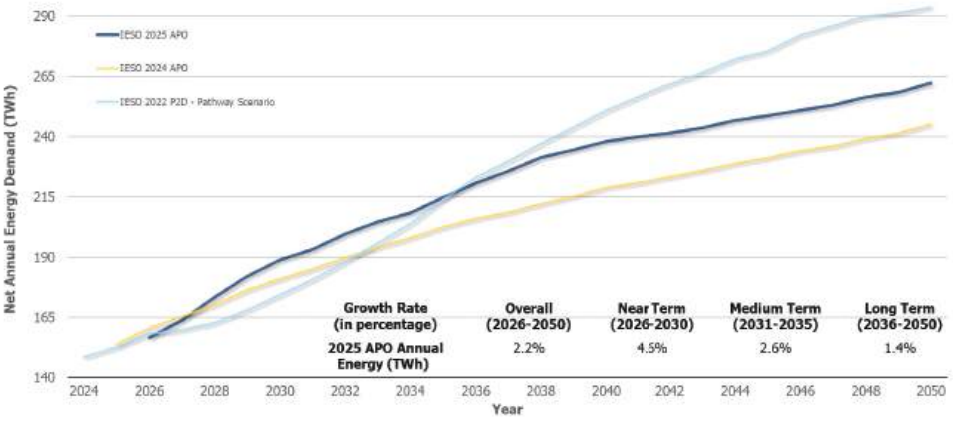
In October 2024, Ontario's Independent Electricity System Operator (IESO) updated its demand forecast for Ontario and indicated that it is anticipating a 75% increase in energy demand between 2025 and 2050.

ieso
Connecting Today.
Powering Tomorrow.

75% Demand Growth by 2050

Annual Energy Demand by Forecast



What is Causing this Growth?

- Large increases in demand in the near and medium term
- Industrial sector and data centre growth are the primary drivers of new demand
- Industrial electric vehicle production and supply chain sub-sector
- Commercial sector growth, increasing population, and electrification are also continuing to escalate electricity demand across the province.
- To meet this demand growth, the IESO has planned multiple Long-Term 2 procurement windows, with the first submission deadline for the capacity stream set for December 18, 2025 (Long-Term 2 RFP).

Long-Term 2 RFP (IESO)

About the Proposed Project

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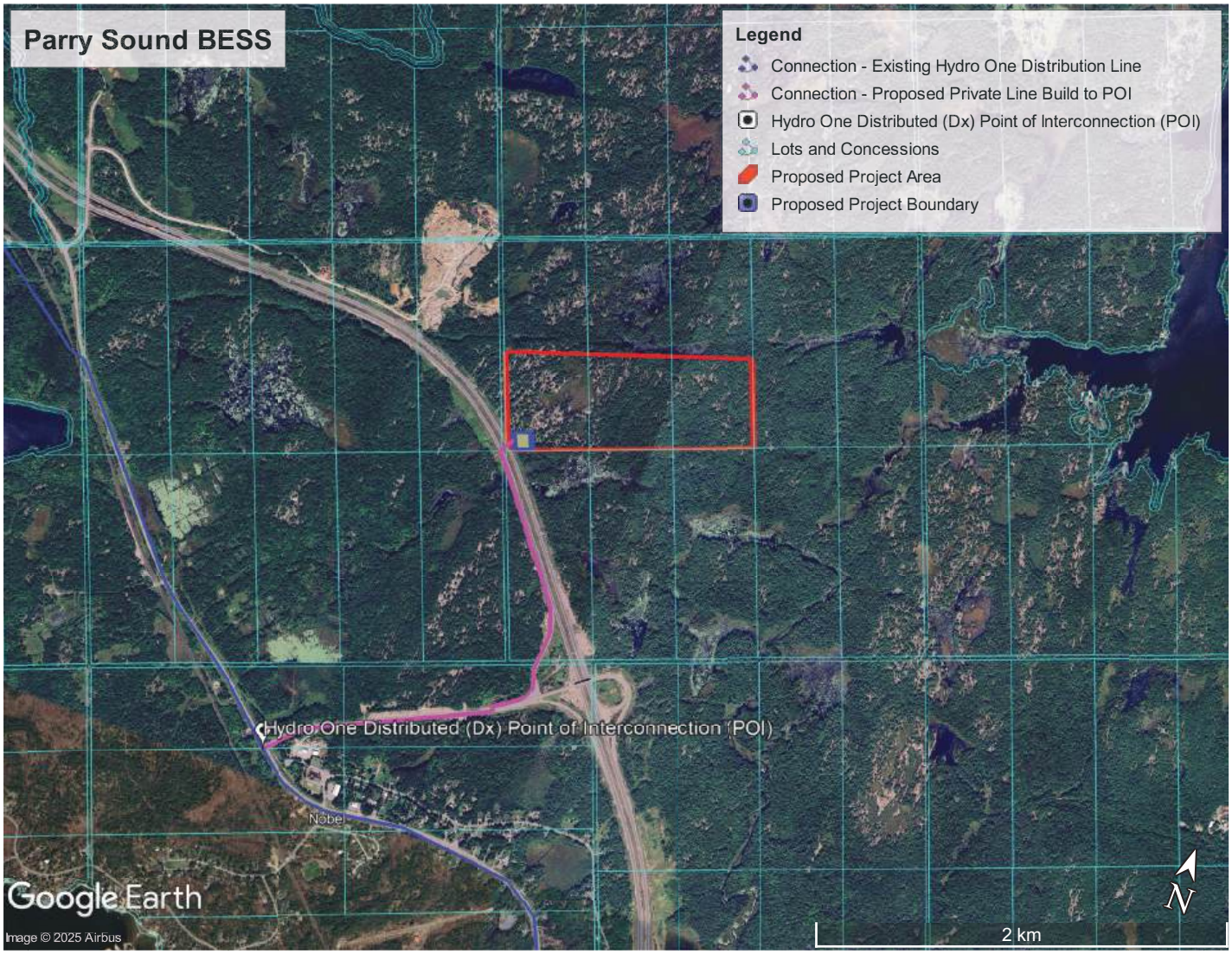


Developer
Compass Greenfield Development Inc.

Project Name
Parry Sound BESS

Max Name Plate Capacity
18 MWac

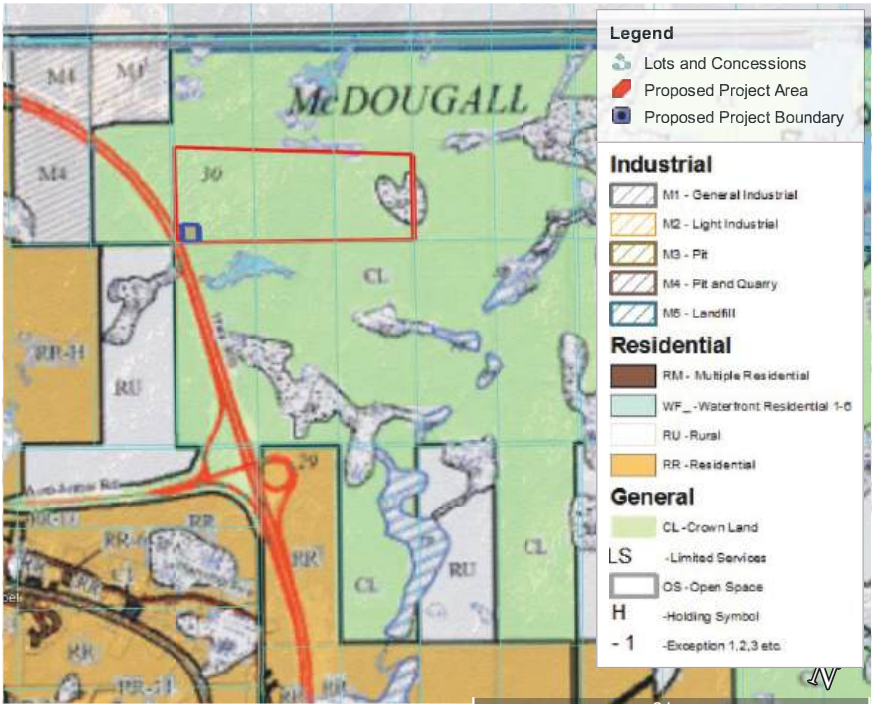
Technology
Lithium-Ion Battery Energy Storage System (BESS)

Main Intersection Location
Highway 400 and Avro Rd. (45.433302°, -80.076776°)

Interconnection Point
Connecting to existing Hydro One utility line on Nobel Rd

Project Website
www.parrysoundenergystorage.ca

Contact
info@parrysoundenergystorage.ca



Battery Storage Design Characteristics

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Example of a BESS Project under operation – Compass Greenfield Development's Walker BESS 4, 5 and 6 (3 projects, 15MWac total), located in Windsor, Ontario.

Battery Storage Project Characteristics

- **Small Footprint Size:** 1.75 acres
- **Secure:** Project is fenced in and locked.
- **Operations:**
  - Project is 24/7 remote monitored and controlled. Operations and maintenance contractors are locally based in Ontario.
  - Scheduled site visits occur 4 times a year.
- **Noise:** Each container or battery storage cabinet will have its own HVAC system and meet provincial sound limits.
- **Design:** Battery does not power onsite operations directly; it flows to the grid. The project will consist of painted, 25 ft containers, electrical equipment and a transformer. Containers and electrical equipment will be situated on concrete pads.

Battery storage projects provide flexibility to electricity systems by storing low-cost power and providing it during peak periods when the grid needs it the most. Battery storage has been procured by the IESO since 2014.

Why your Municipality?

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The development of BESS within your municipality aligns with the Regional Climate Action Plan (RCAP), a regional initiative within the Georgian Bay Biosphere region of which the Municipality of McDougall is a member.

Integrated Community Energy & Climate Action Plan

The Regional Climate Action Plan supports the implementation of energy and battery storage through one of its key objectives.

Objective 5 - Increase clean energy generation and energy management practices.

Explore opportunities for energy and battery storage and implement where feasible.

Photo – North Glengarry BESS (16.3MWac) nears mechanical completion – September 2025

Community Benefits

A stronger local energy grid
Distributed connected energy generators add to a municipality's electrical grid resiliency.

Job creation, local economic stimulus
Construction will lead to a creation of jobs. On-site activity will boost the revenues of local business.

Community Benefit Agreement (CBA)
CGD will commit to an annual payment of $1,000 / MWac to the municipality

CGD will pay for any third-party costs related to permit reviews incurred by the municipality to support this project.

Project Case Study – Walker BESS 4, 5, 6

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Contract Award:
Summer 2023

Commercial Operation Date:
June 2025

Procurement:
IESO Expedited-Long Term 1

Contract Capacity:
- Walker BESS 4 – 4.999MW
- Walker BESS 5 – 4.999MW
- Walker BESS 6 – 4.999MW

Location:
3940 North Service Rd E, Windsor, ON N8W 5R7

Footprint:
0.75 acres

Utility:
Enwin Utilities

General Contractor:
Black & McDonald

Technology:
Tesla Megapack

Regulatory Compliance

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Compass has made careful note of the regulatory bodies that it must engage to secure the permits and approvals.

Authorities Having Jurisdiction

- Municipality of McDougall
- The McDougall Fire Department
- Hydro One
- Ontario Ministry of Energy
- Independent Electricity System Operator
- Ontario Ministry of Environment
- Local Conservation Authorities
- Electrical Safety Authority
- Ministry of Natural Resources (MNR)
- Ministry of Transportation (MTO)

Photos: *CGD's emergency response contractor leading a training and project introduction (Winter 2025) with the City of Windsor's Fire and Rescue Services on site at CGD's Walker BESS 4,5,6 Project site.*

Development Timeline

Land Lease

- Permitting review
- Municipal Support
- Interconnection assessment

Successful developments require up to five years to reach commercial operation.

IESO Procurement

- Consultation with municipality and neighbours
- Submission of Project to LT2-(c-1) Window 1 Procurement Prior to December 18, 2025
- Ministry of Natural Resources (MNR) Crown Land Confirmation Letter

Engineering Design & Permitting Approvals

- IESO contract award
- Indigenous Community Engagement
- Provincial Permitting and land control process
- Municipal Permitting
- Electrical Permitting

Commercial Operation

- Construction
- BESS components installed
- Local electrical grid connection occurs
- Remote monitoring
- Annual maintenance

Decomissioning

- Equipment is removed
- Land fully remediated
- Opportunity for re-commissioning

2025 — 2026 — 2027/2028 ⋯→ 2051+

Compass Projects in Canada

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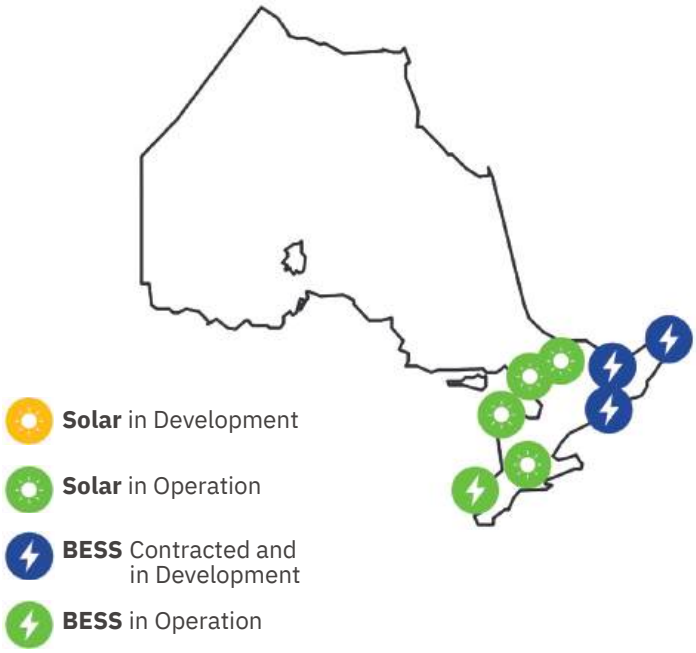
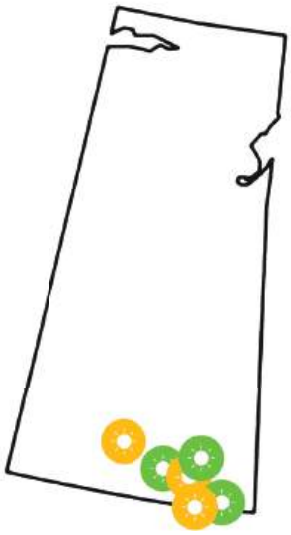
Ontario



Saskatchewan



In total, Compass has over 50 MW of solar and battery storage operating, under construction or contracted, and an additional 500 MW in early stages of development in ON and SK.

10 + years Experience in Energy Development in Ontario

- An industry leader in renewable and clean energy development across Ontario.
- We have developed over 100 renewable energy projects in Ontario representing over 100 megawatts (MW) in the last 6 years
- Track record of success with principles that designed and launched Ontario's renewable and clean energy procurements in the public sector.
- Awarded six projects representing over 46 MW/200 MWh of battery energy storage in the last two IESO Procurements.

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APPENDIX B

PHOTOGRAPHS FROM THE PUBLIC COMMUNITY MEETING


EXIT


WELCOME
TO THE PUBLIC OPEN HOUSE FOR
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