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MCADOO'S LANE BESS 1 AND MCADOO'S LANE BESS 2

Open House
Minutes of Meeting

September 30th, 2025

Public Open House for McAdoo's Lane BESS 1 and McAdoo's Lane BESS 2 ("Project")

Date: September 30th, 2025 / 6:30 pm – 8:30 pm
Location: Italo-Canadian Club of Kingston

Proponent Contact Information:	info@mcadooslaneenergystorage.ca info@mcadooslaneenergystorage2.ca
Project Name:	McAdoo's Lane BESS 1 McAdoo's Lane BESS 2
Maximum Nameplate Capacity:	McAdoo's Lane BESS 1: 75 MWac McAdoo's Lane BESS 2: 50 MWac
Technology:	Battery Energy Storage System (BESS)

PRESENTERS

Compass Greenfield Development

James Marzotto
Elijah Garrett
Paulo Maia Cortellazzi
Jonathan Cheszes

The Antler Group

Logan Barrett

COUNCILLORS IN ATTENDANCE

Paul Chaves
Conny Glenn
Wendy Stephen

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 approximately 20 people. Several participants requested information about the project and its impacts. Some participants 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 either info@mcadooslaneenergystorage.ca or info@mcadooslaneenergystorage2.ca

SUMMARY OF QUESTIONS/CONCERNS

1. **Corporate & Decommissioning & End of Life**

a. *What will happen to the battery packs once the facility is decommissioned? Will they be recycled, and who will be responsible for managing that process?*

Common Battery Energy Storage systems are 95% recyclable. During the decommissioning process, a local recycling company 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.

b. *Does CGD intend to sell or transfer ownership of the project in the future?*

Compass Greenfield Development (CGD) is committed to being a long-term owner and operator of the projects it develops. Our strategy is to own and manage these assets throughout their full operational life, ensuring reliable performance and responsible stewardship over the long term.

Over the next five years and into the foreseeable future, CGD plans to continue expanding its portfolio by participating in clean energy procurement opportunities in Ontario and other provinces across Canada.

Should a change in ownership ever occur in the future, the ongoing operation of our projects would continue uninterrupted, with all regulatory obligations and community commitments remaining in place. We value transparency and long-term partnerships with the communities we operate in, and we are here for the long haul.

2. **Operations & Maintenance**

a. *How frequently will the facility be inspected, maintained, and monitored?*

After construction and commissioning of the project, there will be 24/7 remote monitoring of the BESS operations and cell temperatures, including gas detectors, smoke detectors and temperature detectors. There will also be scheduled site visits happening quarterly to ensure stable operations and effective preventive maintenance.

3. **Project Planning & Development**

a. *Will this project be expanded in the future?*

There are currently no plans to expand the AC capacity project at this location.

b. *What is the total area or footprint of the project sites?*

The project area for McAdoo's Lane BESS 1 is expected to be approximately 6 acres. The project area for McAdoo's Lane BESS 2 is expected to be approximately 5 acres.

c. *Why was this location chosen for the projects?*

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

- 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.
- Willing landowner: The landowner is willing to host the project.
- Supportive Municipality: The development of BESS on private lands aligns with the City of Kingston's Climate Leadership Plan that highlights the need to both increase the use of local renewable energy generation, as well as encouraging the development of energy storage which would minimize the City's reliance on natural gas peaker plants.

d. *Will CGD use the existing right-of-way to connect the project to the electrical grid?*

To interconnect to their respective power proposed Points of Interconnection (POI), CGD will make use of existing municipal rights-of-way (i.e McAdoo's Lane) and with other private land owners for easements. Please refer to individual project websites maps for a visual representation of current proposed line paths.

4. <u>Regulatory Oversight & Decision-Making</u>

a. *Does the IESO have any plans to repower or redevelop BESS sites once they reach the end of their lifespan?*

CGD is currently not aware of any proposed redevelopment or repower offer by the IESO, should McAdoo's Lane 1 and McAdoo's Lane BESS 2. CGD should note though that it is common in Ontario for generators to have their contract extended by the IESO at the end of their original contract term.

b. *Who ultimately decides whether the project is approved, and what criteria are used in that decision-making process?*

In terms of Power Purchase Agreement (PPA) award, it is the Ministry of Energy via the IESO that determines which proposed project is awarded a PPA. The IESO has provided a list of rated criteria points that include the following. For a source of these points listed, please visit the IESO's LT-2 website at - https://www.ieso.ca/Sector-Participants/Resource-Acquisition-and-Contracts/Long-Term-2-RFP

- Indigenous Participation Level
- Local Indigenous Participation
- Projection Location

    - Not located on Prime Agricultural Areas
    - Located in Northern Ontario
- Duration – points given to projects that have a continuous delivery duration of 12 or more hours during qualifying hours.

5. Safety & Emergency Response

a. If a BESS were to catch fire, what would occur and how would the situation be managed? Overall, how safe are these systems in practice?

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.

b. In the event of a fire, would the system release pollutants or toxic smoke? What would be the expected plume radius, and under what circumstances might evacuation be required?

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 of 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.

c. Which accredited safety standards will the BESS comply with, and how do these standards ensure safety and fire containment?

BESS have to apply with municipal, provincial and national permitting and codes and standards.

The following is a non-exhaustive list of industry standards our Project will comply with:

- UL 9540 Standard for Energy Storage Systems and Equipment
- UL 9540A Test Method for Evaluating Thermal Runaway Fire Propagation in Battery Energy Storage Systems
- National & Provincial Building Code
- National Fire Code Canada

- Underwriters Laboratories of Canada
- NECB 2017 National Energy Code of Canada for Buildings
- ULC (Underwriters Laboratories of Canada)
- UL 1741 Standard for Inverters, Converters, Controllers, and Interconnections
- UL 1973 Standard for Batteries for Use in Stationary, Vehicle Auxiliary Power and Light Electric Rail (LER)

BESS are certified to UL9540 and UL9540A standards to prevent fire spread at the cell, module BESS system level. BESS enclosures have built-in early fire detection systems. These include temperature sensors, smoke detectors, gas detectors, whose main function is to detect abnormalities in the operation of the BESS and automatically stop operations. In the rare event of a fire, the BESS are designed and tested to prevent fire spread between cells, modules and containers.

6. Technical Details & Grid Connection

a. Which battery supplier has CGD selected for this project, and what type of battery technology will be used?

CGD has not selected a battery supplier or any specific technology at this time. Battery supply selection is typically conducted post-contract award (anticipated June 2026).

b. 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.

c. Why does one project connect to a transmission line while another connects to a distribution line, and what is the practical difference between the two?

McAdoo’s Lane BESS 1 (proposed 75MWac) would connect to the transmission line west of the project property. This transmission line connects Hydro One’s Kingston Gardiner Transformer Station with Battersea Distribution Station. McAdoo’s Lane BESS 2 will interconnect with distributed lines associated with Kingston Gardiner Transformer Station and Frontenac Transformer Station. The transmission and distributed powerlines referenced happen to both be in relatively close proximity to the project site and have line capacity to support the respective project.

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APPENDIX A

POSTERS FROM THE PUBLIC COMMUNITY MEETING

WELCOME

TO THE PUBLIC OPEN HOUSE FOR

McAdoo's Lane

BESS 1 AND BESS 2

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Ontario's Power Needs

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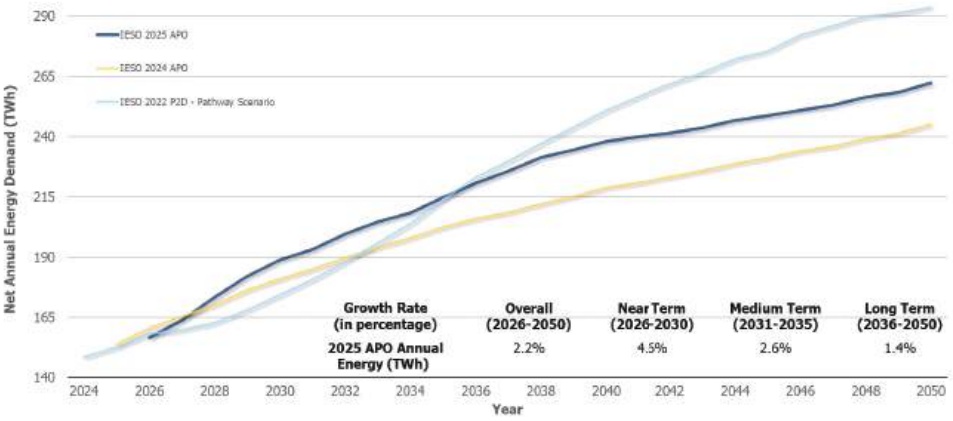
In October 2024, Ontario's Independent Electricity System Operator (IESO) updated its demand forecast for Ontario and indicated that it is anticipating a 75% increase in energy demand between 2025 and 2050.

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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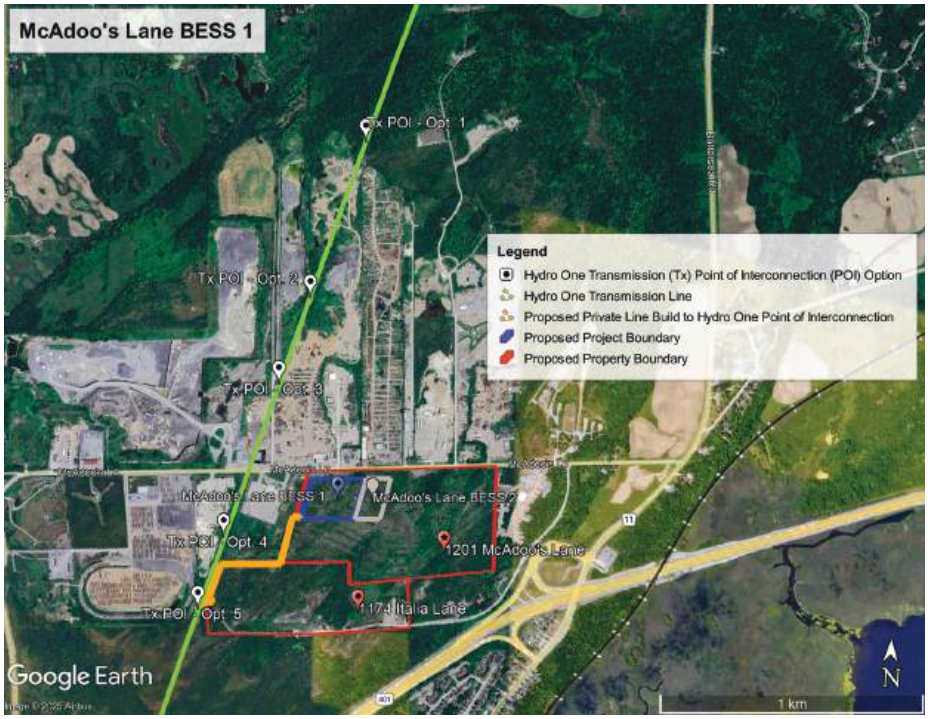


Developer
Compass Greenfield Development Inc.

Project Name
McAdoo's Lane BESS 1

Max Name Plate Capacity
75 MWac

Property Identification Number (PIN)
36324-0534, 36324-0250

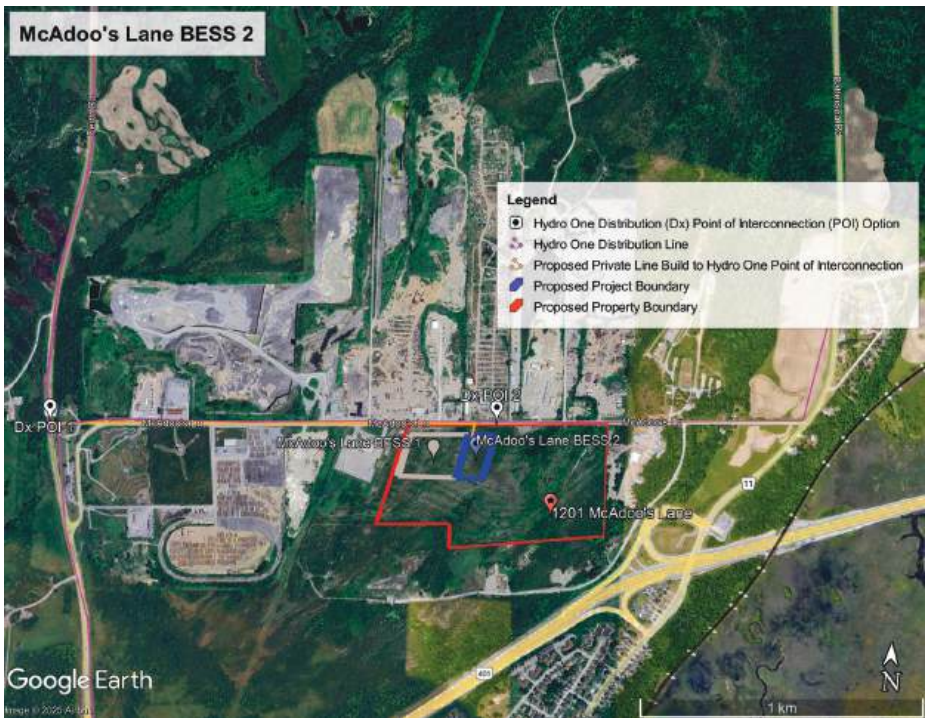
Technology
Battery Energy Storage System (BESS)

Main Intersection Location
McAdoo's Lane and Italia Lane

Interconnection Point
115kV Transmission Line west of project property (1201 McAdoo's Lane)

Project Website
www.mcadooslaneenergystorage.ca

Contact
info@mcadooslaneenergystorage.ca



Developer
Compass Greenfield Development Inc.

Project Name
McAdoo's Lane BESS 2

Max Name Plate Capacity
50 MWac

Property Identification Number (PIN)
36324-0534, 36324-0250

Technology
Battery Energy Storage System (BESS)

Main Intersection Location
McAdoo's Lane and Italia Lane

Interconnection Point
Connecting through 2 separate existing Hydro One Distribution Lines on McAdoo's Ln and Hwy 10 and adjacent to the property on McAdoo's LN

Project Website
www.mcadooslaneenergystorage2.ca

Contact
info@mcadooslaneenergystorage2.ca

Zone Category

- Commercial
- Development Reserve
- Employment
- Environmental
- Hamlet
- Heritage
- Institutional
- Mixed Use
- Open Space
- Residential
- Rural
- Rural Industrial
- Transportation & Utilities
- Not Subject to this By-law

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:**
  - McAdoo's Lane BESS 1 – 7.5 acres
  - McAdoo's Lane BESS 2 – 3.5 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.

CGD's Walker BESS 4, 5, and 6 Project

Why your Municipality?

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The IESO has identified Eastern Ontario as one of the primary areas of demand growth in the province and has a “strong preference” for new resources in this area.

City of Kingston's Climate Leadership Plan —December 13, 2021

Buildings and Energy Production

1. Accelerate local production of renewable and low carbon energy and energy storage

1.6 Monitor changes to the Independent Electricity System Operator (IESO) demand response and capacity auctions, which provide opportunities to contribute to dynamic grid management in support of distributed energy generation

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

Community Benefits

Diversified income stream for local landowners
Keep landownership within your municipality.

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.

Increased tax base for the municipality

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

- City of Kingston
- **City of Kingston Fire and Rescue**
- Hydro One
- Ontario Ministry of Energy
- Independent Electricity System Operator
- Ontario Ministry of Environment
- Local Conservation Authorities
- Electrical Safety Authority

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 Access

- 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

Engineering Design & Permitting Approvals

- IESO contract award
- Indigenous Community Engagement
- Provincial Permitting
- Municipal Permitting
- Electrical Permitting
- Design and construction is planned with the landowner's land-use in mind

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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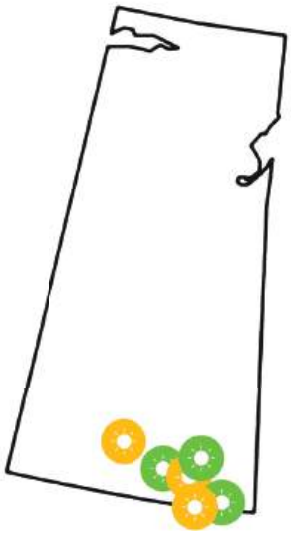
Ontario

Saskatchewan



Solar in Development

Solar in Operation

BESS Contracted and in Development

BESS in Operation

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


WELCOME
TO THE PUBLIC OPEN HOUSE FOR
McAdoo's Lane
BESS 1 AND BESS 2
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Why your Municipality?