Neoen Battery Community Liaison Committee
Meeting Minutes

Meeting Details

Neoen Battery Community Liaison Committee (CLC) – Meeting #1		
Date: November 10, 2026	Location: The Plex – Rotary Hall	Time: 6:00pm – 8:30pm

Agenda

1. Call to order and opening remarks (3 minutes) – Committee Chair and Neoen
2. Introductions and attendance (3 minutes) – All members
3. Review of Terms of Reference (30 minutes) – Committee Chair
    - Confirmation meeting frequency
    - Schedule of future meetings
    - Review and signing of Meeting Decorum Guidelines (Appendix B)
5. Break (10 minutes)
6. Neoen Battery Project Presentation (60 minutes) – CLC Host
    - Proposed Landscape Plan
    - Proposed Lighting Plan
7. Open discussion (20 minutes) – All members
8. Call for future agenda items (2 minutes) – Committee Chair
9. Confirmation of actions, agenda items, and date of next meeting (2 minutes) – Committee Chair
10. Close meeting

Total agenda time: 130 minutes

Note: discussions were extended and the meeting did not complete all of agenda item #6. Remaining agenda items will be carried to the next meeting.

Meeting Summary

1. **Welcome** - Neoen welcomed everyone and thanked them for their participation
2. **Introductions and Attendance**

3. **Review of Terms of Reference**: Neoen established the Community Liaison Committee (CLC) as a voluntary forum for Neoen to share timely project information and receive community feedback, while members agreed to maintain a monthly, flexible meeting cadence and review the committee structure after the initial term of six months.

    - Committee Mandate: The CLC is a commitment made by Neoen during the August open house. The purpose is to provide regular information about the Neoen Battery Project, support dialogue between Neoen and community members, and allow members to bring forward questions from neighbours and the wider community. The scope includes engineering design, environmental management, construction, traffic, planning, and community benefits.
    - Scope Clarification: CLC members requested clarification on the Terms of Reference authority that appeared to exclude discussion of regulatory frameworks and project siting. Neoen clarified that the CLC will receive updates on regulatory matters and can ask questions about how the current site was selected, but the committee is not intended to reopen formal municipal or provincial decisions or reconsider the project's overall policy rationale. Neoen offered to revise the wording for clarity.
    - Meeting Cadence: The group discussed monthly versus bi-monthly meetings. Contributors prefer monthly meetings because the project is progressing and would allow fore more timely input. Meetings will generally target two hours, remain flexible if there is little to discuss, and may be adjusted through email if circumstances require. Evening meetings are preferred to accommodate members who work daytime shifts, with remote participation available when needed.
    - Membership And Observers: The current group of 12 contributing members will form the core committee for the initial six-month term. Additional community, municipal, or Saugeen Ojibway Nation representatives may attend as observers, subject to advance notice, but will not automatically become members. After six months, the committee may consider adding applicants or replacing members who do not wish to continue, while maintaining broad representation and manageable meeting sizes.
    - Member Commitments: Members were asked to sign a commitment to participate respectfully and contribute constructively. The commitment is for six months rather than indefinitely. Individual members may share information discussed at the CLC, but public materials will not attribute statements to specific people. Meeting summaries and presentations will be published on the Neoen project website. Contributing members names will not be published.
    - Community Transparency and Engagement: Contributors asked how Neoen will communicate with residents who do not attend meetings; Neoen agreed to bring a broader engagement and notification plan back to the committee, including improved promotion of future public activities.

- Public Meeting Awareness: Contributors noted that local residents, including Bruce Power shift workers and people in surrounding communities, may not know about the project or public meetings. Concerns were raised that previous newspaper notices were too small and that outreach had not reached all potentially interested persons.
- Future Outreach Planning: Contributors requested information about upcoming engagement activities and an opportunity to outreach methods to notify the public.
- Role of CLC in the Public: Neoen clarified that contributors are welcome to attend future public forums regarding the project, but attendance is not mandatory and members will not be required to represent Neoen or the committee. The upcoming November 23, 2026 public meeting is a municipal meeting about the zoning and official plan amendment applications, distinct from Neoen's open houses.
- Published CLC Materials**:** The intended public record is a factual summary of each CLC meeting rather than a verbatim transcript or attributed record of individual comments. Neoen will publish minutes and presentation materials on the project website, and members will receive links to the project site and relevant application documents.

Action: Neoen to present the details of future engagement activities

Action: Neoen to share website link to public materials and notices for the project.

4. **Break**
5. **Neoen Battery Project Presentation**: Neoen shared information about the project, including how the project will help meet Ontario anticipated electricity-demand growth, proposed under the Independent Electricity System Operator (IESO) procurement, describing the battery's lithium iron phosphate technology, grid connection, and Neoen's experience with utility-scale storage.

- Ontario Electricity Demand: IESO and Ontario's energy planning identify increasing electricity demand, with demand expected to rise by approximately 60% by 2050 due to electrification. The project participated in an IESO storage procurement and was awarded a contract to construct and operate a battery energy storage system (BESS) connected to a specified transmission line.
- Battery Operation: The facility would use battery containers comprised of individual cells. Batteries store and discharge direct current, which passes through inverters that convert the energy to alternating current. Transformers then increase voltage before the energy is connected to Hydro One's existing transmission system.
- Battery Chemistry: The proposed batteries are lithium iron phosphate rather than a generic lithium-ion formulation. A Contributor stated that this chemistry is less susceptible to fire but is not risk-free; detailed battery safety and emergency-response topics were deferred to a future meeting.

- Neoen Experience: Neoen was founded in France in 2008 and develops batteries, solar, and wind projects internationally. The company has operated utility-scale batteries in Australia and has developed or been awarded renewable-energy and storage projects in Canada, including projects in Alberta, Ontario, and Saskatchewan.
- Hybrid Projects: A Contributor asked whether batteries are commonly paired with solar or wind. Neoen explained that hybrid projects are used internationally to reduce renewable intermittency, such as solar output declining at night or during cloud cover. Ontario's current market rules do not provide the same incentive for such pairings, although that could change in the future.
- Site Selection and Agricultural Land: Neoen described the technical and regulatory constraints that identified the current Saugeen Shores site for the project location, while Contributors challenged the use of agricultural land and inquired about alternatives, land restoration, setbacks, and off-setting for the loss of agricultural land.
- Site Constraints: The search considered land along the transmission line the project is required to interconnect to per the IESO contract. Neoen also considered wetlands, watercourses, conservation-regulated areas, residential setbacks, Hydro One requirements, industrial properties, pits, quarries, and geotechnical conditions. The project was relocated from an area within the Saugeen Ojibway Nation's energy buffer zone, where energy projects are not permitted.
- Transmission Limitations: Neoen explained that the project cannot move to another nearby wind or generation site because those facilities connect to different transmission lines and Hydro One's protection systems are line specific. Building too close to certain transmission infrastructure could require a large switching substation, increasing the footprint, cost, schedule, and technical complexity.
- Industrial and Quarry Sites: Neoen considered industrial properties and pits, but many were too small, too far from the required transmission line, or had uncertain subsurface conditions. The unstable soil, unknown buried materials, remediation requirements, active mineral licenses, and the need to support heavy transformers and helical piles made the reviewed sites unsuitable.
- Agricultural Footprint: The current land arrangement involves an option covering a larger parcel, but the proposed permanent project footprint is approximately 29 acres. Construction may temporarily require additional space, while the landowner is expected to continue farming the remainder once the final footprint is established. Neoen said the layout must account for farm-equipment turning and access requirements.
- Topsoil And Restoration: Neoen stated that topsoil would be stripped before construction, retained for use in berms or managed storage, and returned during decommissioning. The design aims to balance cut and fill and avoid building directly on the agricultural topsoil. The agricultural impact assessment forms part of the municipal and provincial permitting materials.
- Agricultural Land Loss Off-setting: Members asked how the temporary loss of agricultural land would be offset. Neoen has not selected a specific initiative and is seeking local suggestions. Examples from other projects included community greenhouses, land

rehabilitation, and support for beekeeping or agricultural businesses were shared as examples.

- Lease And Project Life: Neoen clarified that it does not have an option to purchase the land. The expected base lease and project term was described as approximately 25 years, subject to confirmation, with a possible extension depending on future energy needs and contracted by IESO. If the project is not extended, decommissioning would be required and the land could be returned to agricultural use.
- Regulatory Approvals and Public Meeting: Neoen and Neoen's consultant SLR outlined the municipal and provincial approvals underway, including the November 23, 2026 Saugeen Shores public meeting, the Bruce County official plan and zoning amendments, and the Class Environmental Assessment screening process.
- Municipal Applications: Because the parcel is currently zoned agricultural, Neoen applied for an official plan amendment with Bruce County and a site-specific zoning by-law amendment with Saugeen Shores. The application was submitted on July 31, 2026. The November 23, 2026 public meeting, scheduled for approximately 6:30 p.m. at the Council Chambers, will provide the municipality, Bruce County, Neoen, and the public to address the application.
- Provincial Class EA: SLR explained that the project is subject to the provincial Class EA for Transmission Facilities process since Neoen will be construction and operating a substation. This process allows projects with minimal environmental effects to undergo a screening provided the project satisfies 16 screening criteria covering natural, social, and other environmental effects; the full Class EA process is required if the project will result in effects that cannot be mitigated. Neoen has undertaken the screening process and found that the project is not anticipated to result in significant impact through application of the 16 screening criteria. The screening is with Saugeen Ojibway Nation for input before Neoen will advise the Ministry of the Environment, Conservation and Parks of successful screening.
- Supporting Studies: The Class EA is informed by archaeological, stormwater, noise, an environmental impact study, and other technical studies. Neoen reported that its current screening review found no criteria indicating a significant impact, and the submission is receiving input from Saugeen Ojibway Nation before final notification to the Ministry of the Environment, Conservation and Parks.
- Indigenous And County Review: Saugeen Ojibway Nation and Bruce County provided input on environmental impact study terms of reference, site selection, Class EA, and archaeological study. The archaeological process advanced through stages 1 to 4 after artifacts and pottery were found; fieldwork has been completed and laboratory analysis is underway, with additional construction-stage work potentially required. The Stage 3 and 4 were undertaken voluntarily by Neoen at the request of the Saugeen Ojibway Nation.
- Information Sharing: Neoen agreed to share the Saugeen Shores planning-application link, associated reports, the public meeting date, and the Hydro One Class EA guidance document.

Action: Neoen to share examples of other off-setting initiatives undertaken in other markets.
Action: Neoen to share example of restored farmland.

Action: Neoen to share link to the Official Plan Amendment and Zoning By-law Amendment application package on Bruce County

Action: Neoen to share the link to the Hydro One Class Environmental Assessment (EA) guidance document

Action: Neoen to provide information on the planned decommissioning and restoration of the site, including how agricultural use and topsoil will be reinstated after the project ends.

Facility Layout Landscaping and Lighting: The committee began reviewing facility renderings and the draft landscape plan, but discussion was deferred due to time; Contributors requested at grade images of the enclosures better illustrating the scale of the equipment, seasonal and winter views, snow-management details, setbacks, and local input on species and planting design.

- Facility Configuration: The preliminary layout shows approximately 344 battery containers, medium-voltage transformers, inverters, high-voltage transformers, and associated cabling. Neoen clarified that the containers are single-container-height units arranged in groups connected to transformers, rather than stacked containers.
- Visual Scale: Members asked for clearer drawings and images showing the actual height and appearance of the battery enclosures and their distance from nearby properties. Neoen said higher-resolution drawings and photographs of comparable facilities could be provided to help members understand the scale.
- Landscape Feedback: The draft landscape plan includes proposed tree numbers, species, seed mixes, and planting locations. Neoen will seek input from the local community and Saugeen Ojibway Nation in addition to its landscape consultant, and Contributors can provide comments before the plan is finalized for site plan approval.
- Winter Conditions: Members requested renderings or other material showing winter conditions, snow drifting, snow loading, road access, and snow-removal requirements. Neoen noted that a detailed winter rendering may not be immediately feasible due to a lack of necessary imagery of the site during winter conditions.
- Deferred Plans: Review of the lighting and landscaping plans was not completed during the meeting. They will be carried forward to the next CLC meeting, along with questions about setbacks, tree removal at decommissioning, planting-area dimensions, stormwater, and the relationship between landscaping and agricultural restoration.

Action: Neoen to explore providing a rendering of the site during winter conditions.
Action: Neoen to provide Landscape Plan drawing.
Action: Neoen to provide images of other BESS facilities showing at-grade perspective
Action: Neoen to provide project setback from neighbouring property

8. **Next Meeting Actions and Agenda**: Neoen closed by recording follow-up actions and confirming a tentative December 7, 2026 CLC meeting date, where the committee will continue the deferred technical and engagement discussions and review draft minutes and agenda materials in advance.
    - Next Meeting Date: The group selected Monday December 7, 2026, in the evening for the next CLC meeting. Neoen will circulate the draft agenda and meeting minutes before the meeting.
    - Deferred Agenda Items: The next agenda is expected to include the overall engagement plan, agricultural-offset initiatives, community benefits, landscape and stormwater management, decommissioning, noise, and lighting.

Summary of Action Items

ID	Task	Responsible	Due Date	Status
CLC-1-1	**Terms of Reference:** Revise the Terms of Reference wording on regulatory framework and project siting so it clarifies that relevant project-related questions and regulatory updates remain within the CLC's discussion scope.	Neoen	December 7, 2026	
CLC-1-2	**Community Engagement:** Neoen to present the details of future engagement activities	Neoen	December 7th	
CLC-1-3	**Public Meeting Information**: Share link to the Official Plan Amendment and Zoning By-law Amendment application package on Bruce County	Neoen	November 17	Completed
CLC-1-4	**Regulatory Documentation:** Share a link to the Hydro One Class Environmental Assessment guidance document	Neoen	November 17	Completed
CLC-1-5	**Agricultural Initiatives:** Neoen to share examples of other off-setting initiatives its undertaken in other markets.	Neoen	December 7	
CLC-1-6	**Project Materials:** Neoen to provide images of other BESS facilities showing at-grade perspective	Neoen	December 7	
CLC-1-7	**Landscape Plan:** Neoen to provide Landscape Plan drawing.	Neoen	November 17	Completed
CLC-1-8	**Winter Site Design:** Neoen to explore providing a rendering of the site during winter conditions.	Neoen	TBD	
CLC-1-9	**Setback Verification**: Provide exact setback from neighbouring property	Neoen,	December 7	
CLC-1-10	**Decommissioning and Reclamation**: Provide information on the planned decommissioning and restoration of the site, including how agricultural use and topsoil will be reinstated after the project ends.	Neoen	December 7	
CLC-1-11	**Lease agreement:** What happens if the landowner refused to host the project?	Neoen	December 7	
CLC-1-12	**Confirm total approved capacity across LT1 procurement:** Neoen to verify total capacity across IESO LT procurements	Neoen	December 7	
CLC-1-13	**Meeting Preparation:** Distribute the meeting minutes and draft agenda before the next CLC meeting, scheduled for December 7, 2026.	Mark van der Woerd	December 3	