

COMMUNITY AND INDIGENOUS ENGAGEMENT PLAN

Project Name: Under Sun Acres Green Energy Inc.

Ref. IESO LT1 RFP

Proponent: Under Sun Acres Green Energy Inc.

Date: October 1st, 2023

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1.0 PURPOSE OF THIS PLAN

Under Sun Acres Green Energy Inc. (“the Proponent”) is currently proposing to build and operate a natural gas cogeneration facility (“the Project”), which will be submitted into the Independent Electricity System Operator (“IESO”) Long-Term 1 Request for Proposals (“LT1 RFP”). This Community and Indigenous Engagement Plan (Plan) will serve as a guiding framework to facilitate the delivery of the consultation and reporting requirements for the overall Project.

1.1 PROJECT AND PROPONENT INFORMATION

The Under Sun Acres Green Energy Inc. project is a 3.33MW natural gas co-generation facility that will be located in Staples, Ontario, delivering a proven technology supply of a long-term energy to the Ontario electricity grid to increase the local electricity system reliability. The Project is part of the Independent Electricity System Operator (IESO) Long-Term 1 (LT1) procurement to expand the Ontario electricity grid capacity, and it is subject to IESO LT1 selection process, Municipal Support Resolution, municipal site plan approval, zoning amendments and all the applicable municipal permits.

Project Details:

Project Name: Under Sun Acres Green Energy Inc.

Nameplate Capacity: 3.33MW

Technology: Natural Gas-fired combined heat and power engine

Project Location: 620 Mersea Rd. 10, Staples, ON, N0P 2J0

Map Legend:

- Green line – Project Site boundary
- Blue line – Project Site Installation area
- Yellow line – Eligible Existing Facility boundary
- Red line – Connection line
- Yellow pin – Connection point



Under Sun Acres Green Energy Inc. is a greenhouse operation located in Leamington, Ontario that produces sweet bell peppers. It is one of Ontario’s premier greenhouse facilities. We are at the cutting edge of technology operating a cogeneration system, closed loop water supply/filtration system, and more. Our in-house entomologist and research team of scientists and engineers allows Under Sun Acres Green Energy Inc. to cultivate innovative ideas and push technological barriers. We believe we are a leading example of modern greenhouse life. Under Sun Acres Green Energy Inc. operations provide major economic benefits, opportunities, and economic growth to the local community.

Under Sun Acres Green Energy Inc operates four combined heat and power reciprocating gas engines. The engines supply the Ontario electricity grid with 13 MW of electricity. Waste heat recovered from the engine exhaust and jacket is utilized to heat the greenhouse. With realized efficiencies of greater than 90% these engines serve a two-fold purpose.

2.0 COMMUNICATIONS

2.1 STAKEHOLDER COMMUNICATIONS

The primary goals of stakeholder communications will be transparency and responsiveness, with a focus on effectively engage stakeholders, government agencies, and Indigenous communities about the Project and its associated impacts and benefits.

2.2 COMMUNITY AND INDIGENOUS ENGAGEMENT PLAN

The intent of this Plan is to establish a framework and provide a process for meaningful engagement with all Project stakeholders and Indigenous communities throughout the duration of the Project.

Key strategies to achieve successful engagement include:

- Identify a contact list of relevant stakeholders.
- Provide advance notification to stakeholders of consultation opportunities and key Project milestones.
- Facilitate timely, meaningful and ongoing consultation.
- Build trust through transparent and open dialogue.
- Track and document consultation activities, comments received, and their influence on the Project.

2.3 COMMUNICATIONS PROCESS

The communication information will be routed through Under Sun Acres Green Energy Inc., and it is committed to hearing directly from the community and encourages the stakeholders to contact Under Sun Acres Green Energy Inc. directly with any questions or feedback regarding the Project.

As Project planning advances, stakeholder contacts may be refined, or additional stakeholder groups may be added as appropriate. The consultation plan provides additional detail on the stakeholder-specific consultation approach for each group.

3.0 STAKEHOLDER ENGAGEMENT PLAN

3.1 INTRODUCTION

The objective of this Plan is to engage with potentially affected and interested Indigenous communities, government agencies, members of the public and others (collectively referred to in this document as 'Stakeholders') to gain a better understanding of their issues and interests and how to effectively address these during Project development. Recommendations or comments from Stakeholders will be documented, responded to as appropriate, incorporated into Project documentation, and integrated into the ongoing development of Project design.

The purpose of this plan is to provide a basic outline for the proposed approach to consultation for planning purposes. The details of the plan will be confirmed on an ongoing basis on the Proponent's project website as planning progresses.

3.2 ENGAGEMENT OBJECTIVES

The Stakeholder Engagement Plan provides an outline of consultation opportunities for interested parties so that the Project is well understood by potentially affected Stakeholders, and that their feedback and concerns can be considered and incorporated into Project planning, to the extent practicable. With that in mind, the following objectives for consultation have been developed:

- Provide consultation opportunities that address the particular interests and needs of Stakeholders.
- Understand the stakeholders' priorities, expectations and concerns.
- Provide for timely, open, accurate, effective, consistent and proactive communications.
- Notify stakeholders of planned consultation activities for the Project.
- Foster and maintain positive and constructive relationships with parties that may be affected by decisions regarding the scope of the Project.
- Facilitate dialogue that is based on trust, understanding and support of the stakeholders.

3.3 ENGAGEMENT PROCESS

The Proponent will be issuing a Notice of Public Community Meeting and conduct minimum one Public Community Meeting for the Project. Although these are the main methods to see the feedback form the stakeholders, the stakeholders' consultation will be ongoing during the Project development process.

4.0 ENGAGEMENT OF INTERESTED PARTIES

The contact list for the Project is expected to evolve throughout the Project development process, based on the level of interest expressed by individuals or additional guidance received by stakeholders during the Project and based on which locations are chosen.

Stakeholder and engagement activities completed will be incorporated as a section in the Project website. The section will include the following information:

- Which engagement methods were used, and how
- Complete list of stakeholders that were engaged.
- Summary of incoming and outgoing correspondence with stakeholders.

The following is an overview of proposed methods to engage each Stakeholder group (e.g., government agencies, municipalities, Indigenous communities, etc.) and a preliminary list of expected interested parties by group.

4.1 KEY STAKEHOLDERS

The contact list for the Project is expected to evolve throughout the Project, based on the level of interest expressed by individuals or additional guidance received by the stakeholders and decision-makers during the Project. Key Stakeholder groups that will be consulted on the Project include:

- Municipality of Leamington
- Government Agencies
- Utilities
- Members of the Public and Community Organizations
- Property owners within 1000 m of the Project property boundaries
- Indigenous communities
- Non-profit/non-governmental interest groups

Contact lists will be regularly updated to include all people or groups who have submitted comments or demonstrated an interest in the Project will be notified of Project milestones, events and opportunities for involvement via the Project websites.

Key strategies and considerations to engage these groups are described below.

4.1.1 Municipalities

Municipality of Leamington, including the office of CAO, municipal staff and municipal council will be informed about the Project and appropriately engaged.

4.1.2 Government Agencies

Provincial government agencies that may have a regulatory mandate or decision-making authority linked to the Project will be sent the required notices and can direct the Proponent on future correspondence. Following initial contact, identifying the permits and approvals needed for the Project will be provided for the agencies to confirm that regulatory requirements are met. No federal agencies are anticipated to be included on the contact list given the mandates of the federal agencies and the Project components, anticipated effects and permits/approvals expected for construction and operations.

Key contact points will include initial Project introductions to confirm interest in the Project, and ongoing consultation based on each agency's level of interest, regulatory issues raised and appropriate strategies to resolve issues.

Key government agencies that will be consulted on the Project include:

Provincial Agencies

- Infrastructure Ontario
- Ministry of Environment, Conservation and Parks
- Ministry of Tourism, Culture and Sport
- Ministry of Municipal Affairs and Housing
- Ministry of Natural Resources and Forestry
- Ministry of Energy
- Members of Provincial Parliament
- Ontario Heritage Trust
- Ontario Ministry of Agriculture, Food and Rural Affairs

4.1.3 Utilities

Engagement with Hydro One Networks Inc. distribution teams will be focused on identifying existing and planned infrastructure based on publicly available information.

4.1.4 Members of the Public and Organizations

Public consultation is a requirement IESO LT1 RFP process and will include the issuance of notices at key milestones. In addition, information will be provided to the public focused on simplified communications related to Project plans, potential effects and mitigation measures, with a core focus on

the benefits of the Project. Local sensitivities will need to be gauged on a case-by-case basis to confirm particular issues and the need for targeted meetings.

Key organizations will include:

- Local communities, landowners, businesses and the general public (within 1000 m of the Project)
- Other Community Organizations (consumer groups, resident associates and interest groups)

4.1.5 Municipal Elected Officials

Consultation with elected officials will form an important part of Project planning, with a focus on early notification of upcoming activities related to municipal meetings and public communication. Prior to any key consultation activities, elected officials will be made aware of what is planned and be provided with an opportunity to discuss the material that will be presented. The Proponent will lead consultation with elected officials, including identifying key officials to be contacted, and arranging necessary communications and meetings.

4.1.6 Indigenous Communities

Indigenous consultation is required to fulfill IESO LT1 RFP requirements, but ongoing consultation will be provided to keep communities informed of the Project and engaged in decision-making, depending on their individual levels of interest.

The Proponent will be responsible for leading Project consultation with Indigenous communities, early in the Project development process, and for certainty before commencement of any site work. The Proponent will confirm and modify the list as appropriate prior to initial engagement through:

- Contacting the Ministry of Energy as a part of the IESO LT1 RFP process.
- Including consultations in the Record of Consultation Log
- Sending the Record of Consultation Log to the Ministry of Energy for evaluation if the Duty to Consult has been completed.
- Submitting a Duty to Consult Sufficiency Letter or a letter from Ministry of Energy to IESO.

Project information, particularly on potential environmental impacts, will be provided by the Proponent to the communities to determine their levels of interest and additional information on specific areas of interest will be provided as needed. As communities are contacted, they will be asked to confirm their interest, if any, in the Project, provide input on how they perceive their Aboriginal or Treaty rights to be affected by the Project, and confirm preferred engagement methods.

Feedback and input received from Indigenous communities regarding any potential impacts on their Aboriginal or Treaty rights will be addressed during the project development process and incorporated as appropriate into Project design as appropriate.

4.2 OVERVIEW OF PROPOSED ENGAGEMENT ACTIVITIES

Stakeholders will be engaged in a number of ways throughout the Project, including the following general activities.

4.3 PUBLIC NOTICES

The following public notices will be prepared and issued to stakeholders by the Proponent:

- Notice of Public Community Meeting
- Notice of Completion

Notices will be posted on the Project website by the Proponent and mailed to the Project contact list. All notices will be made available in English.

4.4 PUBLIC MEETINGS

The Proponent will hold minimum one public community meeting for the Project at a venue in a close proximity to the Project location to gather input into Project planning. The need for public community meetings may be revisited as the Project progresses, based on issues, trends, consultation needs and input from the Proponent. Additional public meetings may be held virtually.

Presentation and meeting materials will be developed by the Proponent. Materials will include display boards, presentation, comment forms and sign in sheet.

The Proponent will provide the public meeting information along with the questionnaire for the posting on the Project Website.

The Proponent will keep written documentation of all consultation activities in the Record of Consultation log and provide a Public Meeting Highlight email the day following a public meeting, as well as a Public Meeting Summary Report for the public meeting within three (3) weeks from the public meeting. The summary report will detail the topics and information presented, attendees, issues raised, and responses provided.

4.5 MEETINGS

The Proponent will hold, and remain open to having, ongoing discussions with Stakeholders throughout the Project development process with the intent to solicit feedback on the Project and resolve any outstanding concerns. Initial engagement will include offers for introductory meetings with key regulators and Indigenous communities, to introduce the Project and answer questions regarding the Project.

4.6 DOCUMENT DISTRIBUTION

Document distribution will be conducted through the various means of engagement:

- Minutes of the Public Meetings will be available on the Project website.
- Through the issuance of the Notice of Completion, the environmental assessment reports will be made publicly available for review and comment.
- Upon request, hard copies of the environmental assessment report will be distributed to interested Indigenous communities and government agencies. Electronic copies will be made publicly available for download or distribution.

4.7 PROJECT WEBSITES

The Proponent will maintain a dedicated Project website with information about the Project and relevant documents, including contact information. The Project website can be accessed using the following url link:

www.undersunacres.com/cogen-exp

4.8 RECORD OF ENGAGEMENT

The results of consultation will be recorded, including:

- A Consultation Tracking Log maintained by the Proponent to track the flow of information conveyed to and received from Stakeholders regarding the Project, including relevant correspondence, notices and communication items for the Project. The Consultation Tracking Log will document all consultation activities.