



**Standing Committee Meeting
Agenda**

**Tuesday, September 23, 2025, 7:00 p.m.
S.H. Blake Memorial Auditorium**

Pages

- 1. Growth Standing Committee in the S.H. Blake Memorial Auditorium (Council Chambers) at 7:00 p.m.**
Chair: Councillor Trevor Giertuga
- 2. Land Acknowledgement**
A Member of the Growth Standing Committee to provide a Land Acknowledgement.
- 3. Disclosures of Interest**
- 4. Confirmation of Agenda**
WITH RESPECT to the Tuesday, September 23, 2025 Growth Standing Committee meeting, we recommend that the agenda as printed, including any additional information and new business, be confirmed.
- 5. Reports of Administration**

5.1 Science North Thunder Bay Waterfront Location

3 - 10

Report 294-2025-Growth-Development Services-Realty Services requesting endorsement of the Standing Committee relative to the identified site for development of the proposed new Science North Thunder Bay Waterfront location.

Correspondence received from Property Agent Peder Olsen, dated September 9, 2025 requesting that representatives from Science North provide a deputation relative to the proposed Science North Thunder Bay Waterfront Location.

WITH RESPECT to Report 294-2025-Growth-Development Services-Realty Services we request endorsement of the Standing Committee to forward the following recommendation to City Council:

WE RECOMMEND THAT the property of approximately 1.08 ha (2.68

ac) within the Cultural Campus of Phase 2 of the Waterfront Development as shown on Attachment “A” to this report be the identified site for development of the proposed new Science North Thunder Bay Waterfront location;

AND THAT any necessary by-laws be presented to City Council for ratification.

6. Petitions and Communications

- 6.1 Versorium's Power Generation Facility Request for Municipal Support** 11 - 31
Memorandum from Manager-Planning Services Devon McCloskey dated September 8, 2025 relative to the proposed Versorium's Power Generation Facility, for information.
- Deputation request from Chris Codd of Versorium Energy Ltd. dated September 5, 2025 relative to a proposed cogeneration power project known as Central Ave. Generating Facility.
- 6.2 Smart Growth Action Plan - Council and Community Engagement Plan**
Memorandum from Senior Advisor-Growth Matthew Pearson dated September 15, 2025 relative to the Smart Growth Action Plan - Council and Community Engagement. **(Distributed Separately)**

7. New Business

8. Adjournment

REPORT NUMBER		294-2025-Growth-Development Services-Realty Services	
DATE PREPARED		FILE	
September 9, 2025		RS 23 301079	
STANDING COMMITTEE MEETING DATE			
September 23, 2025			
SUBJECT		Science North Thunder Bay Waterfront Location	

PURPOSE – Seeking Standing Committee Endorsement

WITH RESPECT to Report 294-2025-Growth-Development Services-Realty Services we request endorsement of the Standing Committee to forward the following recommendation to City Council:

WE RECOMMEND THAT the property of approximately 1.08 ha (2.68 ac) within the Cultural Campus of Phase 2 of the Waterfront Development as shown on Attachment “A” to this report be the identified site for development of the proposed new Science North Thunder Bay Waterfront location;

AND THAT any necessary by-laws be presented to City Council for ratification.

EXECUTIVE SUMMARY

This report recommends that a site within the Cultural Campus of Phase 2 of the Waterfront Development be identified as the site for the potential development of the new Science North Thunder Bay Waterfront facility.

Science North has been working to develop a new Science Centre at the City-owned waterfront. It has advanced significant planning milestones such as visitor experience, operational, and business planning, site evaluations and conceptual design. Future predevelopment milestones include site due diligence, capital funding feasibility, capital funding campaign, operating funding campaign, further design development and lease negotiation and approval.

Science North’s initial preferred location was at Pool 6. However, based on development staging and future considerations, the site immediately south of the Art Gallery site is recommended for the potential Science Centre project and Science North

is supportive. The property is approximately 1.08 ha (2.68 ac) and this proposed site allows for an orderly buildout along Sleeping Giant Parkway, creates an enhanced node of cultural activity, is consistent with the current Phase 2 Master Plan and retains additional future development options and opportunities for Pool 6. The site determination is subject to further site investigation by Science North and future Council approvals.

Should this recommendation be endorsed by the Standing Committee, Administration will continue to work with Science North on negotiating business terms on which the City can facilitate the Science North project and develop a letter of intent inclusive of real estate terms for Council's consideration in closed session. The Science North project would also be illustrated at the recommended site as part of the Pool 6 Visioning Exercise.

To advance the project, future decisions by City Council will include authorization of a letter of intent, lease approval and financial approvals.

KEY CONSIDERATIONS

Science North has identified Thunder Bay's waterfront as the preferred location for its new Science Centre (the "**Project**"). The Project would be a 42,000 ft² space, with an estimated total capital cost of \$79M. Construction is scheduled to start in 2027, with an opening planned for 2029. Initial funding support from NOHFC, FedNor, the Green and Inclusive Community Buildings and the Tourism Development Fund is secured. The proposed Science North facility supports Thunder Bay's growth objectives by stimulating economic development, attracting tourism visitors, creating local employment and advancing reconciliation.

Science North's initial preferred location was at Pool 6. However, Administration has discussed with Science North a site for the Project adjacent to, and south of the Art Gallery site (see Attachment "A") and Science North is supportive. The property is approximately 1.08 ha (2.68 ac). Administration's site recommendation is based on alignment with the current Phase 2 Master Plan, the orderly buildout along Sleeping Giant Parkway, an enhanced node of cultural activity and tourism attraction, and retaining additional future development options and revenue generating opportunities at Pool 6.

The City's Waterfront Phase 2 Master Plan identifies the recommended site as part of the Cultural Campus that can become a "major attraction in Thunder Bay". The Campus is envisioned as a cluster of uses consisting of the Art Gallery and potentially an Indigenous cultural center and/or other public uses in the areas of education and the environment combined with compatible recreational uses. The Science Centre project is an exceptional fit with the current Waterfront Master Plan vision for the Cultural Campus

being focused on education, the environment and Indigenous relationships with the environment.

There is demonstrated public support for the development of a Science North facility at the Waterfront. Based on a 2024 Get Involved Thunder Bay survey to provide input into a Waterfront Master Plan update where 62.8% of respondents indicated that they “would like to see an education/tourism campus (like Science North) on the Pool 6 lands”. This is as opposed to 16.2% who indicated they would not like to see this and 21% who were unsure or didn’t know. Additionally, Science North has completed independent confirmations of public support for the new Thunder Bay waterfront facility.

Key benefits of the Science Centre project to Thunder Bay, as presented by Science North, include:

- Addition of a significant educational and tourism attraction with an estimated 73,600 visitors annually and 5,000 overnight stays.
- Significant tourism spending estimated at \$6 million annually, and \$20 million in value added benefits to the local economy.
- Ongoing employment and construction jobs with the build having an estimated construction cost of approximately \$79 million.

Additionally, should the project be located on the waterfront, key benefits may include:

- Additional catalyst to the development of the waterfront.
- Additional trip attraction to a premier tourism destination, including for cruise ships and cruise ship passengers.
- Addition to the range of things to do and see at the waterfront, adding programming density and extended visitor stay.
- Enhanced ability to attract additional revenue producing tenants and activities to the area.

Should the recommendation be endorsed by the Standing Committee, Administration will provide a further update and seek approval from City Council on next steps. At this time, Administration continues to work with Science North on negotiating business and real estate terms on which the City can facilitate the project to develop, operate, and maintain a new Science Centre in Thunder Bay. The development of a letter of intent for City Council’s consideration would come forward at a later time in Closed Session. The Science North project will also be illustrated at the recommended site as part of the Pool 6 Visioning Exercise.

To advance the project, future decisions by City Council will be required and include authorization of a letter of intent, lease approval and consideration of any potential financial contribution.

FINANCIAL IMPLICATION

As the Science North Thunder Bay Waterfront project progresses, the City may include financial commitments within Capital Budgets to facilitate the project including advancing planned capital improvement for the realignment of Sleeping Giant Parkway and the development of additional public parking. The City may also consider making capital and operating contributions to the Project in the future.

Any financial implications would be reported to City Council and the Finance and Administration Standing Committee as applicable.

BACKGROUND

At the April 4, 2022 Committee of the Whole meeting, Science North presented its Northwest Expansion Project and indicated that the Pool 6 property was short listed as a potential site.

On August 2022, Science North issued a media announcement stating the Pool 6 site as its preferred location for its proposed new Science Centre facility in Thunder Bay.

On February 10, 2025, through report 012.2025 – City Manager’s Office Council received the City Manager’s Workplan that included a Visioning Exercise for Pool 6 for Q4 2026.

REFERENCE MATERIAL ATTACHED

List all reference material, in order, that will be attached to the item in escribe.

- **Attachment “A” – Waterfront Potential Site**
- **Attachment “B” - 2016 Pool 6 Master Plan Drawing**

REPORT PREPARED BY

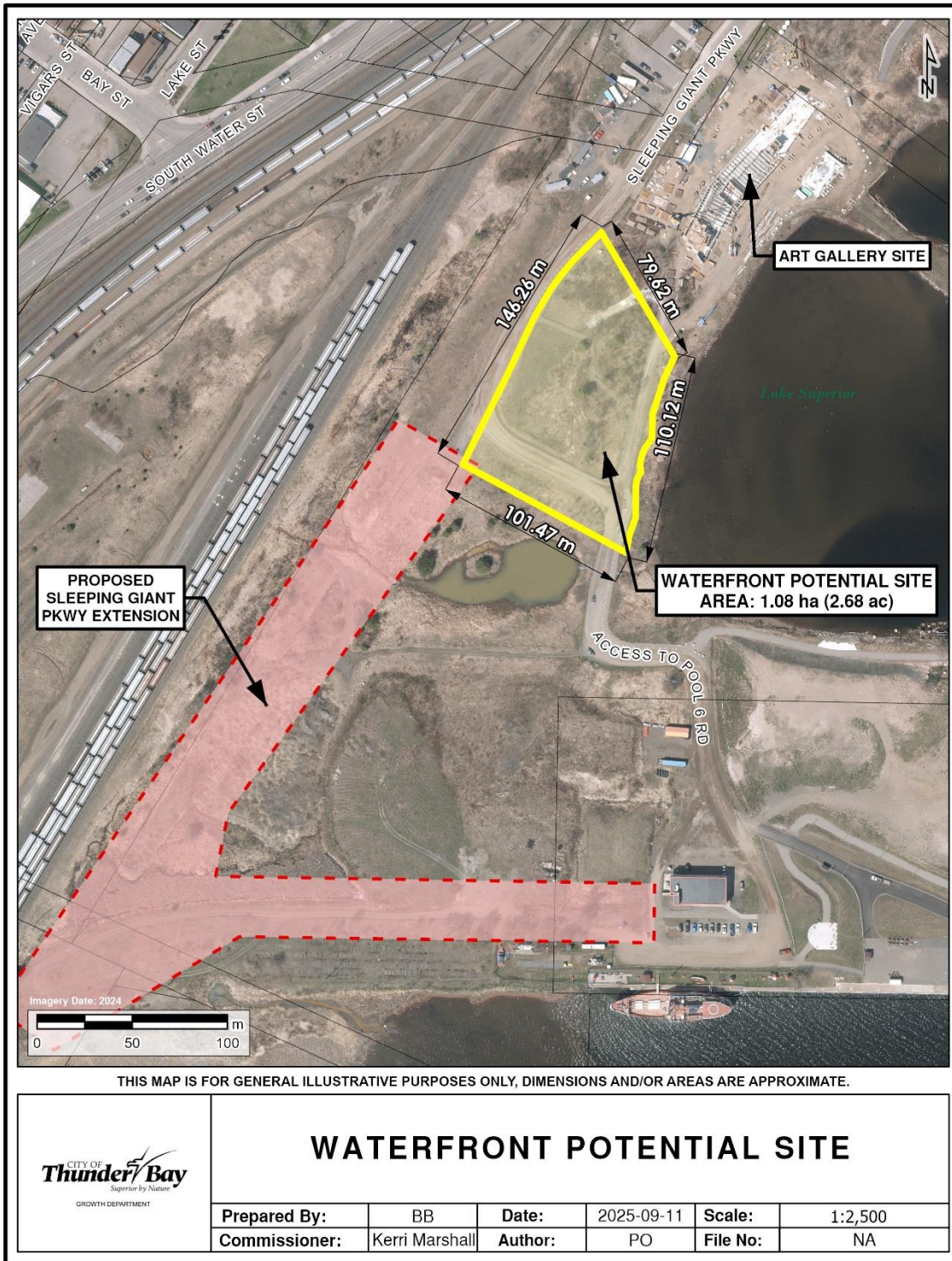
Peder Olsen, Property Agent, Realty Services

REPORT SIGNED AND VERIFIED BY

Kerri Marshall, Commissioner - Growth

Date (09/17/2025)

Attachment "A" – Waterfront Potential Site



Attachment "B" - 2016 Pool 6 Master Plan Drawing



Please note the following response to Speak to City Council has been submitted at Tuesday September 9th 2025 4:35 PM with reference number 2025-09-09-011.

- **What would you like to speak to Council about:**
Science North Thunder Bay Waterfront Location
- **Is this an item scheduled on a current agenda?:**
Yes
- **If yes, please provide report title or number.**
Science North Thunder Bay Waterfront Location
- **Provide as much information as you can about the matter you would like to speak to:**
Science North would like to present context and background on their proposed Science North Thunder Bay Waterfront development. Science North will as well respond to Committee questions and comments.

Science North will have a representative at the Stranding Committee meeting and would also like to have a representative appear via Teams.

- **Provide specific actions you would like Council to take:**
Recommend the preferred location for Science North.
- **Have you already been in contact with City staff in regards to the subject matter of your deputation request?**
Yes
- **Who did you speak to in City Administration? What was the outcome?**
Peder Olsen
Property Agent
City of Thunder Bay
Realty Services
(807) 625-2540 | peder.olsen@thunderbay.ca

Peder is in support of the Science North presentation in coordination with the Administration report.

- **Please select the date of the meeting:**
Standing Committee - Tuesday, September 23 2025
- **Please choose**
Mr
- **First name:**
Peder

- **Last name:**
Olsen
- **Email:**
peder.olsen@thunderbay.ca
- **Phone:**
(807) 625-2540
- **Organization you represent: (optional)**
CTB
- **Please note the names of the presenters that will be attending with you:**
Ashley Larose – CEO Science North (virtual), Mitch Seguin – Director Operations, Darla Stoddart – Senior Manager, Project and Exhibit Services

Please indicate how you intend to participate in the meeting.

In person

Memorandum

TO: Krista Power, Director – Legislative Services & City Clerk **FILE:** PROJ-03-2025

FROM: Devon McCloskey, Planning Services - Manager
Growth – Development

DATE: 09/08/2025 (mm/dd/yyyy)

SUBJECT: **For Information Only** - Versorium's Power Generation Facility
Request for Municipal Support

MEETING & DATE: Growth Standing Committee - 09/23/2025 (mm/dd/yyyy)

Versorium Energy Ltd. ("Versorium") is proposing to develop, construct, own and operate the "Central Ave. Generating Facility" (the Project). The Project is located on private land currently owned by Canada Malting Co. Ltd.

The Project is proposed in response to the Independent Electricity System Operator's (IESO) Long-Term Procurement (LT2) process to support Ontario's growing electricity needs. The facility would be capable of generating up to 31 MW of electricity while also supplying thermal energy to Canada Malting Co. Ltd.

To make the application for the project to the IESO, Versorium must receive a municipal resolution supporting the Project from City Council.

The lands are located at the intersection of Central Ave. and Maureen St. No applications under the *Planning Act* are required, since the land is designated Heavy Industrial and zoned Heavy Industrial (HI).

The Project is designed to use up to eight Jenbacher natural gas-fired engines (generators), which will include four J620 model engines with a nominal capacity of 3.3 MW each, and four J624 model engines with a nominal capacity of 4.5 MW each, two electrical switchgear buildings and two step-up transformers.

In addition, the Project will include two overhead distribution lines connecting to the existing Synergy North distribution system, a tie-in to the existing Enbridge natural gas system, a thermal hot water storage tank and pipeline to deliver thermal energy to

Canada Malting Co. Ltd, and finally an access and approach to accommodate facility access. The Project's engines and electrical switchgear will be housed in sound attenuated modules to ensure compliance with provincial noise guidelines at nearby receptors.

Versorium is developing the Project to compete in the Independent Electricity System Operator's (IESO) Long-Term Procurement process, known as LT2. This procurement, issued under the direction of the Minister of Energy and Electrification, is designed to secure new energy and capacity resources to meet future system needs.

The LT2 procurement consists of two streams: Energy and Capacity, with each serving distinct purposes. The Energy Stream is focused on procuring primarily intermittent, non-emitting resources such as wind and solar. The Capacity Stream, by contrast, is intended to secure battery storage and natural gas resources that are available as needed to ensure a reliable electricity grid.

With electricity demand in Ontario projected to increase by 75% by 2050, the IESO plans to award contracts under both streams of LT2 through four separate procurement windows between 2025 and 2028. Versorium intends to participate in the Capacity Stream's first window, with a bid submission due in December 2025.

Versorium is working with Enerflex Ltd. to engage with Indigenous communities, the public, and key stakeholders including the City. Enerflex will continue coordinate the Project's engineering, procurement, and construction.

Versorium will appear before the Growth Standing Committee on September 23rd as a deputant to present the proposal and receive questions. Subsequently, they will be hosting a public open house on September 24th at the Slovak Legion with the support of Enerflex, and will share their results with Planning Services. Administration will report back to the Growth Standing Committee on October 28th with information regarding the engagement results, the GHG emissions figures provided, and Planning framework information with a recommendation on whether Council should pass a resolution in support of the Project.

If the Project is successful and the IESO awards Versorium a contract, the Project will advance through the required municipal, provincial, and federal regulatory processes, with operations targeted to begin by 2030.

Please note the following response to Speak to City Council has been submitted at Friday September 5th 2025 6:20 PM with reference number 2025-09-05-027.

- **What would you like to speak to Council about:**
A proposed cogeneration power project known as Central Ave. Generating Facility being proposed by Versorium Energy Ltd. in east Thunder Bay.
- **Is this an item scheduled on a current agenda?:**
No
- **Provide as much information as you can about the matter you would like to speak to:**
Versorium Energy Ltd. (“Versorium”) is proposing to develop, construct, own and operate the Central Ave. Generating Facility (the “Project”). The Project is located on private land currently owned by Canada Malting Co. Ltd. The land is currently zoned for industrial use and is a good fit for a development of this nature.

The Project is capable of generating up to 31 MW of electricity while also supply thermal energy to Canada Malting Co. Ltd.

The Project is being designed using up to eight Jenbacher natural gas-fired engines, which will include four J620 model engines with a nominal capacity of 3.3 MW each, and four J624 model engines with a nominal capacity of 4.5 MW each, two electrical switchgear buildings and two step-up transformers. In addition, the Project will include two overhead distribution lines connecting to the existing Synergy North distribution system, a tie-in to the existing Enbridge natural gas system, a thermal hot water storage tank and pipeline to deliver thermal energy to Canada Malting Co. Ltd, and finally an access and approach to accommodate facility access. The Project’s engines and electrical switchgear will be housed in sound attenuated modules to ensure compliance with provincial noise guidelines at nearby receptors.

Versorium is working with Enerflex Ltd. (“Enerflex”). Enerflex advanced early-stage development activities, including engagement with Indigenous communities and other key stakeholders, and laid important groundwork for the Project’s progression. Enerflex will continue to play a central role as the Project’s Engineering, Procurement, and Construction (“EPC”) contractor. This structure provides continuity from the Project’s inception through to commercial operation, while ensuring efficient execution and long-term operational certainty.

Versorium is developing the Project to compete in the Independent Electricity System Operator’s (IESO) Long-Term Procurement process, known as LT2. This procurement, issued under the direction of the Minister of Energy and Electrification, is designed to secure new energy and capacity resources to meet future system needs. The LT2 procurement consists of two streams: Energy and

Capacity, with each serving distinct purposes. The Energy Stream is focused on procuring primarily intermittent, non-emitting resources such as wind and solar. The Capacity Stream, by contrast, is intended to secure battery storage and natural gas resources that are available as needed to ensure a reliable electricity grid.

With electricity demand in Ontario projected to increase by 75% by 2050, the IESO plans to award contracts under both streams of LT2 through four separate procurement windows between 2025 and 2028. Versorium intends to participate in the Capacity Stream's first window, with a bid submission due in December 2025. If the Project is successful and the IESO awards Versorium a contract, the Project will advance through the required municipal, provincial, and federal regulatory processes, with operations targeted to begin by 2030.

Additional information regarding the Project and Versorium's plan for consultation and engagement activities are included with this submission, and include:

- Consultation and Engagement Plan ("CEP")
- Project Brochure
- Project Map

- **Upload any addition images and/or documents about the matter (upload to 5 files):**

1. [Consultation Engagement Plan Central Ave Generating Facility.pdf](#) [1.1 MB]
2. [Appendix 1 Project Brochure.pdf](#) [453.8 KB]
3. [Appendix 1 Project Map.pdf](#) [842.9 KB]

- **Provide specific actions you would like Council to take:**

Versorium has developed a Consultation and Engagement Plan ("CEP") to meet the requirements of the IESO LT2 procurement process and to support its request for a municipal support resolution for the Project, which is required for the LT2 bid submission.

In coordination with the City of Thunder Bay's Planning Services, Versorium has established a path forward to obtain the required municipal support resolution. The process includes the following activities:

Growth Standing Committee Meeting

On September 23, Versorium will attend the Growth Standing Committee Meeting as a deputant, provide an overview of the Project and the proposed CEP, and respond to questions from committee members.

Public Open House

On September 24, Versorium will host a public open house to engage with indirectly affected stakeholders and the broader public.

Reporting

Versorium will compile all consultation and engagement feedback and submit a final CEP report to the City of Thunder Bay's Planning Services.

Council Meeting – Support Resolution

Planning Services will prepare a report summarizing the results of Versorium's CEP and recommend that the municipal support resolution be added to the October 7 City Council agenda.

- **Have you already been in contact with City staff in regards to the subject matter of your deputation request?**

Yes

- **Who did you speak to in City Administration? What was the outcome?**

Versorium has been working primarily with Devon McCloskey, Manager of Planning Services. Together, we have coordinated the proposed approach for Versorium's CEP and confirmed the appropriate internal City processes and activities for pursuing the municipal support resolution.

- **Please select the date of the meeting:**

Standing Committee - Tuesday, September 23 2025

- **Please choose**

Deputant

- **First name:**

Chris

- **Last name:**

Codd

- **Email:**

chris@versoriumenergy.com

- **Phone:**

(587) 534-5008

- **Organization you represent: (optional)**

Versorium Energy Ltd.

- **Please note the names of the presenters that will be attending with you:**

Jeff Trynchy (Versorium Energy), Frederic Lebel and Giorgio Spagarino (Enerflex)

- **Please indicate how you intend to participate in the meeting.**

In Person



Central Ave. Generating Facility

Consultation and Engagement Plan

September 2025

Private and Confidential

Table of Contents

Project Background	3
Consultation & Engagement Plan Overview.....	4
Stakeholder Group Identification	5
Directly Affected	5
Indigenous Communities.....	5
Local Authorities	6
Indirectly Affected.....	6
Consultation and Engagement Methods.....	7
Project Introduction Package	7
Company Website	7
Public Open House	7
Municipal Meetings.....	8
Ongoing Consultation and Engagement.....	8
Consultation and Engagement Timeline	9
Stakeholder Feedback.....	10
Opportunity to Provide Feedback	10
Tracking Feedback.....	10
Appendix 1: Project Information Package	11

Project Background

Versorium Energy Ltd. ("Versorium") is proposing to develop, construct, own and operate the Central Ave. Generating Facility (the "Project"). The Project is located on private land currently owned by Canada Malting Co. Ltd. The land is currently zoned for industrial use and is a good fit for a development of this nature.

The Project is capable of generating up to 31 MW of electricity while also supply thermal energy to Canada Malting Co. Ltd.

The Project is being designed using up to eight Jenbacher natural gas-fired engines, which will include four J620 model engines with a nominal capacity of 3.3 MW each, and four J624 model engines with a nominal capacity of 4.5 MW each, two electrical switchgear buildings and two step-up transformers.

In addition, the Project will include two overhead distribution lines connecting to the existing Synergy North distribution system, a tie-in to the existing Enbridge natural gas system, a thermal hot water storage tank and pipeline to deliver thermal energy to Canada Malting Co. Ltd, and finally an access and approach to accommodate facility access. The Project's engines and electrical switchgear will be housed in sound attenuated modules to ensure compliance with provincial noise guidelines at nearby receptors.

Versorium is working with Enerflex Ltd. ("Enerflex"). Enerflex advanced early-stage development activities, including engagement with Indigenous communities and other key stakeholders, and laid important groundwork for the Project's progression. Enerflex will continue to play a central role as the Project's Engineering, Procurement, and Construction ("EPC") contractor. This structure provides continuity from the Project's inception through to commercial operation, while ensuring efficient execution and long-term operational certainty.

Versorium is developing the Project to compete in the Independent Electricity System Operator's (IESO) Long-Term Procurement process, known as LT2. This procurement, issued under the direction of the Minister of Energy and Electrification, is designed to secure new energy and capacity resources to meet future system needs. The LT2 procurement consists of two streams: Energy and Capacity, with each serving distinct purposes. The Energy Stream is focused on procuring primarily intermittent, non-emitting resources such as wind and solar. The Capacity Stream, by contrast, is intended to secure battery storage and natural gas resources that are available as needed to ensure a reliable electricity grid.

With electricity demand in Ontario projected to increase by 75% by 2050, the IESO plans to award contracts under both streams of LT2 through four separate procurement windows between 2025 and 2028. Versorium intends to participate in the Capacity Stream's first window, with a bid submission due in December 2025. If the Project is successful and the IESO awards Versorium a contract, the Project will advance through the required municipal, provincial, and federal regulatory processes, with operations targeted to begin by 2030.

Consultation & Engagement Plan Overview

Versorium has created this Consultation and Engagement Plan ("CEP") to meet the requirements outlined in the LT2 process in support of seeking a municipal support resolution for the Project.

It is important to note that this CEP is not intended to meet additional consultation and engagement requirements for municipal permits, environmental permits, or any other regulatory approvals required for the project. Any additional consultation and engagement processes that may be required, will be carried out at a following the IESO informing Versorium if it was successful in its LT2 bid.

This document describes how Versorium prepared the stakeholder lists, the consultation and engagement activities that have occurred and will occur throughout all stages of the Project, the engagement resources and materials used thus far and planned for ongoing engagement, and the feedback opportunities that Versorium has created and will continue to create and track throughout all stages of the Project.

Versorium is committed to open and transparent consultation and engagement with landowners, occupants, residents, businesses, individuals with a registered interest in the land, Indigenous communities, as well as with the broader public. Positive and long-lasting relationships with stakeholders are key to the successful development and operation of the Project.

Practices and processes for conducting meaningful and constructive consultation and engagement for the Project are guided by the following principles:

- Consultation and engagement activities will incorporate guidance from Ontario Environment and Energy's *D-6-3 Separation Distances* to determine the recommended distances between industrial areas and sensitive land uses to protect people and the environment.
- Consultation and engagement activities will incorporate guidance from the City of Thunder Bay's *Communications Tower Consultation-Policy 02-02-15* to determine community consultation;
- Consultation and engagement activities will incorporate industry best practices;
- Preparation of a project-specific CEP that aims to meet the needs of stakeholders in a specific jurisdiction;
- The roles of Versorium staff will be well understood and they will follow the practices and policies outlined in the CEP;
- Versorium will identify stakeholders who may have an interest in or who may be impacted by the Project during the development, construction, and operations phases;
- Versorium recognizes that it has a duty to educate individuals when carrying out consultation and engagement;
- Stakeholders should feel comfortable sharing their views and providing their feedback, and that Versorium is engaging in meaningful discussion;
- Consultation and engagement will be open and transparent and will invite stakeholders to ask questions and provide feedback on the Project;
- The information provided to stakeholders will be clear and concise and communicated in a way that is easy to understand;
- Feedback from stakeholders will be addressed in a timely manner with a goal of "closing the loop" on any questions, comments or concerns raised; and
- Outcomes of the CEP will be incorporated in decisions regarding the development, construction, and operation of the Project.

Stakeholder Group Identification

Directly Affected

Versorium identified and included all landowners, residents, occupants, businesses, and individuals who may have a registered interest in land and who may be directly affected within a 300-metre radius of the Project. This distance was determined in discussions with the City of Thunder Bay planning staff based on the Ontario Ministry of Environment, Conservation and Parks' D-6-3 Separation Distances guideline and the City of Thunder Bay's Communications Tower Consultation Policy (02-02-15).

The methods used to identify those directly affected include:

- Obtaining publicly available address information using online mapping tools and cross-referencing with the Lakehead Conservation Authority's ArcGIS parcel screening tool;
- Reviewing publicly available municipal maps for land ownership and other parcel information; and

All individuals and businesses identified within this radius have been included in Versorium's stakeholder list and will receive consultation materials, project updates, and opportunities to provide feedback. A diagram illustrating those directly affected stakeholders within a 300-metre radius of the Project is shown below:



Indigenous Communities

Versorium has identified four Indigenous communities and organizations for engagement:

- Fort William First Nation
- Red Sky Métis Independent Nation
- Métis Nation of Ontario
- Chi Mino Ozhitoowin

Early engagement with Fort William First Nation began in January 2025, and with Chi Mino Ozhitoowin in June 2025. These initial discussions were led by Enerflex during the Project's early development phase and established a foundation for ongoing dialogue. Building on this work, Versorium will:

- Re-engage with Fort William First Nation and Chi Mino Ozhitoowin;
- Initiate consultation with Red Sky Métis Independent Nation and the Métis Nation of Ontario; and
- Ensure each community has meaningful opportunities to review information, raise concerns, and contribute perspectives on Project planning.

Versorium is committed to open, transparent, and respectful engagement with Indigenous communities throughout the Project's development, regulatory review, construction, and operations.

Local Authorities

Versorium has engaged with the City of Thunder Bay's Planning and Development staff to:

- Share project details and timelines;
- Obtain guidance on consultation and engagement expectations;
- Provide an overview of the IESO LT2 procurement process; and
- Discuss the approach for securing a municipal support resolution to support Versorium's LT2 bid.

In addition, Versorium will provide a Project overview to the Councillor for the McKellar Ward and will deliver an overview of the Project at public meetings of the City of Thunder Bay's Growth Standing Committee and City Council. These forums ensure that information is accessible to both elected officials and the broader community, and that questions or comments can be addressed in an open and transparent setting.

Ongoing consultation will continue with municipal planning, development, and permitting staff to support the timely review of regulatory submissions and ensure compliance with local requirements.

Indirectly Affected

Versorium has identified the need to inform and engage the broader public who may be indirectly affected by the Project.

To reach these audiences, Versorium will:

- Publish a public notice of an open house in the Chronicle-Journal;
- Host a public open house; and
- Present project information at public meetings of the City of Thunder Bay's Growth Standing Committee and City Council.

By extending engagement to indirectly affected stakeholders, Versorium ensures that all interested parties—whether directly impacted or not—have the opportunity to stay informed, ask questions, and participate in the consultation and engagement process.

Consultation and Engagement Methods

To achieve effective consultation and engagement, Versorium's CEP combines a variety of tools to ensure stakeholders have clear, timely, and accessible opportunities to learn about the Project and provide input. The methods outlined below are designed to reach both directly and indirectly affected stakeholders, create transparent channels for communication, and build trust through early and meaningful dialogue.

Project Introduction Package

Versorium will initiate the Project's CEP by mailing an introduction package containing a letter, project brochure, and project map. The package will include a detailed overview of the Project, an invitation to attend the public open house, and a request for stakeholder feedback. This approach ensures that concerns or questions can be identified and addressed early in the process.

The introduction package will be mailed to stakeholders at least 14 days in advance of the public open house, scheduled for September 24th.

Packages will be distributed via Canada Post to:

- Directly affected stakeholders (within 300 metres)
- Indigenous communities; and
- Local authorities

A copy of the project introduction package is included in Appendix 1.

Company Website

Versorium's company website will serve as an accessible platform for information sharing throughout the duration of the Project. Project-specific webpages will include:

- The project brochure and map;
- Key dates and milestones;
- Notices of public consultation opportunities; and
- Contact information for providing feedback or requesting additional details.

Stakeholders with access to the company website include:

- Directly affected stakeholders (within 300 metres)
- Indigenous communities;
- Local authorities; and
- Indirectly affected stakeholders

Public Open House

A public open house will be held on September 24th to provide community members with an opportunity to review project details, ask questions, and share feedback in person. The event will feature storyboards outlining key aspects of the Project, including siting, environmental considerations, permitting, and community benefits.

To complement the visual materials, Versorium will have a team of subject matter experts on hand to engage directly with attendees. Versorium's core team has a combined 70 years of experience in the electricity sector, with expertise spanning permitting and regulatory processes, stakeholder relations, engineering, construction, interconnection, and operations. This depth of knowledge ensures that questions and concerns can be addressed promptly and thoroughly during the session.

Stakeholders invited or able to attend the public open house include:

- Directly affected stakeholders (within 300 metres)
- Indigenous communities;
- Local authorities; and
- Indirectly affected stakeholders

Municipal Meetings

In addition to the public open house, Versorium will present the Project at public meetings of the City of Thunder Bay's Growth Standing Committee and City Council. These forums provide a transparent and accessible platform to share information with elected officials and the broader public, while also creating opportunities to address questions in an open setting.

Participation in these meetings underscores Versorium's commitment to ensuring that project information is available through established and trusted municipal channels.

Stakeholders reached through municipal meetings include:

- Local authorities;
- Directly affected stakeholders;
- Indirectly affected stakeholders; and
- Indigenous communities

Ongoing Consultation and Engagement

As part of its commitment to open and transparent engagement, Versorium will continue consultation and engagement activities throughout all stages of the Project. Project updates will be provided prior to the commencement of construction and at other key project milestones. Ongoing dialogue will be maintained with local authorities as needed, and routine communications with stakeholders will continue throughout the life of the Project.

Any additional consultation or engagement processes required for municipal permits, environmental permits, or any other regulatory approvals will be carried out following notification from the IESO regarding the outcome of Versorium's LT2 bid.

This ongoing engagement ensures that stakeholders remain informed, that emerging concerns are addressed promptly, and that Versorium maintains an open, transparent, and responsive relationship with the community throughout all phases of the Project.

Consultation and Engagement Timeline

The following table outlines the sequence of consultation and engagement activities planned for the Project. This schedule ensures that stakeholders are provided with timely information, clear opportunities to provide feedback, and ongoing access to project updates throughout the development process.

Activity	Stakeholder Groups	Target Date	Notes
Project Introduction Package Mailed	Directly affected stakeholders, Indigenous communities, local authorities	Week of Sept 8, 2025	<ul style="list-style-type: none"> Includes introduction letter, project brochure, project map, and open house invitation Mailed at least 14 days in advance of the open house
Public notice in Chronicle-Journal	All stakeholder groups	Week of Sept 8, 2025	<ul style="list-style-type: none"> Published at least 14 days in advance of the open house
Website Launch of Project Information	All stakeholder groups	Week of Sept 8, 2025	<ul style="list-style-type: none"> Dedicated webpage with project materials, contact details, and updates
Public Open House	All stakeholder groups	September 24, 2025	<ul style="list-style-type: none"> In-person event with storyboards and Versorium subject matter experts
City of Thunder Bay Growth Standing Committee Meeting	All stakeholder groups	September 23, 2025	<ul style="list-style-type: none"> Public meeting; opportunity for questions and discussion
City of Thunder Bay Council Meeting	All stakeholder groups	October 7, 2025	<ul style="list-style-type: none"> Public meeting; seek municipal support
Ongoing engagement and follow-up	All stakeholder groups	Ongoing (post-open house and municipal meetings)	<ul style="list-style-type: none"> Responses to inquiries, website updates, additional meetings as required

Stakeholder Feedback

Versorium sought stakeholder feedback on the proposed project and committed to tracking the feedback that was received.

Opportunity to Provide Feedback

Versorium is committed to ensuring that stakeholders have clear and meaningful opportunities to provide feedback throughout all stages of the Project. Stakeholders are invited to ask questions, provide input, or raise concerns at any time.

Stakeholders are provided adequate time to review materials and respond to information shared by Versorium, including project updates, notices of public meetings, and other consultation activities. Feedback will continue to be sought and considered throughout project development, construction, and operations.

Tracking Feedback

Confidential stakeholder tracking forms will be utilized to summarize feedback received, record Versorium's response to that feedback, and identify any follow-up items that may be required to resolve a question, comment, or concern, and close the loop with stakeholders.

Tracking forms will be maintained in the company's internal database.

Tracking of consultation and engagement activities will continue through all stages of the project from development through to operations.

Appendix 1: Project Information Package

This page has been left blank intentionally.

The Project Brochure and Project Map are provided as separate documents.

Central Ave. Generating Facility

Versorium Energy Ltd. is a privately held power plant development and operations company headquartered in Calgary, Alberta. The company currently owns and operates five Distributed Energy Resource (DER) facilities in Alberta, with a combined capacity of 25 MW.

Versorium will provide full project financing and retain 100% ownership throughout the life of the Project.

What you'll find in this package:

- Details of the Project (components, impact, timeline)
- Why its needed
- Who's involved
- Proposed site layout diagram
- Indigenous engagement
- Community benefits
- Decommissioning and reclamation
- Regulatory permitting processes
- Open house invitation

We value open and transparent consultation and invite you to contact us with any questions or comments.



We are pleased to share this information package regarding a proposed natural gas-fired cogeneration facility in your community.

This package provides an overview of the Project's design, potential impacts, and the opportunities available for you to participate in our public involvement program. Versorium Energy Ltd. (Versorium), in partnership with Enerflex, is proposing to develop the Central Ave. Generating Facility (the Project), a natural gas-fired cogeneration facility to be located in East Thunder Bay. The facility will be capable of generating up to 31 megawatts (MW) of electricity while also supplying thermal energy to Canada Malting Co. Ltd.

The Project will be situated on industrial zoned land at the intersection of Central Avenue and Maureen Street, with an operating footprint of approximately 5.5 acres.



Regional map of the proposed Project's location (source: Google Earth)

Why it's Needed

Versorium is developing the Project to compete in the Independent Electricity System Operator's (IESO) Long-Term Procurement process, known as LT2. This procurement, issued under the direction of the Minister of Energy and Electrification, is designed to secure new energy and capacity resources to meet future system reliability needs.

The LT2 procurement consists of two streams: Energy and Capacity, with each serving distinct purposes. The Energy Stream is focused on procuring primarily intermittent, non-emitting resources such as wind and solar. The Capacity Stream, by contrast, is intended to secure battery storage and natural gas resources that can operate alongside intermittent generation to ensure a stable and reliable electricity grid.

With electricity demand in Ontario projected to increase by 75% by 2050, the IESO plans to award contracts under both streams of LT2 through four separate procurement windows between 2025 and 2028. Versorium intends to participate in the Capacity Stream's first window with a bid submission due in December 2025.

If the Project is successful and the IESO awards Versorium a contract, the Project will advance through the required municipal, provincial, and federal regulatory processes, with operations targeted to begin prior to 2030.

Project Components

The Project will be designed as a modern, high-efficiency cogeneration facility equipped with reliable and proven technology. Its key components will include the following:

- Four Jenbacher J624 natural gas engines, each with a nominal capacity of 4.5 MW;
- Four Jenbacher J620 natural gas engines, each with a nominal capacity of 3.3 MW;
- Two electrical e-house buildings housing the Project's electrical switchgear;
- Two step-up transformers to deliver power at transmission voltage;
- Two overhead distribution lines connecting the facility to the existing Synergy North system;
- A tie-in to the Enbridge natural gas distribution system;
- A thermal hot water storage tank and pipeline to deliver heat to Canada Malting;
- A new approach and access road to support site operations.

Who's Involved

Enerflex

Enerflex will serve as the Project's Engineering, Procurement, and Construction (EPC) partner, bringing proven expertise in delivering complex energy infrastructure. Should the Project be awarded a contract under LT2, Enerflex will also provide long-term operations and maintenance services, ensuring reliable performance and efficient operation throughout the life of the facility.



Canada Malting Co. Ltd., the country's largest malting business, has been a cornerstone of Thunder Bay's industry for nearly 80 years. The company will provide the land to host the Project, located directly adjacent to its existing malting facility. The site is well-suited for the Project, as it is situated on land already zoned for industrial use. In addition, heat generated by the Project will be supplied to Canada Malting to support its malting operations.



Similar cogeneration facility using Jenbacher engines.

Decommissioning and Reclamation

The Project is expected to operate for 20 years or longer, with potential to repower the facility to extend its operating life.

At the end of operations, Versorium will meet all applicable regulatory requirements and restore the site to its pre-development use in consultation with the landowner.

Project retirement and reclamation are recognized as core responsibilities and part of our commitment to responsible development.

Potential Project Impacts

We understand that you may have questions about the Project's potential impacts to you and your community.

Noise – The Project's equipment will be contained inside pre-engineered and prefabricated sound attenuated enclosures. Versorium will conduct a third-party Acoustic Assessment Report to ensure the Project complies with the Ontario Ministry of Environment, Conservation and Parks (MECP) noise guidelines, specifically NPC-300 (Noise Pollution Control).

Traffic – Traffic impacts will be greatest during the construction phase. Versorium will work closely with the City of Thunder Bay to ensure compliance with any road restrictions or road bans in place. Signage will be used to minimize disturbances during construction. Traffic impacts during the operations phase will be minimal.

Environmental – Versorium will complete environmental surveys and monitoring required by the federal and provincial governments. These surveys may include: bird, amphibian, wildlife, vegetation, rare plant, wetlands, and soil surveys. The site is zoned for industrial use, and the relatively small footprint will ensure minimal disturbance to wildlife and vegetation features within the Project's footprint.

Archaeological and Soil – Versorium will engage a qualified third-party specialist to conduct a comprehensive assessment of the site. This study will evaluate the potential for archaeological features and confirm the suitability of the soil for the proposed development, ensuring that all environmental and regulatory considerations are thoroughly addressed.

Air Quality – The Project's natural gas engines will produce nitrous oxides, commonly referred to as NOx. Versorium will install selective catalyst reduction (SCR) systems to remove most of the NOx in the exhaust gases. The facility will meet and not exceed Ontario's NOx emission limits.

Indigenous Engagement

Versorium is committed to meaningful engagement with Indigenous communities in the Thunder Bay region. Engagement will be early, ongoing, and transparent, with the objective of fostering respectful and constructive relationships.

Key priorities include:

- Providing clear and timely information about the Project.
- Listening to and understanding community perspectives and concerns.
- Recognizing and respecting Indigenous rights, culture, and values.

This commitment extends through all phases of the Project, from development to operations, to ensure long-term, positive outcomes

Community Benefits

Versorium is committed to supporting local communities over the life of its projects. The Project will:

- Strengthen the local economy by contributing to the City of Thunder Bay's tax base and keeping energy investments within the community.
- Generate new employment opportunities during the construction phase, supporting skilled trades and local workforce development.
- Boost economic activity for local businesses through the construction phase.
- Enhance grid reliability by providing consistent and flexible electricity generation to support the province's energy needs.
- Support a local business as a key project partner, creating long-term opportunities for collaboration and growth.
- Invest in the community through donations, sponsorships, and scholarships, supporting local initiatives, education, and long-term community growth.

Regulatory Permitting Processes

The Project will be subject to federal, provincial and municipal approvals that are based on site-specific criteria and may include the following:

- Environmental Impact Study (EIS) or similar type study (e.g., Environmental Impact Assessment)
- Acoustic Assessment Report
- Archaeology and Cultural Heritage Assessment
- Air Quality Assessment
- Hydrology and Stormwater Management
- Hydraulic/Floodplain Assessment
- Erosion Hazard Assessment
- Municipal Support Resolution

At this stage, Versorium is undertaking high-level reviews of these factors. Formal applications will be submitted following notification of successful proponents under the IESO LT2 process in June 2026.

At present, Versorium is seeking a Municipal Support Resolution from the City to support its LT2 bid submission.




Project Timeline



How to Participate - Public Open House Invitation

We value your feedback and would like to hear from you. Please visit our open house or contact us directly to share your questions, comments and concerns or to request additional project information.

The details of the public open house are:

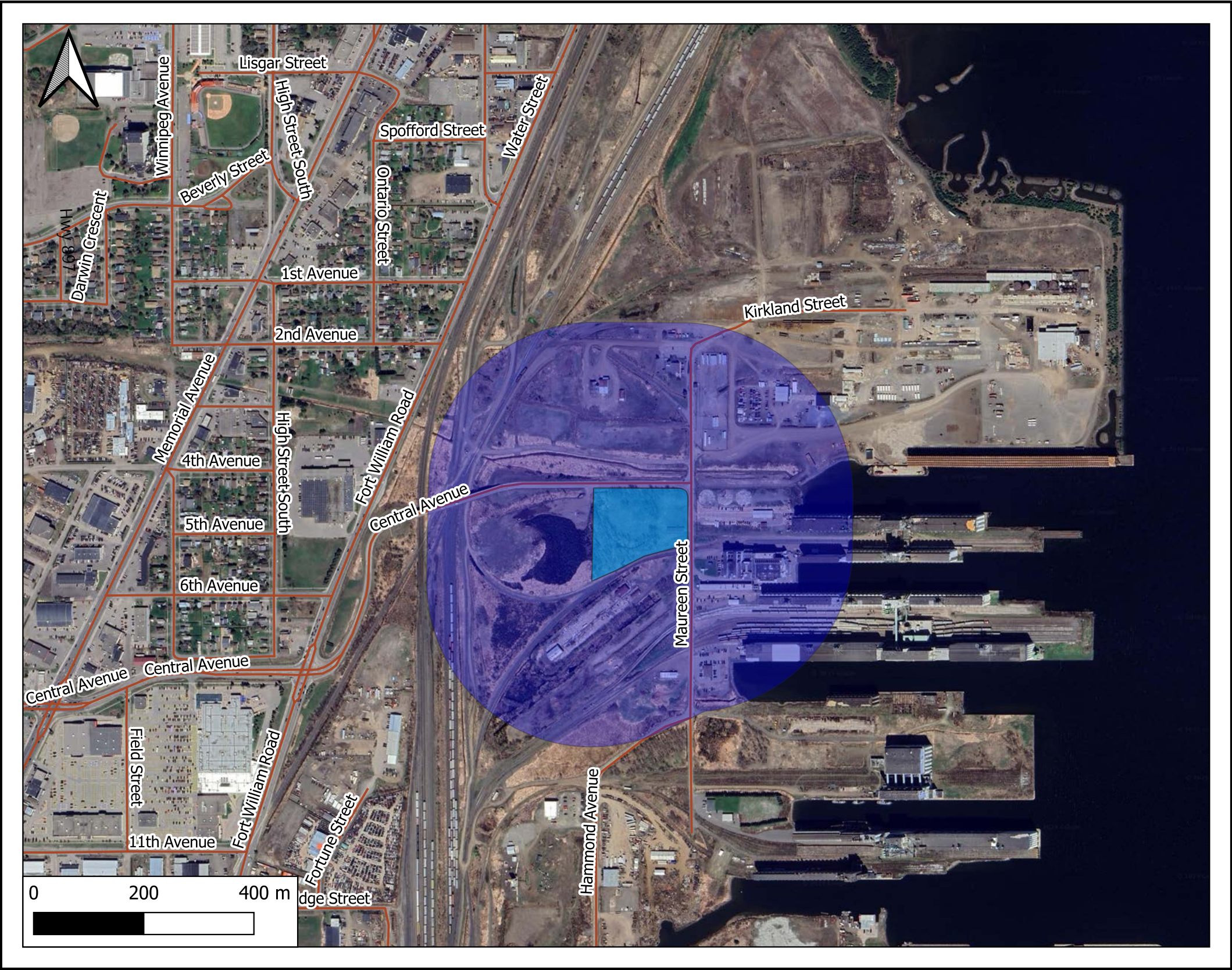
-  Wednesday, September 24, 2025
11:00 a.m. to 8:00 p.m.
-  Slovak Legion
801 Atlantic Avenue, Thunder Bay
-  Light snacks and refreshments will be served

You can contact us by:

-  587-534-5002
-  engagement@versoriumenergy.com
-  versoriumenergy.com

Central Avenue Generating Station

Proposed Project Site Extents | September 2025



Legend

- Project Site
- 300 m Notification Radius
- Roads