



# Central Ave. Generating Facility

Consultation and Engagement Plan

September 2025

Private and Confidential

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# 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 Ozhitowin

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 24<sup>th</sup>.

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

# 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

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