

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:

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