



COMMUNITY AND INDIGENOUS ENGAGEMENT

Expedited Long-Term 1 Procurement (E-LT1)

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January 2023

January 31, 2023

RE: Soave Cogeneration Community and Indigenous Engagement Proposal in response to E-LT1 RFP

To whom this may concern,

Over the past five decades, Soave Enterprises has succeeded through investing in well-run companies and providing them with the tools to further enhance their businesses. We believe it's important to look beyond traditional performance metrics.

From the start, Soave Enterprises has been defined by its entrepreneurial culture. The company was founded in 1961, by Detroit native Anthony Soave. From its humble beginnings, the company soon grew into one of the largest and most respected multi-state waste management and environmental services groups in the industry.

Over the decades, Soave Enterprises has strategically entered, and in a few cases exited, several industries – from luxury condominiums along Florida's coast, to Chicago-area Budweiser distributorships, Kansas City-based Mercedes-Benz retailers and a master-planned residential community near Washington, DC. Current holdings also encompass a prized collection of real estate investments, industrial services, and facility management companies, as well as hydroponic greenhouse operations.

Today, Soave Enterprises holds interests in a diversified portfolio of companies. We specialize in identifying and growing business potential, leveraging management strengths and financial resources to strengthen the businesses we acquire. We continue to build on our legacy of community support, as we believe that the health of the business sector is fundamentally connected to the health of its community.

As Soave continues to grow our portfolio, our relationship within the community is highly important to us. We hope this consultation session will identify how our Long-Term Reliability project will be beneficial towards the community and clarify any pressing questions the residents of Kingsville may have. Please note this is an evolving document, which will be updated throughout this process.

We are looking forward to seeing you on February 15, 2023.

Sincerely,

Soave Hydroponics Company

Table of Contents

1. Introduction
2. Purpose of Community and Indigenous Engagement Plan
3. Company Overview
4. Project Description
5. Key Stakeholders
6. Engagement Plan
 - 6.1. Project Website
 - 6.2. Notification of Public Community Meeting
 - 6.3. Public Community Meeting
7. Indigenous Consultation and Engagement
8. Commitment to Ongoing Engagement

1. Introduction

In the 2022 [Annual Acquisition Report](#) (AAR)¹, the Independent Electricity System Operator (“IESO”) indicated the retirement of the Pickering nuclear reactor, the repair of additional nuclear generating units, and the expiration of contracts for existing facilities are all contributing factors to Ontario's emerging electrical system needs. These factors are also being fueled by rising demand. The IESO is procuring 1,500 MW and 300 MW of capacity through a competitive expedited procurement procedure, referred to as “the Expedited Process” (E-LT1 RFP) and the Same Technology Upgrade Solicitation, to meet these demands. Additionally, the IESO anticipates that the upcoming Long-Term Request for Proposals (LT1 RFP) will procure an additional 2,200 MW.

Soave Hydroponics Company (“**Soave Cogeneration**”) intends to participate in the IESO’s E-LT1 RFP to expand our existing cogeneration facility by 6.6 megawatts (MW). This will help support increased reliability to the Kingsville area. The IESO has identified Kingsville as a priority location for new projects in Ontario.

Participants in the IESO procurement process² are required to complete and publish a Community and Indigenous Engagement Plan. This plan outlines Soave Cogeneration's intended strategy for connecting with the appropriate Indigenous communities, governmental organisations, municipalities, neighbourhood residents, and other pertinent stakeholders. This engagement plan may be modified as improvements are identified.

2. Purpose of Community and Indigenous Engagement Plan

The purpose of this engagement plan includes:

- Establish a process to identify potentially interested persons and Indigenous Communities that may have an interest in the Project.
- Establish principles for engaging with adjacent landowners, government agencies, Indigenous Communities, and other stakeholders (“**Interested Persons**”).
- Provide information to Interested Persons about Soave Cogeneration, the Project and how they may communicate with Soave Cogeneration.
- Identify issues of concern about the Project with a view to addressing such issues and mitigating potential adverse impacts.
- Comply with the IESO’s requirements.

3. Company Overview

Soave Cogeneration began operating a combined heat and power (cogeneration) facility (“**Soave Tri-Gen Facility**”) in 2008 delivering 12 megawatts of energy back to the Ontario power grid to power 15,000 Canadian homes. The facility delivers electricity, thermal energy and CO₂ to an adjacent greenhouse operated by Great Northern Hydroponics, who is part of the Soave family.

¹ [Annual Acquisition Report](#)

² [IESO Procurement Process](#)

Great Northern Hydroponics is the first greenhouse application in North America to successfully install a cogeneration system of this capacity, and to implement it with their cultivation acreage.

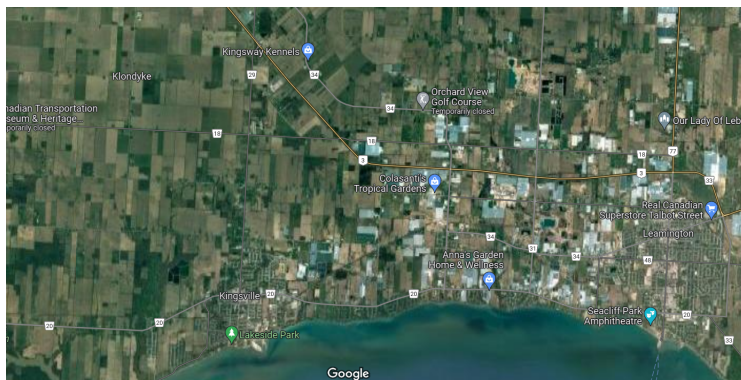
Additional information on the existing facility may be found at www.soave-cogeneration.com, [Cogeneration - Great Northern Hydroponics](#), and [Soave Hydroponics Video - YouTube](#).

4. Project Description

Soave intends to increase its existing cogeneration facility by 6.6MW through the addition of new generation at its existing cogeneration facility located at 1400 Rd. 3 East, Kingsville, Ontario Canada, N9Y 2E5. The Project is known as and Eligible Expansion within the IESO's Expedited Procurement process. The Project consists of installing two (2) 3.3 MW natural gas reciprocating engines within the existing Energy Building that currently houses the existing cogeneration facility.

The Project will be supplied with natural gas through the existing Enbridge natural gas pipeline and will connect to the existing Hydro One Networks Inc. ("HONI") distribution grid at the road immediately in front of the Soave Tri-Gen Facility.

The attached photos (below) highlight the site location in Kingsville, Ontario, Canada.



5. Key Stakeholders

Soave Generation will seek to engage with the following identified groups of potentially Interested Persons. In many cases, Soave Cogeneration has ongoing relationships with the Interested Persons given its long history in the area. Several of the organizations have been contacted in respect of the Project as part of the planning process.

Interested Person	Interest	Comments
Adjacent Landowners and neighbours	Interest in local land use, economic development.	Notice of the Public Meeting was hand delivered to Adjacent Property owners in January 2023. Communications with neighbours occur on an ongoing basis and will continue.
Municipal Government	Represent community interest and responsible for compliance with municipal requirements. Primarily the Town of Kingsville.	A municipal support resolution was provided by the Township of Kingsville. Ongoing communication will occur through the planning and construction phases of the Project.
IESO	Entity charged with procuring power and contracting counterparty.	Ongoing correspondence consistent with contractual obligations and to keep the IESO informed of the Project progress.
Government Agencies	Permitting and Approvals	Will apply and obtain all necessary permits as needed to complete the Project. Additional publication and consultation requirements may be required and will be complied with by Soave Cogeneration.
Utilities	Impact of Project on supply of utility service.	Soave Cogeneration has been in communication with the local utilities regarding the Project. Communication will be ongoing throughout the Project to ensure the utility is able to meet the needs of the Project.
Suppliers and service providers	Economic opportunities	Communicating with equipment to plan, develop, construct and operate the Project

6. Engagement Plan

Soave Generation will seek to engage with the public through sharing information and two-way communication with Interested Persons.

6.1 Project Website

- Project Website: www.soave-cogeneration.com

Communication with Interested Persons may occur through telephone, online meetings, written correspondence or through email. Comments may be sent to Soave Generation at info@soave-cogeneration.com

6.2 Notification of Public Community Meeting

A public meeting for the Project will be held:

Date: February 15, 2023
Time: 6:00 PM EST
Location: Soave Cogeneration Facility
1400 Road 3 East
Kingsville, ON
N9Y 2E5

6.3 Public Community Meeting

The agenda for the meeting includes:

- Introduction of Soave Cogeneration.
- Identifying the scope of the Project.
- Highlighting Project Timelines.
- Attendee Question and Answer period.

Minutes of the meeting will be kept and will be included on the Project website following the Public Meeting.

Ongoing communication will be dependent upon the Interested Person and the nature of the interest in the Project. Written comments received by Soave Cogeneration will be maintained and the privacy of persons providing comments will be maintained as required by law.

7. Indigenous Consultation and Engagement

The Project is not located on Indigenous Lands as that term is defined in the IESO procurement process. However, Soave Cogeneration will initiate contact with communities that have been consulted in respect of nearby infrastructure projects to determine if there is an interest in the Project. Community representatives will be invited to the Public Meeting and to communicate directly.

The response Soave Cogeneration receives will determine the extent of future communication with each community.

To the extent the Crown's duty to consult with Indigenous Communities is triggered by any application for a permit or approval, Soave Cogeneration will work with the Crown and identified Indigenous Communities to ensure the Crown's duty is fulfilled.

8. Commitment to Ongoing Engagement

While the COVID-19 pandemic continues, Soave Cogeneration notes that public guidance is constantly changing in the province and across the globe. In-person meetings and events will need to be continuously evaluated on a case-by-case basis. Individuals with questions or concerns will be encouraged to contact the team by phone or email and, if desired, may request a virtual meeting (e.g., Zoom, Teams, Google Chat).

Throughout the development, construction and operation of the Project of the Project, Soave Cogeneration will continue to initiate contact, update, and respond as required. We note that certain approval processes will have their own notice and communications requirements with which Soave Cogeneration will comply.

Soave Cogeneration dedicated [email address](#) that the public may direct inquiries or comments during the planning and construction of the Project.

For further inquiries please contact:
info@soave-cogeneration.com