



Meeting Minutes
Public Community Engagement Meeting – February 14, 2023 @ 1pm
Cedarline Greenhouses - Proposed Cogeneration Project
(This meeting was held virtually)

Slide #	Slide Title	Minutes
1	Title Slide	Hello and welcome to the Virtual Public Information Session for the Proposed Cogeneration 12 MW expansion at Cedarline Greenhouses. I am the CFO of Cedarline Greenhouses, Kevin Mills and the Company’s President, Greg Devries is also on the call. At the end of today’s presentation, you will have the opportunity to ask questions. Additionally, today’s presentation is available on the Cedarline Cogeneration Unit website. Minutes for today’s meeting will be posted to the website in the next 24 hours. During the presentation to avoid background noise, please mute your line, then your line at the end of the presentation can be unmuted for the Q&A session.
2	Agenda	The Agenda for today’s meeting will cover the following topics; <ul style="list-style-type: none"> - Provide a background on whom is Cedarline Greenhouses; - The demand requirements for power generating capacity in Ontario; - Overview of the cogenerating technology the Company is expecting to utilize; - The outline of the Proposed 12MW project; and - We will finish with a Q&A session at the end of the presentation.
3	Land Acknowledgement	The Company, in the spirit of reconciliation, respectfully acknowledges that we are operating Cedarline Greenhouses within the traditional territory of the Three Fires Confederacy of First Nations, comprised of the: <ul style="list-style-type: none"> • Odawa; • Potawatami; and • Ojibwe. Cedarline Greenhouses honours all First Nations, Inuit and Metis peoples and their valuable past and present contributions to this land and thank them and other Indigenous peoples for sharing this land with us.
4	Cedarline Greenhouse – History	Cedarline Greenhouses history is that it was established in 2003 and is a locally owned and operated as a private company.

		<p>Cedarline Greenhouses currently operates a 16-acre greenhouse producing bell peppers near Dresden, Ontario. The Company has expansion plans whereby an additional 30-acre of greenhouse capacity will be added in 2024 or 2025.</p> <p>Additionally, a sister company to Cedarline Greenhouses operates a 90-acre, state of the art tomato greenhouse in Chatham, Ontario.</p> <p>Cedarline Greenhouse is headquartered in Dresden, Ontario and combined with its subsidiary company, Cedarline employs approximately 300 employees between its Chatham and Dresden locations</p> <p>Presently, Cedarline Greenhouse owns and operates a 5MW Cogeneration Unit at its Dresden Greenhouse as contracted by the Independent Electricity System Operation (known as the “IESO”).</p>
5	Cedarline Greenhouses – Power & Plants Slide 1	<p>Cedarline Greenhouses provides safe and reliable electricity to the Province of Ontario as well as produces sweet bell peppers for the domestic and international markets.</p> <p>Cedarline Greenhouses and its sister company’s pride itself on being energy conscious with having a focus on green initiatives. Our existing 5MW cogeneration unit utilizes at least 50% of the Waste Heat generated when producing power for Ontario’s grid and recycles this waste heat for its greenhouse activities. Waste heat is required to maintain a constant and controlled environment to grow plants efficiently.</p> <p>Through a sister company, Cedarline Greenhouses has a Joint Venture with an Ethanol Company. Waste heat and CO2 generated by the Ethanol Company to convert corn into ethanol, are directed under the road and utilized by our Chatham greenhouse operations. Waste Heat is needed to maintain a constant and controlled environment to grow plants and CO2 is needed to achieve optimum plant growth and production. Without this Joint Venture, the Ethanol Companies Waste Heat and CO2 would be vented into the atmosphere and the Greenhouse would be required to consume additional natural resources to meet the operating requirements of the greenhouse.</p>
6	Cedarline Greenhouses – Power & Plants Slide 2	<p>As previously stated, Cedarline Greenhouse currently operates a 5MW cogeneration unit for the IESO. Electricity and hot water are produced simultaneously from a single energy source being natural gas. The natural gas reciprocating engines generate electricity for the grid and waste heat for the greenhouse.</p> <ul style="list-style-type: none"> - Approximately 50% of the output is in the form of electricity and 50% is in the form of hot water. - Hot water from the cogeneration unit is used to heat the greenhouse. This hot water displaces the heat that would normally be produced by our boilers for the greenhouse operations.

7	The Growing Demand for Electricity in Ontario	<p>Ontario’s electricity grid is planned and operated by the Independent Electricity System Operator, also known as the IESO. The IESO forecasts electricity demand and supply in Ontario to that rate payers have a reliable and affordable supply of electricity to meet consumer demands.</p> <p>The IESO has identified in the future that there will be an increased need for power in the Province of Ontario. The demand in Ontario is increasing due to the electrification vehicles, expansion in the mining, industrial and agricultural sectors, including greenhouses and population growth.</p> <p>In the short-term the IESO has forecasted that Ontario’s supply of electricity will decline in the short-term due to expiration of existing contracts, slated retirement of the Pickering Nuclear Generating Station and staged refurbishments of the Bruce Nuclear plant.</p> <p>Additionally, the IESO has identified that the largest increase in demand will be the Southwestern Ontario and Toronto regions of the province, which is where Cedarline Greenhouses is located.</p>
s8	The IESO’s Procurement Process Underway	<p>In order to meet the demand needs for the Province of Ontario, the IESO is seeking 4,000 MW of new electrical production capacity. 2,500 MW will be procured under the <i>Long-Term 1 RFP</i> which is taking place later in 2023 and 1,500 MW will be procured under the <i>Expedited Long-Term Request for Proposal (“RFP”)</i> process whereby 600 MW will consist of natural gas generating expansion and 900 MW of battery storage expansion.</p> <p>Today, Cedarline Greenhouses is bidding for 12MW of the 600MW’s of natural gas generation. The IESO requires that project bids be completed by February 16, 2023. The contract length for natural gas projects is 15 years.</p> <p>Under the Expedited Long-Term Request for Proposal, projects must be operational by May, 2026. Cedarline through its existing 5MW project has much of the required infrastructure already installed which would streamline the on-boarding process for a 12MW expansion.</p>
9	Why Natural Gas Generation makes sense for a Greenhouse	<p>The IESO has identified the importance of Natural Gas power generation as it can more easily be turned on and off when compared to other forms of power generation, therefore it can be considered an “on demand” power producing alternative during peak power demand periods.</p> <p>Additionally, twinning a Natural Gas Cogeneration Unit with a Greenhouse allows the Waste Heat and CO2 byproducts to be re-used for the benefit of the greenhouse, rather than emitted into the atmosphere.</p>

		This project allows the company to harvest the byproducts of energy generation for the benefit of greenhouse production, combining “Power & Plants”.
10	Cogeneration Powerplant Diagram for a Greenhouse	Attached is a diagram of how a Cogeneration Unit would operate. My intent today was not to get into the technical aspects of a Cogeneration Unit, but to focus on the project and its underlying benefits.
11	Natural Gas Generation	<p>The IESO has short and medium term objectives for which the Expedited Long-Term Request for Proposal (“RFP”) is attempting to address. The first is that without an immediate increase of natural gas fired power generation, the IESO would be reliant on emergency actions, such as load curtailment and/or blackouts, which they strongly want to avoid as it impacts families and business negatively throughout the Province of Ontario. Therefore, in order to ensure reliability, the IESO has highlighted the importance of long duration run times, meaning greater than 4 hours at a time.</p> <p>Additionally, the IESO has longer-term objectives which are to obtain reliability through the procurement of natural gas fired generation to support the transition, by adding flexibility in Ontario’s power generating mix. Transmission costs and upgrades can be reduced as natural gas expansion can be located nearby regions where the demand is highest. Finally, electrification, reliability and economic growth initiatives can be achieved by using the nimbler natural gas power production for Ontario.</p>
12	Cedarline Greenhouse Cogeneration Unit – Slide 1	<p>Cedarline Greenhouse’s existing 5MW Cogeneration Unit is located at 11080 Baseline, Dresden, Ontario and is twined to its 16-acre greenhouse.</p> <p>The adjacent image is of the existing 5MW Cogeneration unit at the front and the 16-acre greenhouse.</p>
13	Cedarline Greenhouse Cogeneration Unit – Slide 2	The adjacent image here, is of the existing 5MW Cogeneration unit enclosure and the 16-acre greenhouse.
14	Project Blueprint	The adjacent image is an aerial photo of the greenhouse and the red star is the planned location of the 12MW cogeneration expansion. The greenhouse is located roughly 5.0km from the city center of Dresden, Ontario.

15	Planned Cedarline Cogeneration Unit – Layout & Design	<p>Cedarline Greenhouse proposal submission to the IESO will be to install four reciprocating Jenbacher gas engines to generate up to 12MW of power with the following configuration:</p> <ul style="list-style-type: none"> - Two Ecomax 33 Units; and - Two Ecomax 27 Units <p>The units would be housed in a building enclosure that has yet to be constructed.</p> <p>The adjacent image is of a Jenbacher engine. These engines will be capable of using the base fuels of natural gas, hydrogen and renewable natural gas, which is also referred to as RNG.</p>
16	Planned Cedarline Cogeneration Unit – Conceptual Layout & Design	<p>The image on this slide is an aerial photo of the property boundaries, in red, the existing 5MW cogenerating unit, in purple, the future 12MW cogeneration unit, in blue and the connection lines and points are in green.</p> <p>Additionally, the vacant farmland enclosed in red is the location of the scheduled future 30-acre expansion.</p>
17	Regulatory Consent – Slide 1	<p>If Cedarline Greenhouses were to be awarded a contract with the IESO, multiple permits and approvals will be required prior to project commencement, which would include:</p> <ul style="list-style-type: none"> - Hyrdo One interconnection requirements - Environmental compliance consents - Environmental Assessment Act prerequisites - Local and Municipal approvals, through the: <ul style="list-style-type: none"> - Municipality of Chatham-Kent - St. Clair Conservations Authority - Additionally, a key step is engaging the local community, which we are doing through today’s meeting.
18	Regulatory Consent – Slide 2	<p>The Company will also need to complete additional analysis to inform stakeholders of the project layout and support the regulatory consents required.</p> <p>This analysis will pinpoint elements that need to be environmental protection or monitoring which include the following:</p> <ul style="list-style-type: none"> - Air quality - Noise pollution - Stormwater management

		<ul style="list-style-type: none"> - Heritage & culture implications - Land use assessments - Visual aesthetics - Environment and economic impacts
19	Project Timelines	<p>In the event that Cedarline Greenhouses is successful, and awarded a contract from the IESO for the Expedited Long-Term Request for Proposal, then it would need to adhere to the following timelines schedule as laid out in the displayed slide.</p> <p>Prior to the Q&A portion of today’s meeting, I wanted to offer a final summary. We at Cedarline Greenhouses, believe that the 12MW Expansion Project is an excellent project to proceed with, as it is ideally situated where the peak demand needs are forecasted in Ontario. Additionally, the project helps achieve the mandate of the IESO to on board 600MW of Natural Gas generating capacity. Twinning the 12MW expansion with a greenhouse produces power for the grid in more efficient manner, whereby the waste heat and CO2 can be utilized by the adjacent greenhouse, therefore reducing the Company’s carbon footprint as the greenhouse is not required to generate heat from its boilers for its greenhouse operations. The Company is planning further economic development in the Municipality of Chatham-Ken through a 30-acre greenhouse expansion in 2024 or 2025 at its Dresden location, which will be supported by the 12MW Cogeneration Unit.</p> <p>Thank you for your time today, I hope you have found it informative and now we would like to open the floor for the Q&A portion of today’s meeting.</p>
20	Q&A Discussion	<p>At the end of the meeting the attendees were asked if there were any questions. There were none and with that the meeting was terminated.</p>