



# Tillsonburg BESS

Request for Municipal Support Resolution  
December 8, 2025



# Agenda

- ❖ **Tillsonburg BESS Overview**
- ❖ **Recap of Nov 10 meeting**
- ❖ **Progress since Nov 10**
  - **Public Engagement**
  - **Fire Safety**
  - **IESO Data and Example Projects**
  - **Impact for THI**
- ❖ **Summary of key points**
- ❖ **Requests of Council**

# Tillsonburg BESS

1. **\$70+ million dollar private-only investment** in critical infrastructure
2. **Defers near-term major capital expenditure requirement for the Town of Tillsonburg and Tillsonburg Hydro** by adding meaningful capacity to the Tillsonburg Transformer Station (TS) in a comparatively short time frame
  - 2.1. Pushes out the need for multimillion public investment in TS upgrade - the cost of which will be passed down to customer and/or taxpayer
3. **Unlocks significant industrial and residential load growth potential** and fundamentally makes the local grid more reliable
4. **Pays up to \$600,000 to the Town over 20 years**
5. Creates **well-paying construction & maintenance jobs**



# Recap of Nov 10 meeting

**Skyline Energy** presented updates about the proposed 30 MW BESS project at 500 Highway 3.

We responded to questions about various issues:

- ✓ *Impact on grid capacity* - BESS can unlock significant additional grid capacity during peak times
- ✓ *Noise mitigation* - acoustic report confirms compliance; will engineer to ensure NPC-300 standards are met
- ✓ *Form of community benefit agreement* - can work with staff to structure
- ✓ *Choice of site* - in industrial zone, close to connection lines that need BESS, and not on prime ag land
- ✓ *Decommissioning* - obliged under IESO contract, with financial security.

**Council** wanted additional information before deciding about the Municipal Support Resolution and resolved:

- A. THAT council receive the delegation from Matt Kennedy and Bo Castellan, Skyline Energy regarding a battery energy storage system as information;
- B. THAT Skyline Energy provide public presentation and consultation;
- C. THAT staff provide report and analysis for comment including Fire Chief and THI;
- D. THAT Skyline Energy provide Council with more IESO data and information on existing systems; and
- E. THAT the Tillsonburg Hydro Inc. Board of Directors receive this information for comment.

# Progress Since Nov 10

## Skyline Energy:

- Advertised and held an **open house** to engage with public about project  
*- in response to Resolution B*
- Spoke with **Fire Chief Tegler** about fire safety  
*- in support of Resolution C*
- Provided a letter to staff and council providing **additional IESO data and sample projects**  
*- in response to Resolution D*
- Spoke with **Graig Pettit** about impact of project on THI distribution system  
*- in support of Resolution E*



# Public Engagement – Open House

Skyline Energy held an open house on Nov 26 at the Tillsonburg Community Centre

- Notified and received acknowledgment from Town Clerk's office on Nov 18 of the date/location and requested that the Town promote the event
- Advertised in Nov 20 edition of the Norfolk and Tillsonburg News
- Delivered 150 flyers on Nov 20 to nearest neighbours
- Event attended by 4 residents, Mayor Gilvesy, Councillor Rosehart and Graig Pettit (THI)
- Provided responses to feedback (discussed on next slide)



Flyer Delivery Route

Notice of  
**Community Meeting**

You are invited to attend a community meeting to learn more about Skyline Energy's proposed Tillsonburg Battery Energy Storage System (BESS) project. This meeting is an opportunity to receive more information about the project, ask questions, and share your feedback with the project team.

**Wednesday November 26, 2025 from 5-6 PM**

Tillsonburg Community Centre, Lions Den Meeting Room  
45 Hardy Ave, Tillsonburg, ON N4G 3W9

 **Project Details:**  
[www.skylineenergybess.com/tillsonburg](http://www.skylineenergybess.com/tillsonburg)

**Contact Details:**  
[communityengagement@skylineenergybess.com](mailto:communityengagement@skylineenergybess.com)



# Public Engagement - Q&A

<b>Firefighter training</b>	<ul style="list-style-type: none"> <li>• Skyline Energy will fully fund the creation of a comprehensive, site-specific Emergency Response Plan (ERP) developed in partnership with Energy Safety Response Group (ESRG).</li> </ul>
<b>Exclusion zones during a BESS fire</b>	<ul style="list-style-type: none"> <li>• Similar to other fire response, incident commanders make decisions based on fire conditions, weather, etc. to set control zones to protect property and people. ERP can include guidelines (e.g., 15-30m exclusion zone; 50-100m hot zone (firefighters only); 100-200m public alert/exclusion - <i>nearest houses are greater than 200m from site</i>)</li> </ul>
<b>Local jobs</b>	<ul style="list-style-type: none"> <li>• Investment of tens of millions of dollars will create many local construction jobs - including for IBEW members - while helping several local suppliers (civil and aggregate materials, medium voltage equipment, etc.)</li> </ul>
<b>Bankruptcy of developer</b>	<ul style="list-style-type: none"> <li>• Skyline is well capitalized and creditworthy</li> <li>• Skyline must post financial security with the IESO - IESO can draw on it to complete work (e.g., decommissioning)</li> <li>• Project will have secured lenders - if owner gets into financial trouble, the banks will have contractual right and financial incentive to keep the project alive by taking it over and selling it</li> </ul>
<b>Noise</b>	<ul style="list-style-type: none"> <li>• SLR Consulting's acoustic engineering report (provided in Project Report) concluded that project will meet NPC-300 standards at any residence in the vicinity of the project - methodology specifically accounts for tonal noise concerns</li> </ul>
<b>Lighting</b>	<ul style="list-style-type: none"> <li>• No lighting is required during the normal operation of the facility</li> </ul>
<b>Insurance</b>	<ul style="list-style-type: none"> <li>• Not aware of any evidence that a code-compliant, properly operating electrical facility in an existing industrial park has ever raised home insurance</li> </ul>

# Fire Safety

Skyline Energy spoke with Fire Chief Tegler to clarify that:

- BESS will:
  - comply with **NFPA 855** standards (e.g., spacing)
  - use battery units that are **UL 9540** certified and have **UL 9540A** test results
  - include **automatic detection & suppression**
- Skyline will keep dialogue open with the Chief and his team to ensure that final **site plan meets all Fire Department requirements** (access, water supply, etc.)
- Skyline will support the volunteer department by:
  - collaborating on a **site-specific emergency response plan**; and
  - facilitating battery fire **training**.

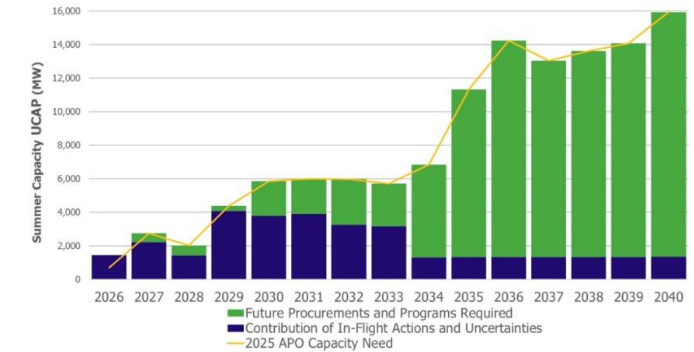


# IESO Data and Example Projects

Skyline Energy provided a letter that cited IESO sources to show that:

- adding **BESS is essential to maintaining the reliability of the electricity system** in the face of growing demand
- BESS can help **alleviate local grid constraints**
- BESS is being **widely deployed in Ontario**: the IESO has already awarded 25 projects with over 2,500MW / 10,000 MWh of capacity in locations across the province and will award more under LT2
  - we highlighted **example projects** from Ontario, including a very similar 15MW BESS in a light industrial area in Windsor (plus some US projects in light industrial areas near homes)
- the **IESO is engaging with municipalities** about the LT2 RFP process

Figure 25 | Integrated Capacity Needs



Procurement	BESS contracts	New BESS capacity
Expedited Long Term RFP (ELT-1)	15	930 MW / 3,720 MWh
Long Term RFP (LT1)	10	1,883 MW / 7,532 MWh
Long Term 2 RFP (LT2)	To be awarded in June 2026	600 MW / 4,800MWh

# Tillsonburg Hydro

Skyline Energy spoke with Graig Pettit (THI) to confirm that the BESS will be a net benefit to THI's systems because:

- Our BESS project will **alleviate capacity issue during peak loads** by providing additional capacity to the system;
- **Our BESS will materially support load growth in the area without additional THI investment**
- There is **sufficient capacity to charge the BESS** at night without impact on future load growth
- The BESS will help THI **defer extremely costly near-term upgrades to the Tillsonburg TS** by several years



# Tillsonburg BESS

- \$70+ million dollar private-only investment
- Solves a expensive near-term grid problem, unlocks growth potential and saves electricity customers and/or taxpayers money
- Pays up to \$600,000 to the Town over 20 years
- Creates good paying construction and maintenance jobs



# Requests of Council

Today

## Municipal Support Resolution

The MSR expresses **support for Skyline Energy submitting a project in the RFP**

- Mandatory under IESO LT2 RFP (**closes next week**)
- Must be in IESO-approved form
- Does not supersede planning approvals and permits

Looking ahead

If the IESO awards a Contract, Skyline Energy will continue to work with the municipality on:

- Official Plan Amendment
- Zoning Bylaw Amendment
- Building permits
- Community Benefit Agreement

with supporting site plan, emergency response plan, decommissioning plan, etc.

# Questions?

[communityengagement@  
skylineenergybess.com](mailto:communityengagement@skylineenergybess.com)