

**3. Official Plan and Zoning By-law Amendments for Battery Energy Storage Systems (BESS)**

**Modification du Plan officiel et du *Règlement de zonage* visant les systèmes de stockage de l'énergie dans les batteries (SSEB)**

**Committee recommendation(s) as amended**

**That Council:**

- 1. Approve amendments to the Official Plan adding a new Section 4.12 and giving land use policy direction for the siting of Battery Energy Storage Systems, as either a principal or accessory use, as summarized in Document 1; and**
- 2. Approve amendments to the Zoning By-law 2008-250 adding a definition for Battery Energy Storage System as well as adding provisions for the siting of Battery Energy Storage Systems that are accessory to residential and non-residential uses in the urban and rural area as summarized in Document 2 (as amended by Motions ARAC 2025-20-03 and PHC 2025-41-01); and**
- 3. Approve that decisions on future requests for Municipal Support Resolution(s) that are associated with a Battery Energy Storage System as a principal use project be voted on separately as part of the consideration for the required Zoning By-law Amendment application; and**
- 4. Approve amendments to the Site Plan Control By-law No. 2014-256 as detailed in Document 5.**
- 5. Approve that principal use BESS facilities require notification to the impacted Ward Councillor at the earliest possible stage in the planning and development process.**

**Recommandation(s) du comité telles que modifiées**

Que le Conseil municipal :

1. **Approuve des modifications au Plan officiel visant à ajouter une nouvelle section 4.12 et à fournir une politique d'aménagement du territoire relative à l'implantation des systèmes de stockage de l'énergie dans les batteries, en tant qu'utilisation principale ou accessoire, comme le résume le document 1; et**
2. **Approuve des modifications au *Règlement de zonage 2008-250* visant à ajouter une définition de système de stockage de l'énergie dans les batteries ainsi que des dispositions relatives à l'implantation des systèmes de stockage de l'énergie dans les batteries accessoires à des utilisations résidentielles et non résidentielles dans les secteurs urbains et ruraux, comme le résume le document 2 (dans sa version modifiée par les motions nos CAAR 2025-20-03 et CPL 2025-41-01); et**
3. **Approuve le fait que les décisions portant sur les futures demandes de résolution municipale favorable (RMF) associées à un système de stockage de l'énergie dans les batteries en tant que projet d'utilisation principale fassent l'objet d'un vote distinct lors de l'examen de la demande de modification du *Règlement de zonage*; et**
4. **Approuve des modifications au *Règlement sur la réglementation du plan d'implantation* (n° 2014-256), décrites en détail dans le document 5.**
5. **Approuve que les installations de SSEB visant une utilisation principale doivent être signalées au conseiller de quartier concerné le plus tôt possible dans le processus de planification et d'aménagement.**

Documentation/Documentation

1. Extract of draft Minutes, Agriculture and Rural Affairs Committee, January 23, 2025.  
  
Extrait de l'ébauche du procès-verbal du Comité de l'agriculture et des affaires rurales, le 23 janvier 2025.
2. Extract of draft Minutes, Planning and Housing Committee, February 5, 2025  
  
Extrait de l'ébauche du procès-verbal du Comité de la planification et du logement, le 5 février 2025
3. Director's Report, Planning Services, Planning, Development and Building Services, dated January 14, 2025 (ACS2025-PDB-PS-0016)  
  
Rapport du Directeur, Services de la planification, Direction générale des services de la planification, de l'aménagement et du bâtiment, daté le 14 janvier 2025 (ACS2025-PDB-PS-0016)

**Planning and Housing  
Committee  
Report 41  
February 12, 2025**

**4**

**Comité de de la planification et  
du logement  
Rapport 41  
Le 12 février 2025**

**Extract of Minute 21  
Agriculture and Rural Affairs  
Committee  
January 23, 2025**

**Extrait du procès-verbal 21  
Comité de l'agriculture et des affaires  
rurales  
Le 23 janvier 2025**

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Official Plan and Zoning By-law Amendments for Battery Energy Storage  
Systems (BESS)

File No. ACS2025-PDB-PS-0016 - City-Wide

*This Item will be considered by Planning and Housing Committee on  
February 5, 2025.*

Melissa Jort-Conway, Planner III and Royce Fu, Manager, Policy Planning, Planning, Development and Building Services Department, provided an overview of the report and answered questions from the Committee. Paul Hutt, Fire Chief, Emergency and Protective Services was also present and responded to questions. A copy of the slide presentation is filed with the Office of the City Clerk.

The Committee heard from the following delegations:

1. Angela Keller-Herzog, CAFES\* outlined issues with this file, touching on, but not limited to, lack of balance, regulatory alignment and collusion of energy balance and land use planning. CAFES requests a clear, reasonable and timely pathway for the project proponent and recommends that the new OP policy language pertaining to zoning rules for Renewable Energy Generation Facilities be withdrawn.
2. Marko Cirovic, Independent Electricity System Operator\* provided background of IESO and spoke to planning for future energy needs in Ottawa as population grows. Noting more electricity infrastructure is needed to be built, two energy storage projects in Ottawa are critical to meet needs and delays may hinder ability to ensure reliability needs are met.

3. Andrew Thiele, Energy Storage Canada\* spoke to the reasons for and benefits of energy storage as well as the different types available. Concerns were expressed with the Zoning Bylaw Amendment process proposal touching on setting a dangerous precedent, risks system reliability, consistent treatment of developers and layered regulatory processes.
4. Jennifer Gautreau, CAFES spoke in support of BESS and installation in South March, noting it is key to energy independence, it's safer and cleaner and grid innovations will allow everyone to benefit.
5. Sara Washburn expressed concerns related to climate change, and noted that future generations will be impacted by decisions that are made today. Energy storage is needed, and incentives should be created to encourage growth in this area. This will provide cleaner energy for the City.
6. Nicky Trudell concerned about climate change, action is required at all level of governments, noting renewable energy is the cheapest sources of energy. BESS reduces the need for fossil fuels and provides local community benefits.
7. Raymond Leury spoke to the need for more reliable electricity, options on how to attain this and why BESS is a reliable option. BESS should be treated as a public utility with the same setbacks and other planning requirements.
8. Mark MacGowan\* expressed concerns with the impacts if installations of these facilities on local residents specifically to water supply and livestock and the importance of setbacks. Battery failure rates exist and the more you put together the safety risk rises exponentially.
9. Monika Miller spoke to safety and security issues, noting once BESS fires start, they are left to burn out on their own. There is no official accounting of risks.

10. Courtney Argue expressed concerns as one of the largest BESS installations is located near her farm in West Carleton. The proposed amendments do not have sufficient differences in BESS and accessory BESS wording, there is a lack of alignment with rural purpose and there is a real concern that businesses are exploiting regulations for their economic benefits.
11. Geoff Wright and Alex Simakov, Evolugen acknowledges that Ottawa is growing exponentially, especially in the rural areas, and expressed the desire to invest in the city and looking for solutions. Bess works, it is cheap and reliable and are looking for the best plan to use, noting there is room for improvement. Timing is a priority for Evolugen given power system planning has a strict timeline.
12. Pam Chiles, Rural Woodlands expressed concern with BESS installations on agriculture land and recommended they be build on Brownfields. The Trail Road area is an opportunity for a BESS interim use, the City needs to take an active approach and should revisit the mineral zoning, especially as there is no mining left there.
13. Judy Makin believes BESS installations would get the City closer to where it needs to be in energy storage. Zoning is supposed to protect people and property from hazards, the City can follow best practices from BESS project locations around the world.
14. Eric Muller, CanREA noted concerns that zoning the by-laws would impede the building of these BESS projects and could signal that City is not open to this business, especially to clean energy investors. CanREA encourages the City to create an environment for clean energy as it helps with local reliability and resilience to various outages and extreme weather storms.

[ \* Individuals / groups marked with an asterisk above either provided comments in writing or by e-mail; all submissions and presentations are held on file with the Office of the City Clerk. ]

The following written submissions were received by, and are filed with, the Office of the City Clerk, and distributed to Committee Members:

- Email dated January 20, 2025 from Janice Johnston
- Email dated January 21, 2025 from Ruby Mekker
- Email dated January 21, 2025 from Shirley Dolan

*Following discussion and questions of staff, the Committee carried the report recommendations as amended by Motion No. ARAC 2025-20-03:*

**Report Recommendation(s)**

**That Agriculture and Rural Affairs Committee recommend Council:**

1. **Approve amendments to the Official Plan adding a new Section 4.12 and giving land use policy direction for the siting of Battery Energy Storage Systems, as either a principal or accessory use, as summarized in Document 1;**
2. **Approve amendments to the Zoning By-law 2008-250 adding a definition for Battery Energy Storage System as well as adding provisions for the siting of Battery Energy Storage Systems that are accessory to residential and non-residential uses in the urban and rural area as summarized in Document 2;**
3. **Approve that decisions on future requests for Municipal Support Resolution(s) that are associated with a Battery Energy Storage System as a principal use project be voted on separately as part of the consideration for the required Zoning By-law Amendment application;**
4. **Approve amendments to the Site Plan Control By-law No. 2014-256 as detailed in Document 5; and**
5. **Approve the Consultation Details Section of this report be included as part of the ‘brief explanation’ in the Summary of Written and Oral Public Submissions, to be prepared by the Office of the City Clerk and submitted to Council in the report titled, “Summary of Oral and Written Public Submissions for Items Subject to the Planning Act ‘Explanation Requirements’ at the City Council Meeting of February 12, 2025,” subject to**

submissions received between the publication of this report  
and the time of Council's decision.

Carried as amended

**Motion No. ARAC 2025-20-03**

**WHEREAS Battery Electric Storage System (BESS) facilities are an important and growing aspect of clean and efficient energy grids; and**

**WHEREAS ensuring regulatory clarity will help provide confidence to residents and proponents alike that these facilities are being fairly and properly reviewed; and**

**WHEREAS according to a 2023 report from the Ontario Energy Board (OEB), a typical electricity customer in Ontario uses roughly 25 kWh of electricity per day; and**

**WHEREAS based on the size to mega-watt hour (MWh) storage of other modern BESS facilities, a 1 hectare facility could provide 50MWh of storage which could provide power to roughly 2000 typical customers for one day; and**

**WHEREAS based on the current staff report, there are circumstances in which such a capacity and footprint could be considered an Accessory Use despite the intent of an Accessory Use being that these facilities be intended to provide the power needs of a site and are limited by the supply of the building's energy loads; and**

**WHEREAS the proper notification about proposed large scale or principal use BESS facilities to local representatives is an important way to ensure that social license for these facilities can be secured.**

**THEREFORE BE IT RESOLVED that Document 2 Details of Recommended Zoning By-law Amendment to report ACS2025-PDB-PS-0016 regarding Official Plan and Zoning By-law Amendments for Battery Energy Storage Systems (BESS) be revised by adding the underlined text below to the proposed new Section 91-A entitled**

**“Accessory Battery Energy Storage System (BESS)”, sub-section  
1(c)(i):**

**(1) An Accessory Battery Energy Storage System is permitted:**

**(c) In any non-residential zone, other than the EP, ME, and MR  
zones, and outside of the flood plain overlay, either enclosed within  
a building or other accessory structure or unenclosed, subject to the  
following:**

**(i) they may not exceed 20 per cent of the total lot area or 1 hectare,  
whichever is the lesser;**

**BE IT FURTHER RESOLVED that principal use BESS facilities require  
notification to the impacted Ward Councillor at the earliest possible  
stage in the planning and development process.**

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Official Plan and Zoning By-law Amendments for Battery Energy Storage  
Systems (BESS)

File No. ACS2025-PDB-PSX-0005 – City-wide

*This Item will be considered by Agriculture and Rural Affairs Committee on  
January 23, 2025.*

Melissa Jort-Conway, Planner III, Planning, Development and Building  
Services (PDBS), provided an overview of the report and answered  
questions from the Committee. A copy of the slide presentation is filed  
with the Office of the City Clerk.

The following staff were also present and responded to questions:

PDBS

- Royce Fu, Manager, Policy Planning
- Derrick Moodie, Director, Planning Services

Emergency and Protective Services

- Paul Hutt, Fire Chief

The Committee heard from the following delegations:

1. Angela Keller Herzog, CAFES\* outlined issues related to climate  
change, energy transition, Economic Development and Energy,  
Energy Planning vs Land Use Planning and safety and  
environmental safeguards. CAFES asks staff to consult with Hydro  
Ottawa and strike an energy task force with key stakeholders.
2. Goutam Shaw supports comments from CAFES and noted that the  
City will increasingly require more energy and should use a data  
based approach to enabling this.
3. Mark McGowan\* encouraged the City to pause and take more time  
to get this right. Current setbacks are not acceptable and spoke to

the Provincial minimum distance separation as a land use planning tool.

4. Kathy Black\* expressed concerns with setbacks, installation of facilities in rural areas and effects on crops, livestock and well drinking water. More public engagement is encouraged until a robust review is completed.
5. Don Sproule\* spoke to what is happening with BESS globally and in Ottawa and provided a bigger context to the approve of installations in Ottawa and effects on climate, noting weather disruptions are only going to be more frequent and severe.
6. Janice Ashworth, Dunsky Energy + Climate Advisors\* spoke to the role of BESS in communities and outlined benefits related to local communities as well as Ontario wide benefits, and outlined concerns and mitigation strategies.
7. Shirley Dolan expressed concerns related to light pollution, water contamination and increased risk of fires. Installation of BESS should be considered in industrial zones as opposed to farmland.
8. Mark Kellenberger, DNV Canada\* outlined components of the company related to BESS touching on safety features, best practices, code landscape and burn testing.
9. Alex Simakov and Geoff Wright, Evolugen provided background on their company and spoke to the benefits and importance of BESS, noting the desire to double clean power capacity over the next 25 years. Ottawa needs to remain competitive and ensure that a clear signal is being conveyed that it is open to BESS opportunities.
10. Raymond Leury, Electric Vehicle Council of Ontario (EVCO)\* spoke to safety regulations and questioned the reason for more restrictions as it reduces choices and increases costs, and progress takes time and costs taxpayers money.
11. Courtney Argue urged the committee to reconsider the setback requirements for the proposed installations and expressed

concerns related to safety, fire hazards and environmental implications.

[ \* Individuals / groups marked with an asterisk above either provided comments in writing or by e-mail; all submissions and presentations are held on file with the Office of the City Clerk. ]

The following written submissions were received by, and are filed with, the Office of the City Clerk, and distributed to Committee Members:

- Letter dated January 29, 2025 from Ottawa Hydro
- Email dated February 3, 2025 from Leigh Fenton
- Email dated February 3, 2025 from Bruce Collier
- Email dated February 4, 2025 from John Kirkwood
- Email dated February 5, 2025 from Andrew Thiele, Energy Storage Canada

Councillor Kelly introduced the following Direction to staff, however, subsequently withdrew it in order to consult with staff prior to Council consideration on February 12, 2025 on language of the direction.

*That staff explore the feasibility of scaled setbacks based on the size of battery storage facilities and report back to both the Agricultural & Rural Affairs Committee and Planning & Housing Committee before the end of Q2 2025.*

Following discussion and questions of staff, the Committee carried the report recommendations as amended by PHC Motion 2025-41-01.

### **Report Recommendation(s)**

**That Planning and Housing Committee recommend Council:**

- 1. Approve amendments to the Official Plan adding a new Section 4.12 and giving land use policy direction for the siting of Battery Energy Storage Systems, as either a principal or accessory use, as summarized in Document 1;**
- 2. Approve amendments to the Zoning By-law 2008-250 adding a definition for Battery Energy Storage System as well as adding provisions for the siting of Battery Energy Storage Systems**

that are accessory to residential and non-residential uses in the urban and rural area as summarized in Document 2;

3. Approve that decisions on future requests for Municipal Support Resolution(s) that are associated with a Battery Energy Storage System as a principal use project be voted on separately as part of the consideration for the required Zoning By-law Amendment application;
4. Approve amendments to the Site Plan Control By-law No. 2014-256 as detailed in Document 5; and
5. Approve the Consultation Details Section of this report be included as part of the 'brief explanation' in the Summary of Written and Oral Public Submissions, to be prepared by the Office of the City Clerk and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to the Planning Act 'Explanation Requirements' at the City Council Meeting of February 12, 2025," subject to submissions received between the publication of this report and the time of Council's decision.

Carried as amended

**Amendment:**

**Motion No. PHC 2025-41-01**

Moved by C. Kitts

**WHEREAS Battery Electric Storage System (BESS) facilities are an important and growing aspect of clean and efficient energy grids; and**

**WHEREAS ensuring regulatory clarity will help provide confidence to residents and proponents alike that these facilities are being fairly and properly reviewed; and**

**WHEREAS according to a 2023 report from the Ontario Energy Board (OEB), a typical electricity customer in Ontario uses roughly 25 kWh of electricity per day; and**

**WHEREAS based on the size to mega-watt hour (MWh) storage of other modern BESS facilities, a 1 hectare facility could provide**

50MWh of storage which could provide power to roughly 2000 typical customers for one day; and

WHEREAS based on the current staff report, there are circumstances in which such a capacity and footprint could be considered an Accessory Use despite the intent of an Accessory Use being that these facilities be intended to provide the power needs of a site and are limited by the supply of the building's energy loads; and

WHEREAS the proper notification about proposed large scale or principal use BESS facilities to local representatives is an important way to ensure that social license for these facilities can be secured.

THEREFORE BE IT RESOLVED that Document 2 Details of Recommended Zoning By-law Amendment to report ACS2025-PDB-PS-0016 regarding Official Plan and Zoning By-law Amendments for Battery Energy Storage Systems (BESS) be revised by adding the underlined text below to the proposed new Section 91-A entitled "Accessory Battery Energy Storage System (BESS)", sub-section 1(c)(i):

- (1) An Accessory Battery Energy Storage System is permitted:
- (c) In any non-residential zone, other than the EP, ME, and MR zones, and outside of the flood plain overlay, either enclosed within a building or other accessory structure or unenclosed, subject to the following:
- (i) they may not exceed 20 per cent of the total lot area or 1 hectare, whichever is the lesser;

BE IT FURTHER RESOLVED that principal use BESS facilities require notification to the impacted Ward Councillor at the earliest possible stage in the planning and development process.

Carried