

Subject: Zoning By-law Amendment – part of 4186 William McEwen Drive, part of 4221 Moodie Drive and part of 3478 Moodie Drive

File Number: ACS2025-PDB-PSX-0067

**Report to Agriculture and Rural Affairs Committee on November 6, 2025
and Council November 12, 2025**

Submitted on October 31, 2025 by Marcia Wallace, General Manager, Planning, Development and Building Services

Contact Person: Stephan Kukkonen, Planner I, Development Review Rural

613-580-2424 ext. 12860 Stephan.Kukkonen@ottawa.ca

Ward: Rideau-Jock (21)

Objet : Modification du Règlement de zonage – partie du 4186, promenade William McEwen, partie du 4221, promenade Moodie et partie du 3478, promenade Moodie

Dossier : ACS2025-PDB-PSX-0067

Rapport au Comité de l'agriculture et des affaires rurales

le 6 novembre 2025

et au Conseil le 12 novembre 2025

Soumis le 31 octobre 2025 par Marcia Wallace, Directrice Générale, Direction générale des services de la planification, de l'aménagement et du bâtiment

Personne ressource : Stephan Kukkonen, Urbaniste 1, Examen des demandes d'aménagement ruraux

613-580-2424 poste. 12860, Stephan.Kukkonen@ottawa.ca

Quartier : Rideau-Jock (21)

REPORT RECOMMENDATIONS

1. That Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 for Part of 4186 William McEwen Drive, Part of 4221 Moodie Drive, and Part of 3478 Moodie Drive, as shown in Document 1, to permit a Battery Energy Storage System and associated private utilities, as detailed in Document 2.
2. That Agriculture and Rural Affairs Committee 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 November 12, 2025," subject to submissions received between the publication of this report and the time of Council's decision.

RECOMMANDATIONS DU RAPPORT

1. Que le Comité de l'agriculture et des affaires rurales recommande au Conseil d'approuver les modifications du *Règlement de zonage* (n° 2008-250) pour une partie du 4186, promenade William McEwen, une partie du 4221, promenade Moodie et une partie du 3478, promenade Moodie, comme indiqué dans le document 1, pour permettre l'aménagement d'un système de stockage d'énergie par batterie et des services souterrains privés associés, comme l'expose en détail le document 2.
2. Que le Comité de l'agriculture et des affaires rurales approuve l'ajout, en tant que « brève explication », de la section du présent rapport consacrée aux détails de la consultation au résumé des observations écrites et orales du public, qui sera rédigé par le Bureau du greffe municipal et soumis au Conseil dans le rapport intitulé « Résumé des observations orales et écrites du public sur les questions assujetties aux « exigences d'explication » aux termes de la *Loi sur l'aménagement du territoire*, à la réunion du Conseil municipal prévue le 12 novembre 2025, sous réserve des observations reçues entre le moment de la publication du présent rapport et la date à laquelle le Conseil rendra sa décision.

EXECUTIVE SUMMARY

Staff Recommendation

Planning staff recommend approval of the Zoning By-law Amendment Application for Part of 4186 William McEwen Drive, Part of 4221 Moodie Drive, and Part of 3478 Moodie Drive to permit the establishment of the Battery Energy Storage System (BESS) and associated private utilities including a switching station and transmission line.

The amendment proposes to rezone a portion of the lands located at 4186 William McEwen Drive from Rural Countryside (RU) to a new exception zone to permit BESS as a principal use. The lands located at 3478 Moodie Drive are proposed to be rezoned from Mineral Extraction Subzone 2, Rural Exception 3 – holding (ME2 [3r]-h) to a new exception zone to permit a switching station related to a principal BESS, and a reduced minimum required front yard setback of 14.89 metres.

For the lands located at 4186 William McEwen Drive, Staff instead recommend rezoning from RU to an Rural General Industrial (RG) exception to more accurately reflect the more industrial size and natural BESS facilities.

Further, Staff are recommending that a portion of the lands located at 4221 Moodie Drive are also rezoned from Rural Countryside Rural Exception 650 (RU [650r]) to an RU exception to permit a transmission line associated with a principal use BESS.

Applicable Policy

The three subject properties are located within the Rural Transect and are designated as Rural Countryside under the Official Plan. 4186 William McEwen Drive and 4221 Moodie Drive are also subject to the Natural Heritage Feature Overlay, whereas 3478 Moodie Drive is subject to the Sand and Gravel Resource Overlay (Schedules B9 and C11). In addition to the Official Plan policy, there is an existing Hydro easement on 3478 Moodie Drive that partially limits the viability of extraction on the corner of the property.

The following policies support this application:

- Section 4.12 provides direction for development Renewable Energy Generation and Storage including BESS facilities. 4.12(7) lists the appropriate designations for BESS uses and (8) describes the requirements including supporting studies and minimum setback distance to nearby residents. The proposal is located in the Rural Countryside designation as per 4.12(7) and includes all the supporting studies and the proposed setback distance far exceeds the 150-metre minimum guidance provided.

- Section 5.6.3.2, 1) states that temporary non-residential uses may be permitted in the Sand and Gravel Resource Overlay if it can be demonstrated to the satisfaction of the City that the use shall not preclude or otherwise hinder the designated area for future mineral aggregate extraction. The proposal will not preclude or hinder future mineral aggregate extraction due to its relatively small size and location is in an area that would be difficult to extract due to the existing easement and required setbacks. Further the proposed use is a temporary non-residential use as per the policy and is not seen as an impact to future extraction.
- Section 2.2.3, policy 4), enabling the use of local renewable energy sources. The proposal to build an energy storage system that is able to store and divert energy created through wind, solar, hydropower, and more, further enables the use of local renewable energy sources.
- Section 5.6.4.1, 4) requires proposed development or site alteration in or adjacent to natural heritage features to be supported by an environmental impact study prepared in accordance with the City's guidelines. Further, policy 5) states that development and site alteration shall have no negative impact on the Natural Heritage System and Natural Heritage Features. Development and site alteration shall be consistent with the conclusions and recommendations of an approved environmental impact study. The proposal and prepared Environmental Impact Study (EIS) demonstrates no negative impacts from the development on the form or function of the Natural Heritage System and Features.
- Section 4.6.2 outlines policies to protect views and enhance Scenic Routes. Policy 4) requires development abutting Scenic Route to contribute to conserving and creating a desirable context. The proposal is located within the identified Scenic Route for Highway 416. The development area is located beyond 600 metres from the front lot line and will have no impact on the Scenic Route.

Other applicable policies:

Section 4.8.1 of the Official Plan provides policies for the protection of the City's natural heritage features. Policy 5) describes that the City shall take a no net loss approach with respect to evaluated wetlands deemed not provincially significant and forest cover outside the urban area and designated villages. The proposal and EIS show a slight loss of woodlands and non-significant wetlands. The design details and opportunities for mitigation measures and off-site offsetting will continue to be evaluated during the Site Plan Control Application process.

RÉSUMÉ

Recommandation du personnel

Le personnel des Services de planification recommande d'approuver la modification du *Règlement de zonage* visant une partie du 4186, promenade William McEwen, une partie du 4221, promenade Moodie et une partie du 3478, promenade Moodie pour permettre l'aménagement d'un système de stockage d'énergie par batterie (SSEB) et des services souterrains privés associés comprenant un poste de sectionnement et une ligne de transmission.

La modification propose de rezoner une partie des terrains situés au 4186, promenade William McEwen de la zone d'espace rural (RU) à une nouvelle zone d'exception pour permettre un SSEB comme utilisation principale. On propose de rezoner les terrains situés au 3478, promenade Moodie de Zone d'extraction de minerai, sous-zone 2, exception rurale 3 – disposition d'aménagement différé (ME2 [3r]-h) à une nouvelle zone d'exception pour permettre l'aménagement d'un poste de sectionnement relatif à un SSEB principal, et une marge réduite de retrait minimum nécessaire des cours avant de 14,89 mètres.

Pour les terrains situés au 4186, promenade William McEwen, le personnel recommande plutôt de rezoner de RU à une exception de zone rurale à vocation industrielle générale (RG) pour refléter plus précisément la dimension plus industrielle et naturelle des installations de SSEB.

En outre, le personnel recommande qu'une partie des terrains situés au 4221, promenade Moodie soit également rezoné de zone d'espace rural Exception 650 (RU [650r]) à une exception RU pour permettre une ligne de transmission associée à un SSEB comme utilisation principale.

Politique applicable

Les trois propriétés en question sont situées dans le transect du secteur rural et portent la désignation de zone rurale de campagne dans le Plan officiel. Le 4186, promenade William McEwen et le 4221, promenade Moodie sont également soumis à la surzone des caractéristiques du patrimoine naturel, alors que le 3478, promenade Moodie est soumis à la surzone des ressources en sable et en gravier (annexes B9 et C11).

Les politiques suivantes justifient cette demande :

- L'article 4.12 prévoit des directives pour le développement de la production et du stockage de l'énergie renouvelable, y compris d'installations de SSEB. L'article 4.12(7) énumère les désignations appropriées pour les utilisations de

SSEB et le point (8) décrit les exigences comprenant notamment des études justificatives et des distances minimales de retrait par rapport aux résidents avoisinants. La proposition est située dans la désignation zone d'espace rural conformément à l'article 4.12(7) et comprend toutes les études justificatives et la distance de retrait proposée dépasse largement la directive donnée de 150 mètres minimum.

- L'article 5.6.3.2, 1) mentionne que les utilisations temporaires non résidentielles peuvent être permises dans la surzone des ressources en sable et en gravier si l'on peut démontrer, à la satisfaction de la Ville, que les aménagements n'empêchent pas d'exercer éventuellement des activités d'extraction d'agrégats miniers dans la zone désignée ou n'y font pas obstacle par ailleurs. La proposition n'empêchera pas ou n'entravera pas l'exercice éventuel d'activités d'extraction d'agrégats miniers en raison des dimensions relativement petites et du fait que l'emplacement se trouve dans une zone où il serait difficile d'extraire en raison d'une servitude existante et des retraits exigés. De plus, l'utilisation proposée est une utilisation temporaire non résidentielle conformément à la politique et n'est pas considérée comme ayant un impact sur une extraction future.
- L'article 2.2.3, politique 4), promouvant l'utilisation des sources d'énergie renouvelable locales. La proposition de bâtir un système de stockage de l'énergie capable de stocker et de détourner l'énergie produite par le vent, le soleil, l'hydroélectricité, etc., permet en outre l'utilisation de sources d'énergie renouvelables locales.
- L'article 5.6.4.1, 4) nécessite qu'un projet d'aménagement ou la transformation du site proposé ou voisin des caractéristiques du patrimoine culturel doit être justifié par une étude d'impact environnemental préparée conformément aux directives de la Ville. De plus, la politique 5) énonce que l'aménagement ou la transformation du site ne doivent pas avoir d'incidence négative sur le réseau du patrimoine naturel et les caractéristiques du patrimoine naturel. L'aménagement et la transformation du site doivent cadrer avec les conclusions et les recommandations d'une Étude des répercussions environnementales approuvée. La proposition et l'étude d'impact sur l'environnement (EIE) démontrent qu'il n'y aura pas d'incidence négative de l'aménagement sur la forme ou la fonction du patrimoine naturel et les caractéristiques du patrimoine naturel.
- L'article 4.6.2 décrit les politiques visant à protéger les panoramas et à améliorer les routes panoramiques. La politique 4) exige que les travaux

d'aménagement jouxtant des routes panoramiques contribuent à la préservation ou à la création d'un contexte souhaitable. La proposition est située dans le cadre de la route panoramique identifiée pour l'autoroute 416. La zone d'aménagement est située à plus de 600 mètres de la limite avant du terrain et n'aura pas d'incidences sur la route panoramique.

Autres politiques applicables :

L'article 4.8.1 du Plan officiel prévoit des politiques pour la protection des caractéristiques du patrimoine naturel de la Ville. La politique 5) décrit que la Ville doit adopter une approche prévoyant de n'inscrire aucune perte nette dans les milieux humides évalués qui ne sont pas considérés comme des milieux humides d'importance provinciale et qui ne sont pas réputés faire partie du couvert forestier à l'extérieur du secteur urbain et des villages désignés. La proposition et l'EIE montrent une légère perte de terres boisées et de milieux humides secondaires. Les détails de conception et les possibilités de mesures d'atténuation et de compensation hors site continueront d'être évalués pendant le processus d'approbation du plan d'implantation.

BACKGROUND

Learn more about [link to Development Application process - Zoning Amendment](#)

For all the supporting documents related to this application visit the [link to Development Application Search Tool](#).

Site location

Part of 4186 William McEwen Drive, Part of 4221 Moodie Drive, and Part of 3478 Moodie Drive.

Owner

Trail Road BESS Inc.

Applicant

Stantec Consulting Ltd.

Description of site and surroundings

The main site subject to the application is 4186 William McEwen Drive, located on the west side of William McEwen Drive, approximately 900 metres north of the William McEwen Drive and Brophy Drive intersection. The surrounding properties are a mix of agricultural, rural residential, general rural uses and Highway 416. The site itself is a 21.55-hectare lot, and is largely undeveloped, aside from a few structures including a

detached dwelling located towards the front of the site, and an area that was previously cleared for cultivation. The remainder of the site is vegetated with trees, and evaluated but not provincially significant wetlands, and a watercourse running perpendicularly through the middle of the site.

The proposed development would also utilize portions of 3478 Moodie Drive and 4221 Moodie Drive. 3478 Moodie Drive is a City-owned property located on the west side of Moodie Drive, approximately 200 metres from the intersections of Moodie, Cambrian Road West, and Trail Road. The surrounding properties to the north and east are largely existing extraction operations. Lands to the south and are either vacant or agricultural crop producing lands. 3478 Moodie Drive is approximately 6.31 hectares and is also mainly vacant aside from two small storage structures. The property is subject to a Hydro One transmission corridor that travels across the parcel on angle from near the southeast corner through to the northern lot line. It is proposed that the southeast corner of the lot covering an area of approximately 0.37 hectares be utilized to support the development for a switching station.

4221 Moodie Drive is located on the east side of Moodie Drive approximately 850 metres north of the intersection of Moodie and Brophy Drive. Similar to 4186 William McEwen Drive, the adjacent properties are a mix of agricultural, rural residential, general rural type uses. It should be noted that 4221 Moodie Drive is located to the rear of 4186 William McEwen Drive, and they share a rear lot line. 4221 Moodie Drive is approximately 42.96 hectares and contains a large gravel surface with multiple coverall storage structures towards the front of the site. The rear of the site remains undeveloped and is heavily vegetated. The application proposes to utilize a 40-metre-wide corridor that stretches the length of the property near the northern interior side lot line to the previously mentioned shared rear lot line to be used as a private electrical transmission corridor.

Summary of proposed development

The applicant is seeking a Zoning By-law Amendment to establish a principal use Battery Energy Storage System (BESS) that will support the transmission grid. The main BESS facility is proposed to be located at 4186 William McEwen Drive and will include 156 BESS containers covering approximately 6.31 hectares of the 21.55-hectare lot. A substation, a portion of the associated transmission line, and stormwater management facilities are proposed to accompany the main BESS facility contained within the area for redevelopment on-site.

The associated transmission line will travel from the main BESS facility, through the adjacent parcel to the rear known as 4221 Moodie Drive, and into the Moodie Drive

right-of-way where it will continue along the right-of-way until it connects with the proposed switching station located at 3478 Moodie Drive.

Summary of requested Zoning By-law amendment

The requested Zoning By-law Amendment proposes to rezone a portion of 4186 William McEwen Drive and a portion of 3478 Moodie Drive. 4186 William McEwen Drive is currently zoned as Rural Countryside, and the proposal is to rezone an approximately 6.31 hectare portion of the site with a Rural General Industrial exception to permit a Battery Energy Storage System as the principal use. The remainder of the site would be unaffected by the proposal and remain zoned as Rural Countryside.

3478 Moodie Drive is currently zoned as Mineral Extraction, Subzone 2 [Rural Exception 3] – holding, and the proposal is to rezone an approximately 0.37-hectare portion of the site with an exception zone to permit a switching station related to a Battery Energy Storage System only. The remainder of 3478 Moodie Drive will be unaffected by the proposal and remain zoned as ME2 [3r]-h. The rezoning also proposes to reduce the minimum required front yard setback from 30 metres to 14.89 metres. This rezoning is required as utility installations are not a permitted use as of right within ME zones.

While not requested by the applicant, Staff are recommending that a portion of the lands located at 4221 Moodie Drive be rezoned from Rural Countryside Rural Exception 650 (RU [650r]) to an RU exception to permit a transmission line associated with a principal use BESS. Utility installations are permitted as of right in the RU zone as per Section 91 of the Comprehensive Zoning By-law, but the current definition of “utility installation” is not applicable to transmission lines for a private BESS and as such an exception is required. It is noted that a proposed Omnibus Zoning By-law Amendment is proposing to update the definition of “utility installation” to permit the use in the future for all energy generation or storage system related projects should Council approve.

DISCUSSION

Public consultation

Notification and public consultation were undertaken in accordance with the Public Notification and Consultation Policy approved by Council for development applications. A circulation email to community groups was sent October 2, 2025, and on-site signs were posted.

For this proposal’s consultation details, see Document 3 of this report.

Official Plan designations

The three subject properties are located within the Rural Transect and are designated as Rural Countryside under the Official Plan. 4186 William McEwen Drive and 4221 Moodie Drive are also subject to the Natural Heritage Feature Overlay, whereas 3478 Moodie Drive is subject to the Sand and Gravel Resource Overlay (Schedules B9 and C11). Further, the 4186 William McEwen Drive site is identified on Official Plan schedule C13 – Scenic Routes due its proximity to Highway 416.

Section 2.2 of the Official Plan identifies cross cutting issues that are essential to achievement of a livable city. One of these cross-cutting issues, highlighted in Section 2.2.3, policy 4), is to enable the use of local renewable energy sources.

Section 4.6.2 outlines policies to protect views and enhance Scenic Routes. Specifically policy 4) requires development abutting Scenic Route to contribute to conserving and creating a desirable context by such means as:

- a) Protecting the opportunity to view natural and cultural heritage features;
- b) Preserving and restoring landscaping, including but not limited to distinctive tree vegetation along the right of way;
- c) Orienting buildings towards the Scenic Route and providing direct pedestrian access where appropriate; and
- d) Providing screening by way of opaque fencing or landscape buffers to hide surface parking lots or outside storage; and
- e) Managing the intensity and spill-over of lighting on adjacent parcels.

Section 4.8.1 of the Official Plan provides policies for the protection of the City's natural heritage features. Policy 5) describes that the City shall take a no net loss approach with respect to evaluated wetlands deemed not provincially significant and forest cover outside the urban area and designated villages.

The Official Plan in section 4.9.3 identifies the importance of protecting of surface water features through restricting development in proximity and establishing appropriate development setbacks. Given the investigations from the Environmental Impact Study, the relevant policy in the Official Plan is 4.9.3, 5). This policy outlines requirements for development and site alteration within or adjacent to headwater drainage features. Where the proponent is requesting an exception to the setback, the proposal and supporting studies must address:

- a) Evaluation and description of the project site, sensitivity of the headwater drainage features and sampling methods;

- b) Assessment and classification of hydrological function, riparian conditions, fish and fish habitat and terrestrial habitat; and
- c) Management recommendations regarding the need to protect, conserve, mitigate, maintain recharge or maintain/replicate terrestrial linkages of the headwater drainage features and a corresponding recommendation for an appropriate minimum setback.

As a part of Official Plan Amendment 36, new land use policy direction specific to BESS was included in the Official Plan, specifically section 4.12 (City-Wide Policies). These policies differentiate principal use BESS and accessory BESS, outline the appropriate designations for these uses, and highlight the requirements for their establishment. Principal use BESS in the rural areas is permitted within the Rural Countryside and Rural Industrial and Logistics designations.

For the lands located at 3478 Moodie Drive, the Official Plan's policies relating to aggregate overlays are applicable. Section 5.6.3.2 includes policies to protect mineral aggregate operations and resources from incompatible development. 5.6.3.2, 1) states that temporary non-residential uses may be permitted in the Sand and Gravel Resource Overlay if it can be demonstrated to the satisfaction of the City that the use shall not preclude or otherwise hinder the designated area for future mineral aggregate extraction.

For the lands located at 4186 William McEwen Drive, the Official Plan's Policies related to natural heritage features are applicable. Section 5.6.4.1, 4) requires proposed development or site alteration in or adjacent to natural heritage features to be supported by an environmental impact study prepared in accordance with the City's guidelines. Further, policy 5) states that development and site alteration shall have no negative impact on the Natural Heritage System and Natural Heritage Features. Development and site alteration shall be consistent with the conclusions and recommendations of an approved environmental impact study.

Section 9.2.2 of the Official Plan provide policies for development within the Rural Countryside designation. 9.2.2, 1) lists the permitted uses within the designation, and 2) outlines that additional uses may be permitted by the underlying zoning, or through a Zoning By-law amendment. Small scale light industrial and commercial uses may be permitted where all the following are met:

- i) The uses are necessary to serve the local rural community or the travelling public, such as restaurant, gas station, private medical or medical related-clinics, veterinary services, personal service or motel;

- ii) The lands are within 200 metres of an arterial or collector road and can be safely accessed;
- iii) The lands are located beyond one kilometre of an Urban or Village boundary, or where located less than one kilometre from a Village boundary, it can be demonstrated that there is insufficient opportunity for these types of uses to be established within the Village;
- iv) The lands are not adjacent to lands designated as Agricultural Resource Area;
- v) The development can be supported by services available according to applicable provincial regulations;
- vi) The scale of the development is suitable for a rural context and where the size of each commercial occupancy will not exceed 300 square metres of gross leasable floor area; and
- vii) The proposed development is designed to minimize hazards between the road on which it fronts and its vehicular points of access, mitigate incompatibilities with adjacent residential uses and to integrate appropriately with rural character and landscape [Section 9.2.2. 2), b)].

Other applicable policies and guidelines

The proposal is subject to the provincial Environmental Assessment Act and will undergo a class Environmental Assessment for Minor Transmission Facilities.

Planning rationale

For the lands located at 4186 William McEwen Drive, Staff recommend that the portion of the lands identified in Document 1 below be rezoned from Rural Countryside to a new Rural General Industrial Exception limited to a Battery Energy Storage System as the only permitted use. Considering the nature of the proposed development Staff are proposing this General Industrial Exception as a more appropriate alternative to closely reflect the size, appearance, and overall function, including potential for noise generation, of the site, all of which could be considered beyond that of a more typical utility installation. Staff, however, still believe it is appropriate for such facilities to be located within the Rural Countryside Designation, even with the proposed Rural General Industrial Exception, and in spite of Official Plan Section 9.2.2, 2), b) discussed above. Section 9.2.2, 2), b), contains limitations for appropriate development of industrial type uses within the Rural Countryside designation, however the proposed use is not a use that would have been taken into consideration when these policies were originally

created. When considering the more recent and more appropriate Official Plan policies for this use implemented as a part of Official Plan Amendment 36, it is clear that BESS uses are appropriate for both the Rural Countryside and Rural Industrial and Logistics Designations (Section 4.12). In some situations, the Rural Countryside may even offer greater opportunity and flexibility than the Rural Industrial and Logistics Designations for these principal BESS type uses due to proximity to transmission corridors and in relation to average lot sizes. Further, lands designated as Rural Industrial and Logistics are meant to be considered as employment areas under the Official Plan and Provincial Planning Statement (Section 9.3). Once a BESS facility is built, no employees are on-site for regular day-to-day operations. For these reasons, the Rural Countryside designation is an appropriate location for this type of use despite the proposed Rural General Industrial zoning.

In terms of the additional requirements listed in Section 4.12 for the development of BESS sites, all the required documents in policy 8) were prepared and submitted, and the proposed setback to existing residential uses are well over the outlined 150 metre minimum. The shortest setback shown in the following *figure 1* is approximately 508 metres.

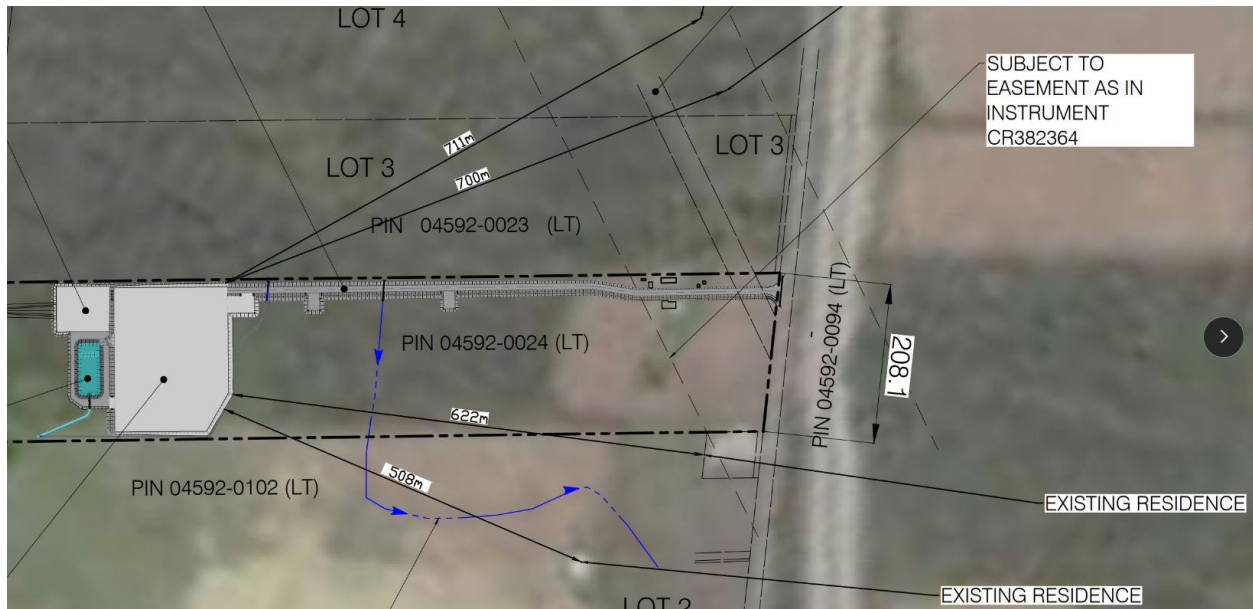


Figure 1. Setbacks to Existing Residences

Overall, the proposed development for 4186 William McEwen Drive and Staff's recommended Zoning By-law Amendment, represents development that is aligned with the Official Plan, primarily the objective to enable the use of local renewable energy sources [Section 2.2.3, policy 4)]. Through the preparation and submission of the environmental impact study (EIS) prepared by Stantec Consulting Ltd., Staff are satisfied that the above Official Plan policies relating to natural heritage features, surface water features, and evaluated non-significant wetlands can be met. As the EIS

concludes, the development is not anticipated to result in any net negative impacts to the form or function of the significant natural heritage features on site. In October 2025, City Council directed staff to develop the policy terms upon which to engage with proponents of large-scale energy projects such as the Trail BESS. Municipal host agreements can be used to address mitigation measures if required to support a project, such as impacts to natural heritage features and functions. A policy framework for Municipal Host Agreements is anticipated to be tabled for Council consideration in Q1 2026. The proposed rezoning is also limited to the proposed footprint of the BESS site. Staff sees limiting the zoning to the proposed footprint as a mechanism for protecting the remaining natural features on-site by limiting opportunities for future expansion of the BESS use. Site Plan Control will also be required for the proposed development and the details of the development will be addressed through this process.

For the lands located at 3478 Moodie Drive, the proposed development of the switching station, and the recommended exception zone detailed in Document 2 below, is also aligned with the policies of the Official Plan. Although these lands include Sand and Gravel Resource Overlay, which are required to be protected for future extraction, the size and location identified for the proposed switching station would not preclude future extraction. This is partially due to the existing hydro easement that impacts the viability of extraction near the southeast corner of the parcel. Further, the use of this area as a switching station is considered to be temporary in nature as the proponent will be leasing this portion of land from the City for a duration of up to 49 years. Considering it is a temporary use, and the lands will need to be restored including a full decommissioning of the switching station infrastructure, Official Plan policy 5.6.3.2, 1) can be met as the development would not preclude or otherwise hinder the designated area for future mineral aggregate extraction. Staff also propose that a further condition of holding be included on the area to be rezoned for the switching station related to a principal BESS. The condition for lifting the hold would be the execution of a lease agreement.

In addition, Staff have no concerns regarding the proposed reduced front yard setback for the utility installations. Typically, a 15 metre buffer is required for aggregate extraction operations in the Mineral Extraction Zone. The proposed 14.89 metre setback should not cause any greater impact than the 15 metre buffer should a mineral extraction use be in operation.

For the lands located at 4221 Moodie Drive, Staff note that a 40-metre-wide corridor will need to be rezoned to permit the installation of the transmission line related to a BESS facility. The transmission line will closely resemble a typical utility line which are permitted in the Rural Countryside designation under Section 9.2.2 1) in the Official Plan.

Provincial Planning Statement

The Provincial Planning Statement (PPS) includes policies for mineral aggregate resources, energy supply, and rural lands.

Section 3.8 of the PPS outlines that planning authorities should provide opportunities for the development of energy supply including energy storage systems.

Section 4.5 of the PPS highlights the direction to protect mineral aggregate resources for long-term use and outlines further policies for protecting existing operations as well. The proposed development as discussed above would not preclude future extraction potential of these resources.

Section 2.6 in the PPS provides policy direction for development on Rural Lands. Permitted uses according to the PPS include:

- a) the management or use of resources;
- b) resource-based recreational uses (including recreation dwellings not intended as permanent residences);
- c) residential development, including lot creation, where site conditions are suitable for the provision of appropriate sewage and water services;
- d) agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices, in accordance with provincial standards;
- e) home occupations and home industries;
- f) cemeteries; and
- g) other rural land uses.

Although not explicitly listed above, the proposed BESS use may fall within the other rural land uses categories. The proposed development does not require water of sanitary servicing, only stormwater management. Stormwater considerations will be further reviewed and finalized as a part of the Site Plan Control application process, however given the size of the parcel and the existing conditions, Staff have no concerns.

Given the above, Staff have determined the proposal is consistent with the 2024 Provincial Planning Statement.

RURAL IMPLICATIONS

The proposal and recommendations of this report would assist in providing a more resilient electrical transmission grid.

COMMENTS BY THE WARD COUNCILLOR

The Councillor is aware of the application related to this report.

ADVISORY COMMITTEE COMMENTS

There are no advisory committee comments related to this report.

LEGAL IMPLICATIONS

There are no legal impediments to adopting the recommendations in this report.

RISK MANAGEMENT IMPLICATIONS

There are risks of fire, explosion, and other battery-related incidents associated with Battery Energy Storage Systems. In order to mitigate these risks, an Emergency Response Plan (ERP) has been prepared and will continuously be updated as the proposed development moves through Site Plan Control. The ERP contains information and procedures for emergency situations. Included in the ERP as well is specific site-design information to help mitigate risk including site layout, firefighting mitigation measures, and specifications for the individual BESS units. City of Ottawa Emergency and Protective Services Department Staff, including Ottawa Fire Services, are reviewing these documents as a part of this application and as a part of the required Site Plan Control application to ensure the design of the site and the emergency response plan can effectively mitigate the risks associated with these units.

ASSET MANAGEMENT IMPLICATIONS

There are no asset management implications associated with the recommendations of this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no anticipated accessibility impacts associated with the recommendations of this report.

ENVIRONMENTAL IMPLICATIONS

The application proposes development within existing natural heritage features including evaluated non-significant wetlands and woodlands. The prepared EIS reports no anticipated negative impacts to the form and function of these features although it does report a net loss in the overall amount of these features onsite. The proponent has stated that they will work collaboratively with the Conservation Authority and the City to offset the development.

Further, the proposed use itself has environmental implications as Battery Energy Storage Systems are a means to store and utilize green energy. They are also a mechanism for reducing the imbalances between energy demand and energy production.

TERM OF COUNCIL PRIORITIES

This project addresses the following Term of Council Priorities:

- A city that is green and resilient

APPLICATION PROCESS TIMELINE STATUS

This application (Development Application Number: D02-02-25-0030 was processed by the "On Time Decision Date" established for the processing of Zoning By-law amendment applications.

The Council approved timeline has been met.

The statutory 120-day timeline for making a decision on this application under the *Planning Act* will expire on November 29, 2025.

SUPPORTING DOCUMENTATION

Document 1 Location Map/Zoning Key Map

Document 2 Details of Recommended Rezoning

Document 3 Consultation Details

CONCLUSION

The Planning Development and Building Services Department recommends the approval of the request Zoning By-law Amendment as it is consistent with the Provincial Planning Statement and conforms to the City of Ottawa's Official Plan. Staff are of the opinion that the proposed rezonings permitting the development of a Battery Energy

Storage System will enable the opportunity for the use of more local renewable energy sources and improve the resiliency of the electrical transmission grid.

DISPOSITION

Office of the City Clerk, Council and Committee Services to notify the owner; applicant; Ottawa Scene Canada Signs, 13-1920 Merivale Road, Ottawa, ON K2G 1E8; Krista O'Brien, Program Manager, Tax Billing & Control, Finance and Corporate Services Department (Mail Code: 26-76) of City Council's decision.

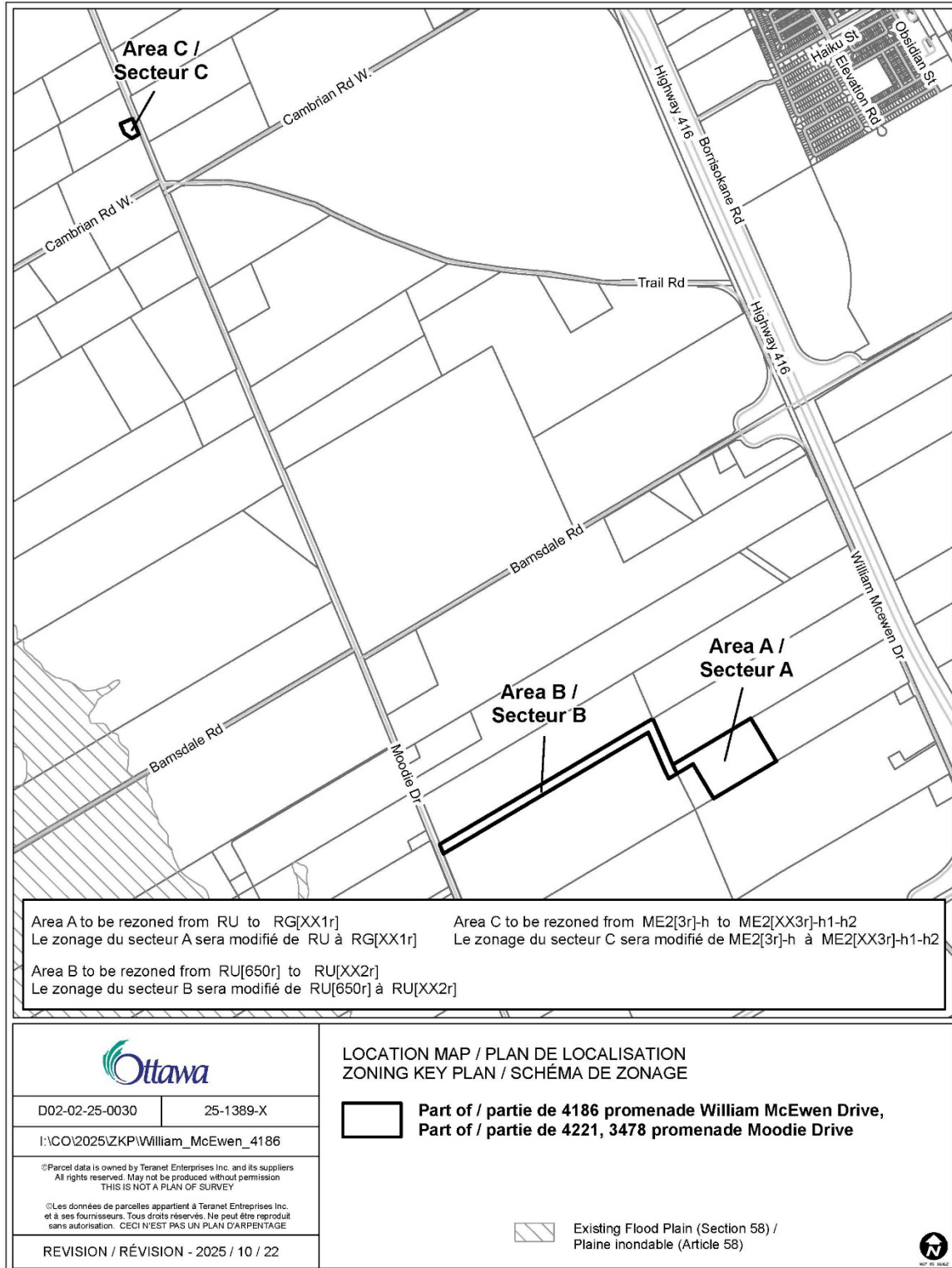
The Planning, Development and Building Services Department will prepare an implementing by-law and forward it to Legal Services.

Legal Services, City Manager's Office to forward the implementing by-law to City Council.

Planning Operations, Planning Services to undertake the statutory notification.

Document 1 – Location Map / Zoning Key Map

For an interactive Zoning map of Ottawa visit geoOttawa



Document 2 – Details of Recommended Zoning

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for part of 4186 William McEwen Drive, part of 4221 Moodie Drive, and part of 3478 Moodie Drive:

1. Rezone the lands shown as Area A in Document 1.
 - a) Amend Section 240, Rural Exceptions, by adding a new exception [xx1r] with provisions similar in effect to the following:
 - I) In Column I, Exception Number, add the text: “[xx1r]”
 - II) In Column II, Applicable Zones, add the text: “RG[xx1r]”
 - III) Column IV, Exception Provisions – Land uses prohibited, add the text: “All uses except for: Battery Energy Storage System (BESS).”

2. Rezone the lands shown as Area B in Document 1.
 - a) Amend Section 240, Rural Exceptions, by adding a new exception [xx2r] with provisions similar in effect to the following:
 - I) In Column I, Exception Number, add the text: “[xx2r]”
 - II) In Column II, Applicable Zones, add the text: “RU[xx2r]”
 - III) In Column IV, Exception Provisions – Land uses prohibited, add the text: “All uses, except for: a transmission line associated with a Battery Energy Storage System (BESS).”

3. Rezone the lands shown as Area C in Document 1.
 - a) Amend Section 240, Rural Exceptions, by adding a new exception [xx3r] with provisions similar in effect to the following:
 - I) In Column I, Exception Number, add the text: “[xx3r]”
 - II) In Column II, Applicable Zones, add the text: “ME2[xx3r]-h1-h2”
 - III) In Column III, Exception Provisions – Additional land uses permitted, add the text: “Switching station and transmission line associated with a Principal Battery Energy Storage System (BESS)”
 - IV) In Column V, Provisions, add the text:
 - Minimum front yard setback: 14.89 metres

- Minimum lot area: 6 hectares
- The holding symbol (-h1) only applies for the permitted use mineral extraction operation and may only be removed upon compliance with the following:
 1. a completed application has been made to the province for a license to extract mineral aggregates;
 2. the City has approved an Environmental Impact Statement submitted when the propose mineral extraction operation is adjacent to lands zoned EP3 – Environmental Protection or lands designated Rural Natural Feature in the Official Plan.
- the holding symbol (-h2) applies only for the permitted use switching station associated with a Principal Battery Energy Storage System and may only be removed upon compliance with the following:
 1. the execution of a lease agreement

DOCUMENT 3 – CONSULTATION DETAILS

Notification and Consultation Process

Notification and public consultation was undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Zoning By-law amendments. A public meeting was not held.

Staff received three requests to be circulated future notifications regarding this application and one set of questions regarding the date of submission, the deemed complete date, the committee hearing date, and submission requirements. A response was provided to these questions.