

**Subject: 1500 Thomas Argue Road – Request for Municipal Support
Confirmation for a proposed Battery Energy Storage System (BESS)**

File Number: ACS2025-SI-CCR-0013

**Report to Agriculture and Rural Affairs Committee on 1 December 2025
and Council 10 December 2025**

**Submitted on November 20, 2025 by Debbie Stewart, General Manager Strategic
Initiatives Department**

**Contact Person: Nichole Hoover-Bienasz, Director, Climate Change & Resiliency
Services**

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Ward: West Carleton-March (5)

**Objet: 1500, chemin Thomas Argue – Demande d’une confirmation de l’aide
municipale pour un projet de système de stockage d’énergie par
batterie (SSEB)**

Numéro de dossier : ACS2025-SI-CCR-0013

**Rapport présenté au Comité de l'agriculture et des affaires rurales le 1er
décembre 2025**

et au Conseil le 10 décembre 2025

**Soumis le 20 novembre 2025 par Debbie Stewart, Directrice Générale, Direction
générale des initiatives stratégiques**

**Personne ressource: Nichole Hoover-Bienasz, directrice, Services des
changements climatiques et de la résilience, Direction générale des initiatives
stratégiques**

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Quartier: West Carleton-March (5)

REPORT RECOMMENDATION

That the Agriculture and Rural Affairs Committee recommend that Council grant a Municipal Support Confirmation (MSC), for the purposes of satisfying the mandatory requirements under Section 4.2(c) of the LT2(c-1) RFP, which does not supersede any applicable permits or approvals under applicable Laws and Regulations that may be required for a Long-Term Energy Project, to a proposed battery energy storage project, known as the West Capital Power Capacity Project, and located at 1500 Thomas Argue Road in Ward 5 – West Carleton-March as shown in Document 1 and as summarized in Document 2.

RECOMMANDATION(S) DU RAPPORT

Que le Comité de l'agriculture et des affaires rurales recommande au Conseil municipal d'accorder une confirmation d'aide municipale (CAM), afin de satisfaire aux exigences obligatoires en vertu de l'alinéa 4.2(c) de la demande de proposition (DDP) LT2(c-1), qui n'a pas préséance sur les permis ou les approbations applicables en vertu des lois et des règlements en vigueur qui peuvent être exigés pour un projet énergétique à long terme, pour un projet de système de stockage d'énergie par batterie, connu sous le nom de Projet de capacité de la West Capital Power et situé au 1500, chemin Thomas Argue dans le quartier 5 – West Carleton–March, tel qu'indiqué dans le document 1 et tel que résumé dans le document 2.

BACKGROUND

In response to increased demand from expanding electrification and business investment in large energy consuming sectors including transportation, manufacturing, data and AI, water and building envelope heating, combined with pressures on current supply, the Ontario government has forecast the province's demand for electricity to increase by 75 per cent by 2050.

Electrification is equally critical for Ottawa to support housing growth, economic growth and decarbonization initiatives. According to recent estimates by the Independent Electricity System Operator (IESO), Ottawa's electricity demand is estimated to grow by 33 per cent in the summer and 166 per cent in winter by 2043.

Since May 2023, the IESO, a Crown corporation, has launched a series of competitive energy procurements, including the Expedited Long-term 1 (E-LT1) RFP and the Long-term 1 (LT1) RFP, which together, resulted in 26 contracts for battery energy storage

systems being awarded by the province, two of which are to be located in Ward 5 and Ward 21 respectively.

The Long-term 2 (LT2) RFP is the largest competitive procurement for electricity generation in the province's history. The LT2 seeks to procure 14 terawatt-hours (TWh) of annual generation from energy producing resources and 1,600 megawatts (MW) of capacity resources to meet electricity needs emerging from 2029–2034.

Energy-producing resources are intended to meet the day-to-day electricity needs of consumers, for example, bioenergy, solar, and wind facilities. Capacity resources are resources that help meet electricity demand during peak periods, for example, hydrogen storage, electricity storage, natural gas, and bioenergy facilities.

Instead of one large procurement, LT2 has been broken into multiple procurements over time, with four phases or “windows” having its own RFP. Window 1 of LT2 was launched on June 27, 2025. Projects proposed in Ottawa under the energy stream were due on October 16, 2025. The deadline for proposals under the capacity stream is December 18, 2025.

The Provincial Planning Statement 2024 directs that planning authorities should provide opportunities for the development of energy supply including electricity generation facilities and transmission and distribution systems, energy storage systems, district energy, renewable energy systems, and alternative energy systems, to accommodate current and projected needs.

Earlier this year, City Council approved amendments to the Official Plan and Zoning By-law pertaining to BESS as both a permitted and accessory use ([ACS2025-PDB-PSX-0005](#)). The Official Plan permits BESS as a principal use in parts of the urban and rural area, subject to a zoning by-law amendment to establish the provisions for noise, fire safety and emergency response planning, agricultural land, and natural heritage protection and to mitigate environmental constraints areas. BESS as a principal use is also subject to Site Plan Control.

DISCUSSION

The proposed West Capital Power Capacity Project, proposed by West Capital Power Corporation (a subsidiary of West Capital Developments), is a proposed 20-megawatt energy storage facility to be located on approximately 2 hectares (5 acres) of land within the Carp Airport property. In addition to the airport, the site is occupied by an airport infield, a runway, associated airplane hangers and airport buildings. The lands to the

west of the site contain a residential subdivision and the lands to the east contain a commercial business park, both of which are developed by West Capital Developments.

Specifically, the project would occupy a portion of the open lands in the northeast quadrant of the property and would comprise 16 purpose-built containers.

The system will have capacity to deliver energy to the grid continuously for 8 hours without recharging. This type of system is intended to maintain grid reliability during peak demand and to provide backup power during outages.

The site is designated Rural Countryside in the Official Plan, identified on Schedule B9 of the Official Plan. The lands are also designated as Carp Airport Area and are subject to Area Specific Policy 8.6 of the Official Plan. This policy identified permitted uses on the site, including airport and related facilities, light industrial uses, convenience commercial uses, and others. The site is currently zoned Air Transportation Facility Subzone B (T1B), which does not permit the proposed use.

A virtual Community Information and Comment Session was held on November 19 to present details of the proposal and receive community feedback.

Staff are supportive of the request for a Municipal Support Confirmation based on the following:

- The project conforms generally with the policies in the Official Plan
- The project is not situated within a Prime Agricultural Area
- The proponent fulfilled the requirements of the LT2 Protocol Process

Next Steps

The deadline for proposals under the LT2 Capacity stream is December 18, 2025. Staff will advise Council of the results of the successful projects under the LT2 c-1, which is expected to be announced by the IESO in Spring 2026. If successful, projects would advance toward commercial operation by May 2030.

Prior to construction and operation, successful proponents are required to obtain necessary municipal planning approvals. Successfully obtaining all required approvals is a condition of the contract between the IESO and project developers.

Through the development review process, the project proponents may be required to provide a range of technical studies. Provisions for noise, fire safety and emergency

response planning are required as part of the Zoning By-law Amendment process. BESS as a principal use is also subject to Site Plan Control, which entails a review of the details of the proposed development such as noise and vibration studies, tree conservation reports, and civil engineering drawings. The project proponents are aware that mitigating measures and changes to project design may be required where directed by applicable policy and requirements.

FINANCIAL IMPLICATIONS

There are no financial implications associated with this report.

LEGAL IMPLICATIONS

There is no legal impediment to adopting the recommendations in this report.

COMMENTS BY THE WARD COUNCILLOR

Councillor Kelly is happy to see a proposal where the land use is more aligned with a BESS installation than previous applications. He is dismayed at the timing of the application and the small amount of time offered for public consultation. He is looking forward to hearing from the community after the public open house and hopes that their concerns are reflected should the project move forward.

CONSULTATION

Public consultation was undertaken in accordance with the requirements set out by the process protocol, as detailed in Document 3. The following provides the key consultation milestones undertaken by the project proponent:

Key consultation milestones	Date
Pre-engagement with staff	October 17, 2025
Notification to Ward Councillor	October 20, 2025
Public Notice Sent	October 30, 2025
Date of Community Information Session	November 19, 2025

A dedicated page is available on [Engage Ottawa](#) for residents to access information and resources on the LT2 procurement, learn about the projects seeking municipal

support and to be able to submit comments to staff. Community Information session participants generally supported the project's clean energy objectives, while questions were raised about the technology, potential impacts on land and the surrounding community, fire safety, system operation and functionality.

ACCESSIBILITY IMPACTS

There are no accessibility concerns.

ASSET MANAGEMENT IMPLICATIONS

No direct asset management implications. This report only grants a Municipal Support Confirmation for an LT2 capacity proposal and does not add, upgrade, dispose of, or fund City assets, nor does it authorize municipal servicing works. Any future asset impacts would be addressed by the proponent through subsequent planning approvals and, if needed, brought to Council via separate project-specific reports and budgets.

CLIMATE IMPLICATIONS

According to Ontario's Independent Electricity System Operator (IESO), the province's demand for electricity is forecast to increase by 75 per cent by 2050, the equivalent of adding four and a half cities the size of Toronto to the grid.

Municipalities play a critical role in being central to decisions about the type and location of new infrastructure that will be needed to support the energy transition. Battery energy storage systems (BESS) store excess energy from the electrical grid, which can then discharge energy in periods of high demand. They can be used to provide backup power to individual sites as well as to support the provincial and local distribution grids. BESS help to reduce the reliance on the grid and supports local energy resiliency by switching to battery power during periods where electricity costs are higher or during power outages.

ECONOMIC IMPLICATIONS

Municipalities play an instrumental role in supporting the province's goal of ensuring a sustainable and resilient electricity system now and into the future. The willingness on the part of City Council to host these projects would positively respond to the projected growth in electricity demand across Ontario, including within the Ottawa region, and will help to enhance community resilience through a more reliable energy grid, which in turn will help support industry and maintain employment in key sectors, such as the high-tech sector.

ENVIRONMENTAL IMPLICATIONS

Through the development approvals process, proponents will be required to comply with all municipal, Provincial and Federal environmental policies, regulations, and legislation and to demonstrate how environmental impacts are to be appropriately mitigated.

INDIGENOUS, GENDER AND EQUITY IMPLICATIONS

The LT2 RFP (Long-Term 2 Request for Proposals) puts an emphasis on Indigenous participation and engagement in energy projects. The RFP awards points based on the level of Indigenous ownership and participation, with greater consideration given to projects involving Indigenous partnerships.

RISK MANAGEMENT IMPLICATIONS

The Independent Electricity System Operator (IESO) has set tight timelines that necessitate public consultation activities to occur concurrently with legislative processes. This overlap may constrain stakeholder engagement and limit the ability to incorporate feedback in real time.

RURAL IMPLICATIONS

The proposed project is located within the existing Carp Airport property, outside of prime agricultural lands as per the Official Plan. Ongoing engagement with rural residents will be carried out as part of the municipal approvals process, including Zoning By-law Amendment and Site Plan approval.

TERM OF COUNCIL PRIORITIES

The recommendations in this report will have positive impacts on the 2023-2036 City Strategic Plan and Term of Council Priorities, including: Economic Growth and Diversification, Environmental Stewardship, Service Excellence Through Innovation, Sustainable Infrastructure, and a Thriving Workforce.

SUPPORTING DOCUMENTATION

Document 1: West Capital Power Capacity Project – Location Map

Document 2: West Capital Power Capacity Project – Site Plan A

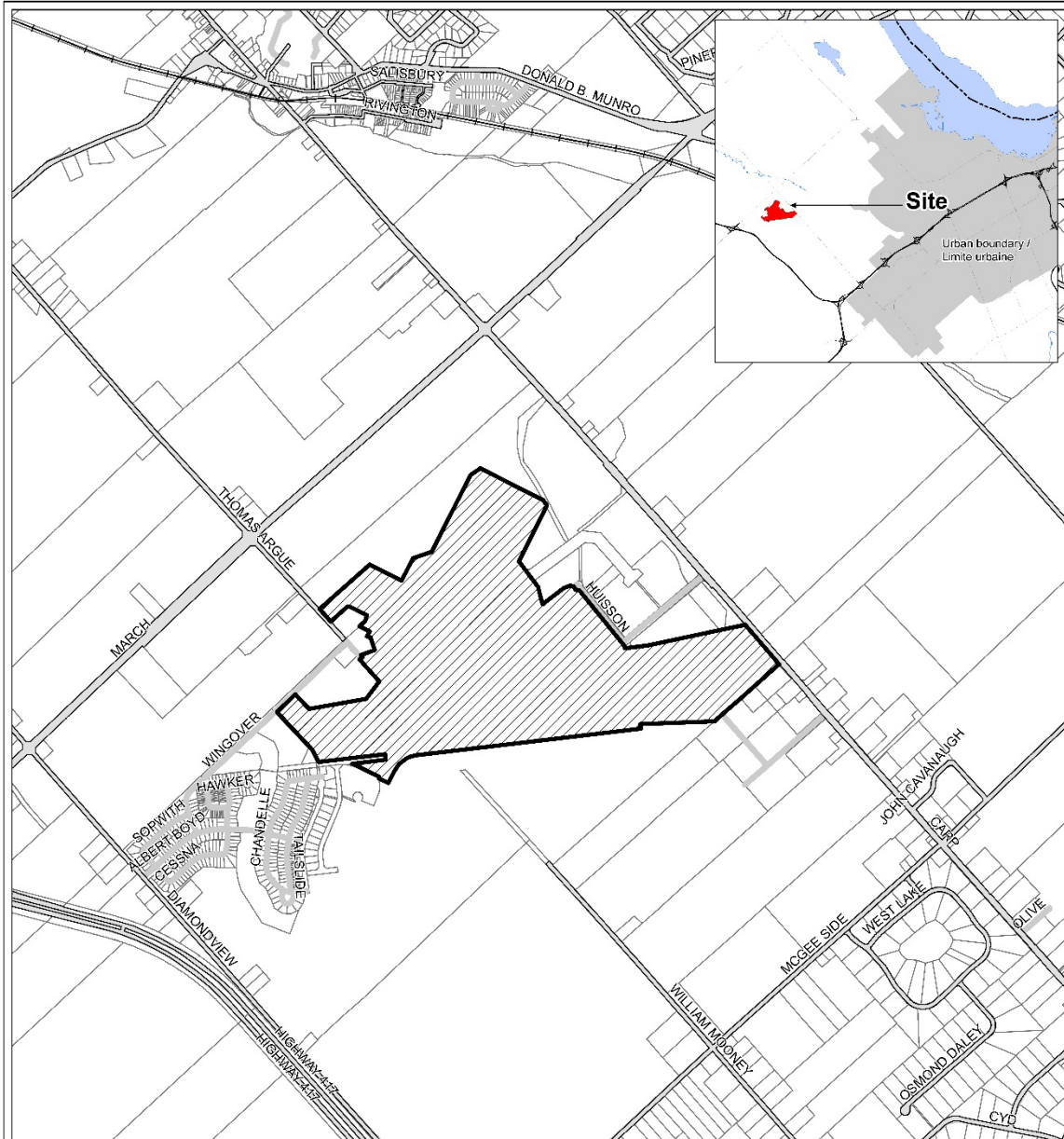
Document 3: West Capital Power Capacity Project – Site Plan B




Document 4: Prescribed Form: Evidence of Municipal Support (Capacity)

DISPOSITION

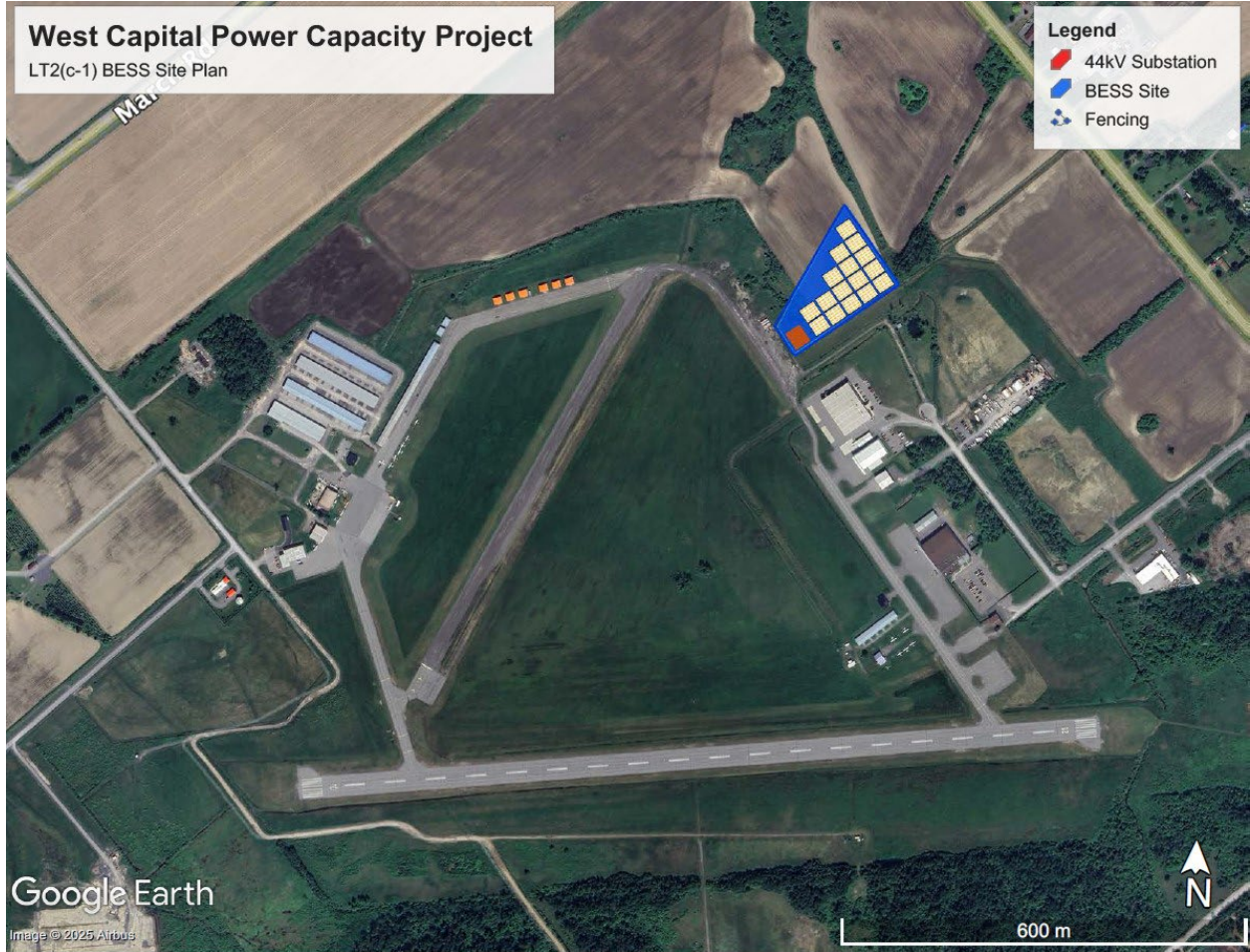
The project proponent shall provide the required completed IESO template forms. With support from Strategic Initiatives staff, the City Clerk is to prepare the necessary signatures required as evidence the project has been granted a Municipal Support Confirmation.

Document 1: West Capital Power Capacity Project – Location Map

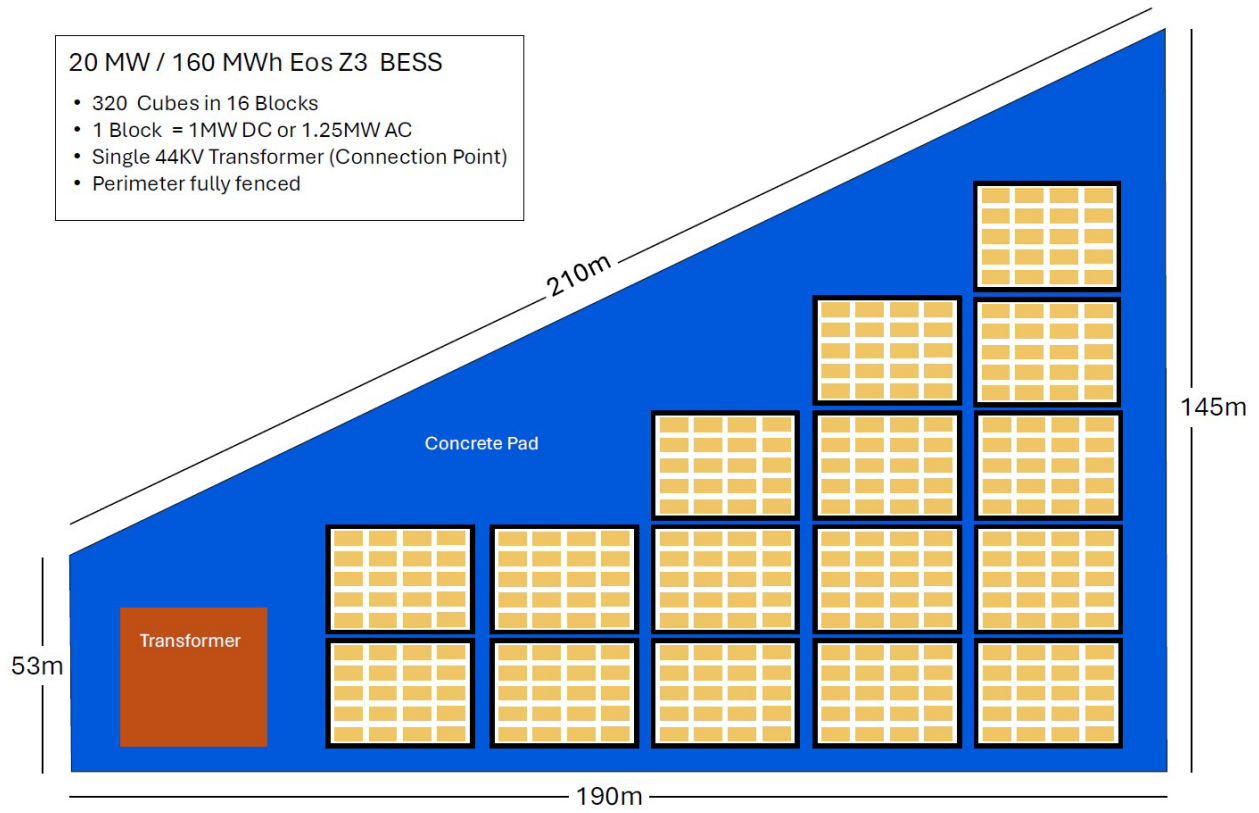


		WEST CAPITAL POWER, CAPACITY PROJECT (WARD / QUARTIER 5)		7
2025-1154-S		 1500 rue Thomas Argue Road PIN: 04538-1085		 <small>N NOT TO SCALE</small>
<small>I:\COI\2025\One Offs\Sarah Ezzio\Map 7 - West Capital Power</small>				
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REVISION / RÉVISION - 2025 / 11 / 12				

Document 2: West Capital Power Capacity Project – Site Plan A



Document 3: West Capital Power Capacity Project – Site Plan B



**Document 4: Prescribed Form: Evidence of Municipal Support (Capacity)
(Attached)**