

**Subject: Zoning By-law Amendment for Part of 2555 Marchurst Road and Part  
of 2625 Marchurst Road**

**File Number: ACS2025-PDB-PSX-0069**

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

**Submitted on November 25, 2025 by Derrick Moodie, Director, Planning Services,  
Planning, Development and Building Services**

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**Ward: West Carleton-March (5)**

**Objet : Modification du *Règlement de zonage* pour une partie du 2555,  
chemin Marchurst et une partie du 2625, chemin Marchurst**

**Dossier : ACS2025-PDB-PSX-0069**

**Rapport au Comité de l'agriculture et des affaires rurales**

**le 1er décembre 2025**

**et au Conseil le 10 décembre 2025**

**Soumis le 25 novembre 2025 par Derrick Moodie, Directeur, Services de la  
planification, Direction générale des services de la planification, de  
l'aménagement et du bâtiment**

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**Quartier : West Carleton-March (5)**

## REPORT RECOMMENDATIONS

That Agricultural and Rural Affairs Committee:

1. Recommend Council approve an amendment to Zoning By-law 2008-250 for Part of 2555 Marchurst Road and Part of 2625 Marchurst Road, as shown in Document 1, to permit a Battery Energy Storage System, as detailed in Document 2.
2. 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 December 10, 2025 subject to submissions received between the publication of this report and the time of Council's decision.

## RECOMMANDATIONS DU RAPPORT

Que le Comité de l'agriculture et des affaires rurales :

1. recommande au Conseil municipal d'approuver la modification à apporter au Règlement de zonage (no 2008 250) pour une partie du 2555, chemin Marchurst et une partie du 2625, chemin Marchurst, comme l'indique la pièce 1, pour autoriser l'installation d'un système de stockage d'énergie par batterie selon les modalités précisées dans la pièce 2;
2. approuve l'intégration de la section Détails de la consultation du rapport dans la « brève explication » du Résumé des mémoires déposés par écrit et de vive voix, à rédiger par le Bureau du greffe municipal et à soumettre au Conseil municipal dans le rapport intitulé « Résumé des mémoires déposés par écrit et de vive voix par le public sur les questions assujetties aux "explications obligatoires" de la Loi sur l'aménagement du territoire à la réunion tenue par le Conseil municipal le 10 décembre 2025 », sous réserve des mémoires qui seront déposés entre la publication de ce rapport et la date à laquelle le Conseil municipal rendra sa décision.

## EXECUTIVE SUMMARY

### Staff Recommendation

Planning staff recommend approval of the Zoning By-law Amendment application for 2555 and 2625 Marchurst Road to permit the establishment of a principal Battery Energy Storage System (BESS) facility proposing 256 BESS containers, a substation, a

stormwater pond, a transmission line connection, and a noise wall, with an access from Marchurst Road. The watercourse on site is proposed to be diverted as part of the proposal.

The amendment proposes to rezone a portion of the lands located at 2555 and 2625 Marchurst Road from Rural Countryside (RU) to a new exception zone to permit the BESS as a principal use. Staff recommend a Rural General Industrial (RG) exception to accurately reflect the more industrial size and nature of BESS facilities.

### **Applicable Official Plan Policies**

The following policies support this application:

- Section 4.12 provides direction for development of 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. As per 4.12 (7) the proposal is located in the Rural Countryside designation and includes all of the applicable supporting studies. Further, the proposed setback distance exceeds the 150-metre minimum guidance provided. An initial draft of the Noise Study was submitted and it was reviewed and accepted as part of the Zoning By-law Amendment to ensure that any potential adverse noise impacts to nearby residential uses can be mitigated. A final Noise Study and the implementation of the noise mitigation measures as may be needed will be required as part of the approval of the required Site Plan Control application.
- Section 2.2.3 (4) enables 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 4.8.1 (2) requires the long-term integrity and connectivity of the Natural Heritage System through land use planning, development processes, acquisition and conservation of land and support of voluntary, private land conservation and stewardship. An initial Environmental Impact Study (EIS) was provided in support of the Zoning By-law Amendment which will be finalized and approved through the Site Plan Control stage. Site Plan Control is required for any building or structure used as part of a BESS. A satisfactory EIS is required for the Site Plan Control stage demonstrating satisfactory setbacks from natural heritage features and no net negative impacts on the features and their ecological functions.

- Section 4.8.1 (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. Staff continue to review the EIS. The details and findings of the EIS will be finalized and accepted through the Site Plan Control stage. A satisfactory EIS is required for the Site Plan Control stage demonstrating appropriate setbacks from natural heritage features and no net negative impacts on the features and their ecological functions.
- Section 4.9.3 (6) restricts or limits development and site alteration near surface water features. Policy 2 requires a 30-metre minimum setback from the top of bank, or the maximum point to which water can rise within the channel before spilling across the adjacent land applies to the surface water feature. The current zoning by-law requires a 30-metre setback from a surface water feature but also contemplates reduction in that setback as may be determined through a Site Plan Approval process. A satisfactory EIS is required for the Site Plan Control stage demonstrating appropriate setbacks from natural heritage features including watercourses to protect ecological functions.
- Section 4.9.3 (6) also restricts or limits development and site alteration near surface water features including the unevaluated wetland which is within 2.5 metres of the proposed access road. The proposed access road is not required as part of the proposed Zoning By-law Amendment and its location will continue to be evaluated as part of the Site Plan Control application. Prior to Site Plan Approval, the EIS is required to adequately demonstrate that the setback is appropriate.
- Section 5.6.4.1 (4) requires proposed development or site alteration in or adjacent to natural heritage features to be supported by an EIS 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 EIS. As part of the required Site Plan Control application, an EIS must demonstrate satisfactory setbacks from natural heritage features.
- Section 7.3 (3) states that development and site alteration within 120 metres of the Natural Environment Area shall have no negative impact on the natural features or their ecosystem services within the area. The proposed zoning is not within 120 metres of the Natural Environment Area sub-designation. The EIS Study Area includes the Subject Property, a larger Project Area and adjacent lands within a 120-meter buffer including portions within the Natural Environment

Area sub-designation. The EIS is required to demonstrate no negative impact on the natural features or their ecosystem services associated with the Natural Environmental Area.

### **Other Matters**

As per Section 7 (3) of the Site Plan Control By-law, Site Plan Control is required for any building or structure used as part of a Battery Energy Storage System. The proposed BESS facility is subject to a Site Plan Control application. At the time of the writing of this report, a Site Plan Control application has been received but has not yet been deemed complete.

### **RÉSUMÉ**

#### **Recommandation du personnel**

Le personnel des Services de planification recommande d'approuver la modification du *Règlement de zonage* pour le 2555 et le 2625, chemin Marchurst afin d'autoriser l'installation d'un système de stockage d'énergie par batterie (SSEB) principal, qui devrait comprendre 256 conteneurs du SSEB, une sous-station, un bassin de rétention des eaux pluviales, le raccordement à une ligne de transport de l'électricité et un mur antibruit, ainsi qu'une voie d'accès à partir du chemin Marchurst. On propose de détourner, dans le cadre de cette proposition, le cours d'eau du site.

Dans cette modification, on propose de rezoner une partie de terrain situé au 2555 et au 2625, chemin Marchurst pour passer de la zone d'espace rural (RU) à une nouvelle zone d'exception afin d'autoriser le SSEB comme aménagement principal. Le personnel recommande d'adopter à titre d'exception la zone d'industrie générale rurale (RG) pour tenir fidèlement compte de la taille et du caractère plus industriel des installations du SSEB.

#### **Politiques applicables du Plan officiel**

Les politiques suivantes justifient cette demande :

- La sous-section 4.12 du PO comprend des directives pour l'aménagement des installations de production et de stockage de l'énergie renouvelable, dont le SSEB. La politique 7) de la sous-section 4.12 dresse la liste des désignations correspondant à l'aménagement du SSEB, et la politique 8) décrit les exigences à respecter, ainsi que les études justificatives et les marges de retrait minimums par rapport aux résidences voisines. Conformément à la politique 7) de la sous-section 4.12, le système proposé serait aménagé dans le secteur portant la désignation de zone rurale de campagne, et la proposition regroupe toutes les

études justificatives applicables. En outre, la marge de retrait proposée est supérieure à la marge de retrait minimum recommandée de 150 mètres. Une première version provisoire de l'Étude sur le bruit a été déposée; cette version provisoire a été examinée et acceptée dans le cadre de la modification du *Règlement de zonage* pour veiller à enrayer toutes les incidences délétères potentielles du bruit sur les aménagements résidentiels voisins. Il faudra déposer la version finale de l'Étude sur le bruit et mettre en œuvre les mesures d'atténuation du bruit nécessaires dans le cadre de l'approbation de la demande de réglementation du plan d'implantation à déposer.

- La politique 4) de la sous-section 2.2.3 permet de faire appel à des sources locales d'énergie renouvelable. La proposition vise à construire un système de stockage de l'énergie permettant de stocker et de réacheminer l'énergie éolienne solaire et l'hydroélectrique, entre autres, en plus de permettre de faire appel à des sources locales d'énergie renouvelable.
- La politique 2) de la sous-section 4.8.1 oblige à assurer l'intégrité et la connectivité à long terme du réseau du patrimoine naturel grâce à la planification de l'aménagement du territoire, aux processus d'aménagement, à l'acquisition et à la préservation du domaine, ainsi qu'aux mesures adoptées pour étayer la préservation et l'intendance réfléchies du domaine privé. Une première étude des répercussions environnementales (ERE) a été déposée pour justifier la modification du *Règlement de zonage*, qui sera finalisée et approuvée à l'étape de la réglementation du plan d'implantation. Cette étape est obligatoire pour tous les bâtiments ou ouvrages utilisés dans le cadre d'un SSEB. Il faut mener une ERE satisfaisante pour cette étape, afin de démontrer que les marges de retrait sont satisfaisantes à partir des infrastructures du patrimoine naturel et qu'elles n'ont pas d'incidences négatives nettes sur ces infrastructures et sur leurs fonctions écologiques.
- La politique 5) de la sous-section 4.8.1 précise 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, hors du secteur urbain et des villages désignés. Le personnel continue de revoir l'ERE. Les détails et les constats de l'ERE seront finalisés et acceptés à l'étape de la réglementation du plan d'implantation. Une ERE satisfaisante est obligatoire pour l'étape de la réglementation du plan d'implantation, puisqu'il faut démontrer que les marges de retrait à calculer à partir des infrastructures du patrimoine naturel

sont appropriées et qu'il n'y a pas d'incidences négatives nettes sur ces infrastructures et sur leurs fonctions écologiques.

- La politique 6) de la sous-section 4.9.3 restreint ou limite l'aménagement et la transformation des sites non loin des plans d'eau de surface. La politique 2) oblige à prévoir une marge de retrait minimum de 30 mètres à partir du sommet de la rive ou du point maximum que l'eau peut atteindre dans la voie d'eau avant de se déverser sur le terrain voisin et s'applique aux plans d'eau de surface. La version actuelle du *Règlement de zonage* oblige à prévoir une marge de retrait de 30 mètres à partir d'un plan d'eau de surface, mais prévoit aussi la réduction de cette marge de retrait selon les modalités qui peuvent être établies dans le processus de l'approbation du plan d'implantation. Une ERE satisfaisante est obligatoire pour l'étape de la réglementation du plan d'implantation afin de démontrer que les marges de retrait calculées à partir des infrastructures du patrimoine naturel, dont les cours d'eau, sont adaptées à la protection des fonctions écologiques.
- La politique 6) de la sous-section 4.9.3 restreint ou limite aussi les travaux d'aménagement et de transformation des sites non loin des plans d'eau de surface, dont le milieu humide non évalué qui se trouve à moins de 2,5 mètres de la voie d'accès proposée. Cette voie d'accès n'est pas obligatoire dans la modification qu'on propose d'apporter au *Règlement de zonage*, et nous continuerons d'en évaluer la localisation dans le cadre de la demande de réglementation du plan d'implantation. Avant l'approbation du plan d'implantation, l'ERE doit obligatoirement démontrer adéquatement que la marge de retrait est appropriée.
- La politique 4) de la sous-section 5.6.4.1 oblige à justifier, par une ERE préparée conformément aux lignes de conduite de la Ville, les projets d'aménagement ou de transformation des sites proposés dans les infrastructures du patrimoine naturel ou non loin de ces infrastructures. En outre, la politique 5) précise que les projets d'aménagement et de transformation des sites ne doivent pas avoir d'incidence négative sur le réseau du patrimoine naturel et sur les infrastructures de ce patrimoine. L'aménagement et la transformation des sites doivent cadrer avec les conclusions et les recommandations de l'ERE approuvée. Dans le cadre de la demande de réglementation du plan d'implantation à déposer, l'ERE doit démontrer que les marges de retrait calculées à partir des infrastructures du patrimoine naturel sont satisfaisantes.
- La politique 3) de la sous-section 7.3 précise que les projets d'aménagement et de transformation des sites réalisés à moins de 120 mètres de la zone

environnementale naturelle ne doivent pas avoir d'incidence négative sur les infrastructures naturelles ni sur les services écosystémiques dans le secteur visé. La zone proposée ne se trouve pas à moins de 120 mètres de la sous-désignation de la zone environnementale naturelle. L'aire de l'ERE comprend la propriété visée, une zone de projets plus vaste et les terrains voisins dans un rayon de la marge tampon de 120 mètres, dont des parties appartiennent à la sous-désignation de la zone environnementale naturelle. L'ERE doit démontrer qu'il n'y a pas d'incidence négative sur les infrastructures naturelles ni sur les services écosystémiques associés à la zone environnementale naturelle.

### **Autres questions**

Conformément au paragraphe 3) de l'article 7 du *Règlement régissant la réglementation du plan d'implantation*, il faut réglementer le plan d'implantation de tous les bâtiments ou ouvrages faisant partie d'un système de stockage d'énergie par batterie. Le SSEB proposé fait l'objet d'une demande de réglementation du plan d'implantation. Au moment de rédiger ce rapport, cette demande avait été déposée, mais n'avait pas encore été jugée complète.

### **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 2555 Marchurst Road and Part of 2625 Marchurst Road

### **Owner**

Sandra Jill Rivington and Wayne Carroll

### **Applicant**

Stantec Consulting Ltd.

### **Description of site and surroundings**

The subject properties are located south of Marchurst Road and approximately 600 metres east of the Marchurst Road and Thomas A. Dolan Parkway intersection. The surrounding properties include agricultural lands, low density residential uses, environmental protection areas and some small-scale commercial and industrial uses.

The subject properties have approximately 927 metres of frontage on Marchurst Road and a total area of approximately 84.46 hectares. Approximately 9 hectares are proposed to be rezoned across the two properties to permit the future BESS use.

2625 Marchurst Road contains an existing residential dwelling and storage structure. There are some unevaluated wetlands present on the subject properties outside of the proposed rezoning including towards the front of the property, one along the west boundary of 2625 Marchurst Road and one along the east boundary of 2555 Marchurst Road. A Hydro One transmission corridor easement runs through the rear of the two parcels. A watercourse runs from the southwest corner to the northeast of the property which is proposed to be diverted to accommodate the BESS facility. Both properties contain forested and vegetated areas. Portions of both properties are used as pasture lands in a limited area. The residential dwelling on site is located approximately 168 metres from the proposed BESS facility. Further than the dwelling on site, there are three other existing residences within 500 metres from the proposed BESS facility.

### **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 on a portion of 2555 and 2625 Marchurst Road. The facility will consist of 256 BESS containers, a substation, a stormwater pond, a transmission line connection, noise wall and an access from Marchurst Road. The two properties have a combined area of approximately 84.46 hectares. The watercourse, a surface water feature, is proposed to be diverted and setback 30 metres from the proposed BESS footprint.

### **Summary of requested Zoning By-law amendment**

The requested Zoning By-law Amendment proposes to rezone an approximately 9-hectare portion of 2555 Marchurst Road and 2625 Marchurst Road which includes the BESS facility footprint and an additional rezoning area to accommodate potential modifications to the design at the Site Plan Control stage. A total of approximately 9 hectares are proposed to be rezoned for the BESS facility. The proposed access road will not be included in the rezoning. The subject area of the requested Zoning By-law Amendment is currently zoned Rural Countryside (RU).

## **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 17, 2025, and an on-site sign was posted.

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

### **Official Plan designation(s)**

The subject properties are located within the Rural Transect and are designated as Rural Countryside and Greenspace under the Official Plan (Schedule B9). The portion of the properties proposed for the Zoning By-law Amendment are designated Rural Countryside. The western portion of the subject properties outside of the proposed rezoning area contains the Natural Environmental Area sub-designation and is part of the Natural Heritage Features Overlay and the Natural Heritage System Core Area in Schedule C11-A.

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

Section 4.8.1 of the Official Plan provides policies for the protection of the City's Natural Heritage System and Natural Heritage Features. Policy 3) recognized the following natural heritage features as defined in Ottawa's EIS Guidelines:

- a) Significant wetlands;
- b) Habitat for endangered and threatened species;
- c) Significant woodlands;
- d) Significant valleylands;
- e) Significant wildlife habitat;
- f) Areas of Natural and Scientific Interest;
- g) Urban Natural Features;
- h) Natural Environment Areas;
- i) Natural linkage features and corridors;
- j) Groundwater features;
- k) Surface water features, including fish habitat; and
- l) Landform features

Section 4.8.1 policy 2) seeks to improve the long-term integrity and connectivity of the Natural Heritage System through land use planning, development processes, acquisition and conservation of land and support for voluntary, private land conservation and stewardship.

Section 4.8.1 Policy 5) describes that the City shall take a no net loss approach with respect to forest cover outside the urban area and designated villages.

Section 4.9.3 Restricts or limits development and site alteration near surface water features. Policy 2) provides the applicable setback from the watercourse as 30 metres from the maximum point to which water can rise within the channel before spilling across the adjacent land.

Section 4.9.3 Policy 3) further details that lands within the minimum setback shall remain in a naturally vegetated condition to protect the ecological function of surface water features from adjacent land-use impacts, subject to the exceptions in Policies 6) and 7). Any natural vegetation that is disturbed due to development or site alteration activities shall be restored and enhanced, to the greatest extent possible, with native species and shall avoid non-native invasive species. Burial or complete encasement of a permanent surface water feature shall not be allowed.

Section 4.9.3 indicates that “Where development or site alteration is proposed within or adjacent to headwater drainage features, and the proponent is requesting an exception to the minimum setback identified in Policy 2), the proposal and supporting studies must address the following to the satisfaction of the City: 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

Policy 4.9.3 Policy 6 f) ii states that management and minimum setback recommendations for non-significant wetlands greater than 0.5 ha in size shall be determined through an approved EIS, in consultation with the conservation authority and consistent with Policy 5) in Subsection 4.8.1, which state 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.

Section 5.6.4.1, 4) requires proposed development or site alteration in or adjacent to natural heritage features to be supported by an EIS 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 EIS.

Section 7.3 Policy 2 requires proposed development or site alteration within 120 metres of the boundary of a Significant Wetland must demonstrate no negative impacts on the natural features or their ecosystem services within the area.

Section 7.3 Policy 3 requires proposed development or site alteration within 120 metres of the boundary if a Natural Environment Area must demonstrate no negative impacts on the natural features or their ecosystem services within the area.

As a part of Official Plan Amendment 36, new land use policy direction section 4.12 (City-Wide Policies) specific to Battery Energy Storage Systems was included in the Official Plan. These policies differentiate principal use BESS and accessory BESS and are specific to non-public BESS. Non-public BESS refer to BESS that is privately owned.

As per the Zoning By-law definition, Principal BESS stores electricity from the transmission or distribution grid during periods where supply exceeds demand and solely discharges back to the transmission or distribution grid. Accessory BESS stores electricity from the distribution grid and may discharge to one or more uses on the same lot and may also discharge back to the distribution grid during periods of high electricity demand. Accessory BESS may also be associated with a renewable energy generation facility.

Section 4.12 Policy 7 permits non-public utility battery energy storage systems (BESS) are permitted as a principal use in the following land use designations:

- a) Rural Countryside designation and Rural Industrial and Logistics designation, as identified on Schedule B9 and the Natural Environment Area sub-designation, as identified on the C11-series Schedules, subject to the policies of Sections 4.8.1 and 5.6.4.1, that are outside of:
  - a. (i) Villages, the Natural Heritage Features overlay and Sand and Gravel and Bedrock Resource Area overlays, as identified on Schedule B9 and C11; (ii) Flood Plain, Two Zone Flood Plain, or near Unstable Slopes as identified on Schedule C15.
  - b. Mixed Industrial and Industrial and Logistics designations in the Inner Urban, Outer Urban and Suburban Transects, as identified on Schedules B2 through B8, that are outside of: (i) The Natural Heritage Features

overlay, as identified on Schedule C11; (ii) Flood Plain, Two Zone Flood Plain or near Unstable Slopes as shown on Schedule C15.

Section 4.12 Policy 8 requires principal use private or non-public utility battery energy storage systems to require an amendment to the Zoning By-law, and a Municipal Support Resolution from Council, where applicable, to establish provisions based upon the review of the following:

- a) Provision of a minimum setback of 10 metres from the dripline of any forested area, or as determined by a Wildland Fire Hazard Assessment.
- b) b) Provision of a minimum setback of 150 metres from residential use buildings, residential use lots, day care, place of worship, school, library, community centre, community health and resource centre, park or institutional use, and as determined by all of the following;
  - a. (i) Noise Control Study;
  - b. (ii) Environmental Impact Study and Wildland Fire Hazard Assessment, where applicable;
  - c. (iii) Provision of fire protection and emergency response plans to the satisfaction of Ottawa Fire Services;
  - d. (iv) Provision of a Commissioning and Decommissioning Plan

Section 9.2.2 of the Official Plan provide policies for development within the Rural Countryside designation. 9.2.2 Policy 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:

- a) 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;
- b) The lands are within 200 metres of an arterial or collector road and can be safely accessed;
- c) 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;

- d) The lands are not adjacent to lands designated as Agricultural Resource Area;
- e) The development can be supported by services available according to applicable provincial regulations;
- f) 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
- g) 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**

As per Section 7(3) of the Site Plan Control By-law, Site Plan Control is required for any building or structure used as part of a BESS. This proposal is subject to a Site Plan Control application.

In accordance with Section 69 (2) of the Zoning By-law, except for flood or erosion control works, or a public bridge or a marine facility, no building or structure, including any part of a sewage system, which does not require plan of subdivision, or site plan control approval, shall be located closer than:

- a) 30 metres to the normal highwater mark of any watercourse or waterbody, or
- b) 15 metres to the top of the bank of any watercourse or waterbody, whichever is the greater.

In accordance with Section 69 (3), development that is subject to Site Plan Control must provide the minimum required watercourse or waterbody setback as set forth in subsection (2) unless, as established through conditions of approval, a different setback is determined to be appropriate in accordance with the criteria set forth in the Official Plan.

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

### **Planning rationale**

It is recommended 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, this Rural General Industrial exception is an appropriate zone. This closely reflects the size, appearance, and overall function, including potential for noise generation impacts of the site.

BESS facilities are appropriately located within the Rural Countryside designation. The Rural Countryside designation is intended to protect and enhance the rural character, strengthen the rural economy by permitting a diversity of uses that support the local community, limit the fragmentation of rural lands and ensure the preservation of health. The Rural Countryside designation contains limitations for 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, 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 offer greater opportunity and flexibility than the Rural Industrial and Logistics designations for principal BESS uses due to proximity to transmission corridors and in relation to average lot sizes and site context. Further, lands designated as Rural Industrial and Logistics are considered an employment area 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 Official Plan 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, submitted, and reviewed. The proposed setback to existing residential uses is greater than the 150-metre minimum required. Initial Noise Control Options Assessment was submitted to demonstrate that the noise wall option can mitigate noise to the residential uses.

The details and findings of the initial EIS submitted for the Zoning by-law Amendment will be further reviewed as part of the required Site Plan Control application. Through the preparation and final acceptance of the Environmental Impact Study as part of the required Site Plan Control application, the proposal must demonstrate that the above Official Plan policies related to natural heritage features, the natural heritage system core area, and surface water features can be met.

The emergency plans have been reviewed by Fire Services and will continue to be reviewed. The relevant required documents submitted for the zoning amendment including; the Initial Noise Control Options Assessment, EIS, Emergency Response Plan, Commissioning and Decommissioning Plan will need to be finalized, are detailed

as a requirement for Site Plan Control approval but provide enough information to demonstrate the use of the site can be appropriate for a BESS facility of the scale proposed. Overall, the proposed development for part of 2555 Marchurst Road and part of 2625 Marchurst Road and the 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)].

The Mississippi Valley Conservation Authority (MVCA) has identified a consideration related to the realignment of the watercourse for the current proposal. The realignment will not impact the footprint of the proposed rezoning boundary. The recommended area for rezoning includes a modest increase in the footprint to address potential changes to the design, including those related to the rerouting of the watercourse. Any required future changes to the footprint of the BESS outside of the area recommended for rezoning in this report could require a subsequent zoning by-law amendment.

The recommended rezoning is limited to the proposed footprint of the BESS site. Limiting the footprint is a mechanism for protecting the remaining natural features on-site, limiting opportunities for future expansion and impacts of the BESS use, to keep the scale of the facility more in keeping with the Rural Countryside designation.

### **Provincial Planning Statement**

Staff have reviewed this proposal and have determined that it is consistent with the Provincial Planning Statement, 2024 as noted below.

Section 2.9 states that planning authorities shall plan to reduce greenhouse gas emissions and prepare for the impacts of a changing climate through approaches that support energy conservation and efficiency.

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

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 or sanitary servicing, only stormwater management. Stormwater considerations will be further reviewed and finalized as a part of the Site Plan Control application process.

Section 4.3.5 addresses Non-Agricultural Uses in Prime Agricultural Areas. The site is not located within the Agricultural Resource Area.

### **RURAL IMPLICATIONS**

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

### **COMMENTS BY THE WARD COUNCILLOR**

I object to this Zoning Bylaw Amendment because the consultation process undertaken by the proponents has been extremely flawed. The residents of the area felt their comments were not sufficiently heard by the applicant and their concerns were not considered for their proposal. This installation does not fit with the surrounding approved uses from a land-use perspective. In fact, this is the furthest thing from what has been allowed here for decades. This is land that has been farmed for decades and is directly adjacent to environmentally significant and protected land. Many legitimate questions to the applicant around their emergency response procedures, their ground water protection plan, and the impact it will have on the surrounding property owners have gone unanswered. Approving a project that has received wide spread opposition grounded in reasonable concerns in my Ward is not something I am willing to do.

### **LEGAL IMPLICATIONS**

With the passage of Bill 185, as amended, a zoning by-law amendment is only subject to appeal by “specified persons”, essentially utility providers and government entities, and the registered owner of a parcel of land subject to the amendment. If Council determines to refuse the amendment, reasons must be provided. It is anticipated that a hearing of three days would be required. Should the amendment be refused, it would be necessary for an external planner to be retained.

## **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 be updated as the proposed development moves through Site Plan Control and will remain a living document. 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 above and beyond the addition of assets required to be managed by the City in the future.

## **FINANCIAL IMPLICATIONS**

In the event the applications are refused and appealed, it would be necessary to retain an external planner. This expense would be funded from within the existing Planning Services operating budget.

## **ACCESSIBILITY IMPACTS**

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

## **ENVIRONMENTAL IMPLICATIONS**

The application proposes development within or near existing natural heritage features including surface water features, evaluated significant wetlands and woodlands. Reports filed have indicated that the proposed use can be made appropriate for the properties. A satisfactory EIS is required for the required Site Plan Control application ensuring no net negative impacts to the form or function of the significant natural features on site.

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 D02-02-25-0050 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 90-day timeline for making a decision on this application under the *Planning Act* will expire on December 10, 2025.

## **SUPPORTING DOCUMENTATION**

Document 1 Location Map / Zoning Key Map

Document 2 Details of Recommended Zoning

Document 3 Consultation Details

## **CONCLUSION**

The Planning Development and Building Services Department recommends the approval of the requested 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 rezoning 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**

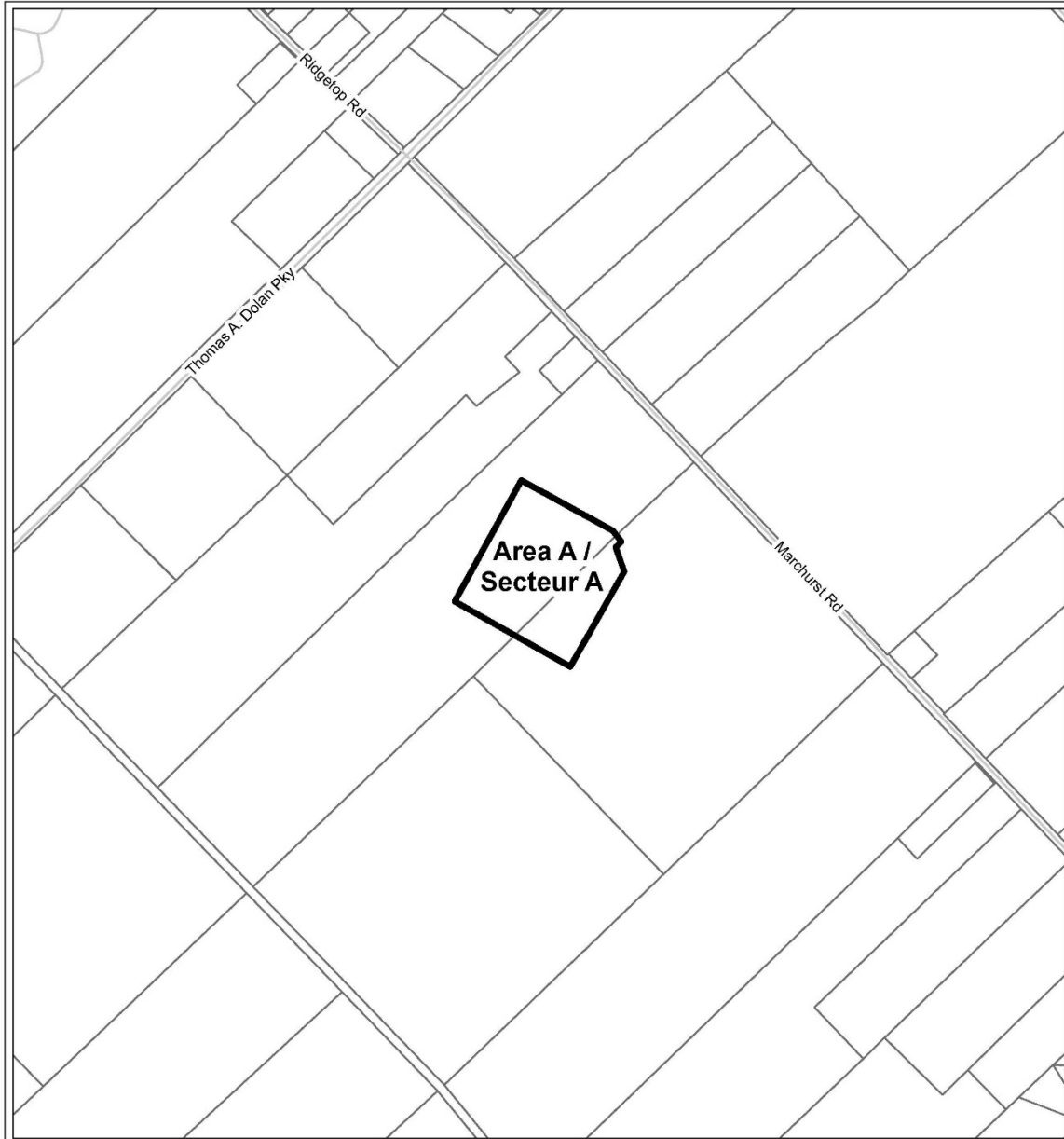
Office of the City Clerk, Council and Committee Services to notify the owner; applicant; Ottawa Scene Canada Signs, 13-1920 Merivale Road, Ottawa, ON K2G 1E8; Krista O'Brien, Program Manager, Tax Billing & Control, Finance and Corporate Services Department (Mail Code: 26-76) of City Council's decision.




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**



		LOCATION MAP / PLAN DE LOCALISATION ZONING KEY PLAN / SCHÉMA DE ZONAGE	
D02-02-25-0050	25-1452-X	<b>Part of / partie de</b> <b>2555, 2625 chemin Marchurst Road</b>	
I:\CO\2025\ZKP\Marchurst_2555_2625		 Area A to be rezoned from RU to RG[961r] Le zonage du secteur A sera modifié de RU à RG[961r]	
<small>Parcel data is owned by Teranet Enterprises Inc. and its suppliers                  All rights reserved. May not be produced without permission                  THIS IS NOT A PLAN OF SURVEY</small>		<small>Les données de parcelles appartient à Teranet Enterprises Inc.                  et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit                  sans autorisation. CE CI N'EST PAS UN PLAN D'ARPENTAGE</small>	
REVISION / RÉVISION - 2025 / 06 / 11			

**Document 2 – Details of Recommended Zoning**

The proposed change to the City of Ottawa Zoning By-law No. 2008-250 for Part of 2555 Marchurst Road and Part of 2625 Marchurst Road:

1. Rezone the lands shown as Area A in Document 1 from RU to RG[961r].

## 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.

### Public Comments and Responses

Approximately 200 submissions were received from 62 members of the public during the circulation period. The feedback received is summarized below.

#### 1. Comment:

Concerns raised regarding errors, omissions and additional considerations for the submitted Emergency Response Plan, Plume Analysis and Hazard Mitigation Analysis.

#### Response:

The submitted Hazard Mitigation Analysis was prepared to address fire hazards and mitigation standards. The Emergency Response Plan outlines the emergency response including guidance and pertinent information regarding the roles, responsibilities, and chain of communication and command of the System Owner / Operator, Property Owner, and other required Subject Matter Experts (SMEs) for preparing for, and safely responding to, a fire, explosion, or other battery-related incident requiring a public safety response at the energy storage facility. These documents were prepared and will continuously be updated as the proposed development moves to Site Plan Control.

These documents were required as preliminary drafts for the Zoning By-law Amendment. Some initial feedback on additional risks and how they will be mitigated, based on feedback from Ottawa Fire Services was incorporated in the documents. However, Site Plan Control is required for the proposal. The Hazard Mitigation Analysis, Plume Analysis and Emergency Response Plan will be further reviewed and finalized through the Site Plan Control process. Feedback received through this circulation was forwarded to OFS for consideration at the Site Plan Control stage. It will remain a living document between the facility owners and the City's Emergency and Protective Services Department.

#### 2. Comment:

Concerns with risk of groundwater contamination.

Response:

The Stormwater Management Study, prepared by BBA dated June 19, 2025 states that the groundwater will be protected from any potential contamination from the batteries by installing an impervious geomembrane layer across the entire site (except the substation area). Stormwater management and further considerations with regards to potential groundwater contamination will also be factored into the review of the Site Plan Control application, with a focus on prevention and mitigation strategies to further minimize environmental risks.

3. Comment:

Concerns with regards to siting of the BESS in a rural area near lands containing natural heritage features and the fragmentation of agricultural lands undermining long-term agri-food uses and rural economic sustainability.

Response:

As per Section 4.12 Policy 7, non-public utility battery energy storage systems (BESS) are permitted as a principal use in the Rural Countryside designation as well as the Rural Industrial and Logistics designation. With regard to Section 4.8.1 and 5.6.4.1 of the Official Plan, an initial EIS was submitted in support of the Zoning By-law Amendment. As the proposal also requires a Site Plan Control application, the EIS details and findings will be further reviewed at the Site Plan stage to ensure no net negative impacts to natural heritage features and functions and satisfactory setbacks are established from natural heritage features.

Agricultural uses currently on site will be able to continue but possibly to a lesser extent. Portions of the two properties have been farmed, and the construction of the BESS will result in some loss of hay and pasture lands. However, they are not designated as Agricultural Resource Area and not subject to protection.

Staff were not involved in site selection for the proposed BESS projects in Ward 5 and Ward 21, however, we understand that the Independent Electricity System Operator established a requirement under the LT1 RFP for a pre-bid submission that assessed the energy “deliverability” along specific transmission corridors. Upon approval of selected connection points along the network, proponents undertook to identify potential vacant parcels in proximity.

4. Comment:

Concerns with development adjacent to significant wetlands, unevaluated wetlands and significant woodlands. Development within these areas must demonstrate no negative impact to features and their functions as per PPS 2024 and the Official Plan.

Response:

In accordance with the Official Plan policies noted in the report including Section 4.8.1, 4.9.3, 5.6.4.1 and 7.3, the EIS must demonstrate the following:

Appropriate setbacks from natural heritage features and no net negative impacts on the features and their ecological functions. Natural heritage features include significant wetlands, habitat for endangered and threatened species, significant woodlands, Areas of Natural and Scientific Interest, Natural Environment Areas, Natural linkage features and corridors, groundwater features, and surface water features.

No net loss approach with respect to forest cover outside the urban area and designated villages and evaluated wetlands deemed not provincially significant.

Adequately demonstrate appropriate setbacks to surface water features including the watercourse to be realigned and the unevaluated wetland.

Lands within the minimum setback to surface water features shall remain in a natural vegetated condition to protect the ecological function of surface water features from adjacent land-use impacts. Any natural vegetation that is disturbed due to development or site alteration activities shall be restored and enhanced, to the greatest extent possible, with native species and shall avoid non-native invasive species. Burial or complete encasement of a permanent surface water feature shall not be allowed.

The Environmental Impact Study (EIS) filed to date supports the use of the BESS, specific details, findings and implementation will be further reviewed and finalized at the Site Plan Control stage to demonstrate the above.

5. Comment:

Concerns with the Zoning By-law Amendment moving forward before the Site Plan Control application, rather than concurrently.

Response:

Applicants are not required to submit Zoning By-law Amendment applications and Site Plan Control applications concurrently. The Site Plan Control application is also required but has not yet been deemed complete to be circulated. When circulated, the supporting

plans and studies for it will also be made available on the Development Applications Search page and comments can be submitted by the public. As per the *Planning Act*, the Site Plan Control review is delegated to staff and does not go to Committee or Council for approval.

6. Inadequacy of the 28-day circulation for review of the submission. Concerns that not all documents were made available when the application was circulated. Make publicly available all reports and plans submitted including by environmental agencies, advocacy groups, and similar organizations.

Response:

Please see below response for details on the documents that were added after the circulation period. 28 days is the standard council mandated circulation period for major Zoning By-law Amendments at the City of Ottawa. All reports and studies required of the applicant for the review of the Zoning By-law Amendment were made available online. All comments provided after the circulation period but before the committee date of December 1<sup>st</sup> will be forwarded to the committee members for consideration.

7. Comment:

Why the following documents were posted after the 28-day circulation began: (a) updated commissioning plan and decommissioning plans (b) Stage 2 Archaeological Assessment (c) another plan of survey (d) initial noise control options assessment. The lack of transparency and meaningful public consultation, combined with rushed timelines and incomplete studies, erodes trust in the planning process.

Response:

Documents required to deem the Zoning By-law Amendment application complete were submitted with the initial circulation. Comments on the circulation were received and considered past the date of circulation end. Details below:

Updated commissioning and decommissioning plan:

Some errors were detected in these plans and the applicant accordingly corrected and provided updated versions. The final version of these plans was not a requirement to deem an application complete. They will be considered through the Site Plan Control application.

### Updated Plan of Survey

The document added to DevApps after the circulation period shows an updated boundary for the rezoning area, which was provided by the applicants based on Staff feedback on the recommended zoning area initially proposed in the Plan of Survey submitted with initial circulation.

### Initial Noise Control Options Assessment

This was requested as a preliminary draft versus the required Noise Study for the Site Plan Control application. It was required to demonstrate the noise wall option proposed on the Site Plan which is subject to change at the Site Plan Control stage. The upload of this requested draft was mistakenly missed in the initial circulation of the file.

### Archaeological Assessment – Stage 2

A Stage 1 Archaeological Assessment was required for the Zoning By-law Amendment to deem the application complete. The Archaeological Assessment process is required to be completed for the Site Plan Control stage. If the process could not be satisfied at zoning, staff would have considered placing a hold on the exception zone requiring that the Archaeological Assessment process be complete. A Stage 2 Assessment for the entire area proposed for the rezoning has been received, uploaded to DevApps, and the assessment has been submitted to the Ministry. No archaeological resources found and/or additional assessment required

### 8. Comment:

Concern raised regarding several errors, omissions and inadequacies in the commissioning and decommissioning plan including similarity with Trail Road BESS. Omission of a provision requiring securities to ensure decommissioning in the event of bankruptcy or transfer of ownership.

### Response:

Although listed in accordance with Section 4.12 of the Official Plan, the Commissioning and Decommissioning Plan is not reviewed or approved through *Planning Act* applications. Those plans are part of the IESO contract process and assist the City in reviewing the proposal.

#### 9. Comment:

Concerns raised with errors, omissions, inadequacies and/or additional considerations related to adequacy for a number of supporting documents including:

- Initial Noise Control Options Assessment
- Emergency Response Plan
- Hazard Mitigation Analysis
- Plume Analysis
- Environmental Impact Study
- Hydrogeological and Terrain Analysis
- Fluvial Geomorphology Assessment
- Stormwater Management
- Preliminary Geotechnical Investigation
- Site Servicing Study
- Tree Conservation Report
- Site Plan
- Landscape Plan
- Civil Drawings

#### Response:

These reports and plans are further reviewed for the purposes of considering the zoning amendment and will need to be updated and finalized through the Site Plan Control application. Concerns regarding these documents have been circulated to the internal review team.

#### 10. Comment:

Non-battery based energy storage systems, such as the Highview Power liquid air energy storage system in Carrington, England offers an apparent fourfold reduction in cost per Kilowatt Hour of storage with vastly reduced impact on the environment.

Response:

Battery Energy Storage Systems are permitted in the Rural Countryside designation as per Section 4.12(8) of the Official Plan. The Official Plan policy is consistent with Section 3.8 of the PPS to provide opportunities for the development of energy supply including energy storage systems. The definition of energy storage system under the PPS includes battery storage. The determination of appropriate technologies is a matter for the IESO.

11. Comment:

Discrepancies in the size of the BESS footprint across various reports and plans.

Response:

As detailed design of the facility is further reviewed for the Site Plan Control submission, all required reports and plans for the Site Plan Control submission will be further reviewed to ensure consistency. This Zoning By-law Amendment limits the size of the Battery Energy Storage System components to the rezoning area. The final footprint is established at the Site Plan Control stage. All required reports and plans are required to be consistent with the final design.

12. Comment:

Concerns with the 50mm caliper of the trees being used on the proposed berm and if they will be an adequate visual barrier for adjacent farm uses. Recommending large mature trees to be utilized. Request for details on the maintenance plan, obligations for replacing damaged trees and potential risks to livestock. Will a berm be required by the City and request to have no visual view of the project. Clarification requested for how planning authorities shall give consideration to locally appropriate rural characteristics, the scale of development and the provision of appropriate service levels" and "building upon rural character".

Response:

Feedback on berms, tree sizing, spacing, species and their placement was forwarded to the forester for review of the Site Plan Control submission. Once the Site Plan Control submission is deemed complete and formally circulated, comments on the updated landscaping details can be provided. Through the Site Plan Control process, securities are obtained from the developer to ensure trees are planted and maintained. The deposit is generally held for about two years to ensure trees live. Following the two-year

period, the proponent remains obligated to ensure trees are in place as per the approved plan, based on them entering into the site plan agreement.

#### 13. Comment:

Concerns with the adequacy of the proponent's \$100 million liability insurance for the proposed BESS as personal farm policies do not cover land or water contamination. Questions regarding the estimated cost of damage if there is an event with maximum destruction of soil, water and structures. How is the city ensuring that the policy is staying in effect and remains adequate for the project's lifetime. Has anyone in the city reviewed the policy.

#### Response:

The proponent's liability insurance is not a *Planning Act* matter so is not considered in the approval of a Zoning By-law Amendment or Site Plan Control application.

#### 14. Comment

Concerns regarding the history of water-related concerns in the area including three flooding events with examples of damage. Water-related issues due to the Carp Hills and frequent beaver dam failures resulting in rapid water surges and significant infrastructure damage. The City and MVCA have not provided solutions including for some dams located on private property, municipal infrastructure, recreational trails. The applicant noted major discrepancies in the mapped watercourses and according to the resident non-existent watercourses have been added. In contrast, the Ontario base maps, which are also believed to be referenced by the proponent, accurately reflect actual site conditions.

How these issues are evaluated within MVCA's mandate: Concerns with the proposed rerouting of the stream which increases its length, creates abrupt turns, and positions it directly beside the BESS. Harmful contaminants may be released in a failure scenario and concerns with the stream being sourced from an upstream body of water not clearly indicated in the proponent's maps.

How these concerns are evaluated within MVCA's mandate: The planned membrane under the facility may also cause water to pool, compromising ground compaction. The battery systems having limited tolerance for misalignment, and water-related ground movement as per the manuals. Combined with the area's known erosion and flooding to create failure risks. The use of helical piles could puncture the membrane, providing a direct pathway for contaminants into the adjacent stream and, ultimately, downstream

bodies such as Constance Lake. Given the history of water events in this area, these issues leave virtually no margin for error and I believe do significantly put our whole region at risk.

Response:

These concerns were forwarded to the Mississippi Valley Conservation Authority for comment. The MVCA will provide additional review through the Site Plan application submission with regard to footprint and detailed design, as well as through their permitting processes. The detailed design of the diverted watercourse and storm water management system will need to address existing conditions as well as post development conditions will also form part of the site plan review.

15. Comment:

Objections to the reclassification of Rural Countryside to permit the BESS facility. Conflicts with the PPS 2024 objectives for climate resilience and environmental protection and potential to fragment ecological connections, threaten species dependent on wetlands and woodlands, and disrupt natural drainage systems. Removal of soil and trees introducing heat and fire risks adjacent to EP3 lands, and altering Carp Hills landscape, which supports species at risk and natural heritage features.

Response

The details and findings of the EIS submitted are further reviewed for the Site Plan Control application to ensure no negative impacts to natural heritage features. The EIS is currently deemed incomplete for the Site Plan Control submission. The finalized EIS is required to adequately demonstrate no negative impact to special at-risk habitat, natural heritage features including associated with the Carp Hills landscape.

16. Comment:

Concern regarding why a different transmission line was used from the last BESS proposal.

Response

Staff were not involved in site selection for the proposed BESS projects in Ward 5 and Ward 21, however, we understand that the Independent Electricity System Operator established a requirement under the LT1 RFP for a pre-bid submission that assessed the energy “deliverability” along specific transmission corridors. Upon approval of

selected connection points along the network, proponents undertook to identify potential vacant parcels in close proximity.

17. Comment:

Under Section 6.1 of PPS 2024, the City must apply the PPS “in its entirety”, and all planning decisions must be consistent with its policies, even where local plans or instruments have not yet been updated. With several key studies still in preliminary form (such as the Initial Noise Memo – D02-02-25-0050), submitted in memo format instead of full technical reports, or deferred to the Site Plan Control stage, this rezoning request is premature and fails the PPS consistency test.

Response:

For the purposes of the zoning by-law amendment, the submissions provided demonstrate that the site is or can be made appropriate for the use of a BESS. The proposed rezoning is permitted in a limited footprint which limits future growth and allows some flexibility for detailed design requirements as part of the Site Plan Control application. A number of technical reports and plans are finalized through the required Site Plan Control application and as detailed design is further reviewed through Site Plan Control, these documents are finalized through Site Plan Control.

18. Comment

Concerns with the comprehensiveness of the EIS in considering “catastrophic failure of the installation”.

Response:

The City uses a multi-disciplinary review team reviewing the pertinent information based on various expertise related to fire prevention and response, environmental planning, hydrogeological considerations to ensure that the submission meets the intent of the Official Plan.

19. Comment

Concerns raised regarding the underground water tank and inconsistencies between supporting documents on the volume proposed and adequate volume.

Response:

All concerns are regarding the Emergency Response Plan (ERP), Hazard Mitigation Analysis (HMA) and the Plume Analysis were forwarded to OFS for consideration.

These documents are further reviewed and finalized through the Site Plan Control process.

20. Comment:

Comment that ignition sources include arcing, spark, heat generated from battery cells, and fire. "Should a thermal runaway event occur, flammable gases may accumulate within the enclosure, leading to a potentially explosive atmosphere. Given a source of ignition (for example from fire, heat, or electrical arcing), a deflagration or explosion event may occur, posing serious threat to the nearby area."

Response:

This feedback was forwarded to Ottawa Fire Services (OFS) and the applicant. OFS provides feedback on the HMA and ERP which will be further reviewed and finalized through the Site Plan Control application.

21. Comment:

Concerns raised regarding gas sensor not working, ventilation safety, the potential of fan failures causing increases in gas concentrations and that the system only relies on one fan. Additional risks include potential blockage of air inlets by snow or ice. Ability of fan to handle gases from greater than 5 battery cells.

Response:

This feedback was forwarded to OFS and applicant. OFS provides feedback on the HMA and ERP which will be further reviewed and finalized through the Site Plan Control application. The technical design of the battery and systems is not a planning matter.

22. Comment:

Concerns with none or poor cell reception in case of an emergency.

Response:

This feedback was forwarded to OFS and applicant. OFS provides feedback on the HMA and ERP which will be further reviewed and finalized through the Site Plan Control application.

23. Comment:

Concerns for the lack of evacuation plan, only one access point via Marchurst Road and potential blockages via this route and concerns for fire truck access, prioritization of residents and evacuation of vulnerable individuals.

Response:

This feedback was forwarded to OFS and applicant. OFS reviews and provides feedback on the HMA and ERP which will be further reviewed and finalized through the Site Plan Control application.

24. Comment:

Concerns with cybersecurity including sourcing of material from China and outdated cybersecurity standards.

Response:

Cybersecurity is not a land use planning matter.

25. Comment:

Use of outdated standards including for NFPA 855, UL9540A, UL 9540, NFPA 68, NFPA 69, and UL1973.

Response:

This feedback was acknowledged and forwarded to OFS and the applicant. OFS reviews and provides feedback on the HMA and ERP which will be further reviewed and finalized through the Site Plan Control application.

26. Comment:

Did the proponent comply with the affidavit to be truthful and accurate.

Response:

City staff have no concerns with the application form.

27. Comment:

Concern with omission of the access road from the proposed rezoning.

Response:

The access road is not required to be a part of the proposed rezoning to permit the BESS facility and location of it may change based on the review of the detailed design at Site Plan.

28. Comment:

Stormwater discharged from the South March BESS discharging to rural ditches that lead to Constance Lake. Related concerns with increased impermeable surfaces causing flooding, erosion causes, additional maintenance required for the road, and potential to introduce toxins to the environment.

Response:

Stormwater Management is finalized through the Site Plan Control application and feedback will be forwarded to staff for review of the Site Plan Control submission.

29. Comment:

Two comments were received outlining the benefits of the proposed BESS.

Response:

Acknowledged.

30. Comment:

Discrepancies in the number of battery units and footprint across various documents.

Response:

256 BESS containers are proposed through the current design as specified in the Site Plan. The proposed rezoning footprint limits the area to be rezoned but the City will not specify the number of containers in the Zoning By-law. Details of the design may change and are finalized through the Site Plan Control Stage.

31. Comment:

Concerns with the use of Artificial Intelligence in monitoring.

Response:

The use of Artificial Intelligence in monitoring of the BESS is not a land use planning matter.

32. Comment:

Why was a wetland evaluation was not required.

Response:

As per Section 7.3(2)(d) of the Official Plan, the proposed development area for this site did not have a 2-hectare or larger wetland to trigger the requirement and the development will not reduce the area of the wetland by 2 hectares or more. The proposed footprint for the Trail Road BESS proposal included the review of an unevaluated wetland, over 2 hectares in size. An EIS was required for this proposal as per the Official Plan.

33. Comment:

Question regarding how the ZBA can be approved if most residents are opposed to this location and have signed petitions.

Response:

A Zoning By-law Amendment is evaluated by staff for conformity with the Official Plan and Provincial Planning Statement. While public input is welcomed and considered it is not the sole basis for staff recommendations to Committee.

34. Comment:

Concerns that the site sits atop a highly vulnerable aquifer critical for local water recharge. The commenter cites the Provincial Policy Statement (PPS) 2024, which requires municipalities to protect water quality and quantity, including vulnerable areas. They argue the rezoning would introduce impermeable surfaces and 250 large batteries, posing contamination risks and preventing aquifer recharge. The commenter asserts the proposal contravenes PPS 2024 Section 4.2.1.e regarding water protection.

Response:

Impacts to groundwater will need to be demonstrated as mitigated through Site Plan Control.

35. Comment:

Concerns with the wording “recreational” used to describe the agricultural land use on site.

Response:

“Recreational agriculture” is not a defined term in the Official Plan, Zoning By-law or the Provincial Planning Statement. It is considered an agricultural use which is permitted in the Rural Countryside designation. A previous or ongoing agricultural use does not preclude a property in the Rural Countryside designation from being considered for a Zoning By-law Amendment to permit a BESS. Portions of the current agricultural activities will be able to continue on site as the Zoning By-law Amendment limits the site footprint.

36. Comment:

Concerns with the impact of the BESS on property values.

Response:

Property values are not a land use planning matter.

37. Comment:

The project introduces unacceptable risks of toxic emissions, explosion, and contamination during thermal runaway events, compounded by poor site design and flood vulnerability.

Response:

The feedback is acknowledged and all feedback related to fire safety was provided to OFS for the review of the Site Plan Control submission. Additional requirements for Site Plan Control are required to establish the design of the facility.

38. Comment:

The proposal offers no direct benefits to local residents, such as reduced outages or lower energy costs, while imposing significant safety and environmental risks.

Response:

The IESO looks at overall grid reliability, and this is not a planning matter.

39. Comment:

Fire safety measures are inadequate, with reliance on ineffective suppression systems and insufficient water storage capacity for emergency response.

Response:

Feedback related to fire safety measures were forwarded to OFS for their consideration. Additional review and feedback will be provided by the OFS for the Site Plan Control submission.

40. Comment:

A plan for ice and snow removal was not submitted. It is critical that the air vent, located close to the ground remain free of ice and snow to allow for the venting of toxic gases during an event. A plan for the “sealed noise wall gate” was not submitted, which presents unique challenges for snow clearing and emergency response.

Response:

Ice and snow removal are only considered as part of the site functioning and not the function of the battery facility itself. Part of the consideration of the ERP and other submission may include the maintenance with respect to the facility itself as a consideration of the emergency response.

41. Comment:

Concerns regarding the ecological and hydrological importance of the watercourse, ignoring seasonal flooding risks and its role in the watershed connected to Constance Lake. The proposed development overlaps an erosion hazard zone and the plan suggests realigning the watercourse with a diversion ditch that does not follow Natural Channel Design principles, risking habitat loss and downstream impacts. Analyses such as sediment transport modeling remain incomplete.

Response:

The MVCA has provided feedback on concerns related to the proposed watercourse realignment for the current proposal. The realignment will not impact the footprint of the proposed rezoning boundary and concerns will be addressed through the Site Plan Control application. The recommended area for rezoning includes a modest increase in the footprint to address potential changes to the design, including those related to the realignment. Any required future changes to the footprint of the BESS outside of the area recommended for rezoning in this report could require a subsequent zoning by-law amendment.

It remains MVCA’s opinion that the on-site feature meets the definition of a watercourse under the Conservation Authorities Act. As such, written permission from MVCA will be

required for the proposed realignment. Prior to permit issuance, it must be demonstrated that the realignment will not result in negative impacts to the control of flooding or erosion upstream or downstream of the site.

It remains the city's position that prior to Site Plan Approval, that the realignment must be required to replicate a natural system including through appropriate vegetative setbacks and buffers and riparian habitat. This must be demonstrated by means of detailed drawings and cross-sections of the realigned watercourse provided at the site plan review stage.