



The Corporation of the Municipality of Arran-Elderslie

Staff Report

Council Meeting Date: October 15, 2024

Subject: SRCLK.2024.12 - SolarBank Corporation Request for Municipal Support Resolution (2) – 157 7th Street SW Chesley

Report from: Christine Fraser-McDonald, Clerk

& Emily Dance, Chief Administrative Officer

Appendices: Appendix A – Site Plan
Appendix B – Draft Resolution
Appendix C- Neighbourhood Letter
Appendix D- Correspondence from Jeff Holding
Appendix E – Correspondence from Meghan Paradzinski

Recommendation

Be It Resolved that Council hereby,

1. Receive Report SRCLK.2024.12 - SolarBank Corporation Request for Municipal Support Resolution (2) – 157 7th Street SW Chesley;
2. That Council approve the attached draft motion for the new location of the proposed Battery Energy Storage Project.

Report Summary

On September 9, 2024 Council deferred the decision for the support resolution for the proposed Battery Energy Storage Project at 157 7th Ave until the public was consulted on the proposed location.

Solarbank hand delivered notification of the project to approximately 150 residents surrounding the proposed site to notification of a Public Meeting on October 3, 2024.

Background

SolarBank Corporation made a presentation to Council in December 2022 regarding the construction of a Battery Energy Storage System (BESS) at 60 Industrial Park Road in Chesley. This would incorporate nine (9) containers and one (1) electrical house. At that time, they proposed a battery energy storage system for a private property

Council passed Resolution 03-01-2023 at the January 2023 Council meeting in general support of the project.

Following on September 9, 2024, SolarBank made a request to amend the support resolution as a result of the project site moving from the supported location at 60 Industrial Park Rd to a new site at 157 7th St SW. The proposed new site is located approximately 200 metres north.

Council deferred the decision to support the amended resolution for the proposed Battery Energy Storage Project at 157 7th Ave until the public was consulted on the project.

Analysis

As requested Solarbank notified the public of the project and provided notice of the Public Meeting to be held on October 3, 2024 to 150 residents (map attached) A Site walk was originally set for 3-4 p.m., however this was cancelled due to unforeseen circumstances, and a Public Meeting held from 5-7 p.m. at the Chesley Community Centre.

One member of Council, the Clerk and Fire Chief attended the public meeting along with three residents.

Solarbank gave a presentation and the comments from the residents that were in attendance were positive for this project. One resident noted that this project will not only supply power to Chesley, but it will also supply power to surrounding areas and is a good project for Chesley.

Chief Tiernan, District Chief Bell and Officers from Chesley Station 90 attended a virtual meeting with a Technical Fire Advisor from Solar Bank Corporation. This meeting was asked for by the Fire Chief to Solar Bank during a previous Council meeting. The presentation was in depth and looked at all aspects of the Battery Energy Storage System (BESS), as it relates to fire department emergency response. Staff asked questions to the technical advisor on Advanced Air Monitoring during a possible fire emergency and was able to obtain the information they were looking for.

The following day, Chief Tiernan met with District Chief Bell to discuss questions they had asked the previous day. From this meeting, there are two (2) requirements the Fire Chief would request added to the approval process prior to the BESS system being built:

1. Firefighters from Chesley Station 90 will be trained by a representative from Solar Bank on all emergency procedures as it relates to the BESS system being proposed.
2. That Solar Bank will purchase the Mobile Advanced Air Monitoring system for Arran-Elderslie Fire & Emergency Services to ensure appropriate air monitoring is being conducted to ensure the health and safety of residents. The Fire Chief will identify what system they are requiring.

At this time, the Fire Chief does not have any concerns regarding any thermal events that may happen within the facility being proposed.

Correspondence was received from Jeff Holding of Chesley regarding the project. This is attached as Appendix D.

Should Council support the amended location the following steps will be required:

- a. the developer will be able to move forward with the consent application from the County of Bruce. The consent will allow for the portion of the property to enter into an agreement with the landowner to house the unit for longer than 21 years.
- b. The developer is required to submit the site plan application to the Municipality
- c. Site Plan will be circulated to commenting agencies for review
- d. Once all comments have been received a staff report will go forward to Council for approval of the site plan agreement with the agreement being registered on title.
- e. The developer will require approval for the easement agreement for the overhead wires which can proceed for approval at the same meeting.
- f. Following the development will be in a position to apply for a building permit.

Link to Strategic/Master Plan

6.5 Engaging People and Partnerships

Financial Impacts/Source of Funding/Link to Procurement Policy

The applicant is responsible for all costs associated with the project.

Approved by: Emily Dance, Chief Administrative Officer