



The Corporation of the Municipality of Arran-Elderslie

Staff Report

Council Meeting Date: November 25, 2024

Subject: Energy Procurement Development Policy

Report from: Emily Dance, Chief Administrative Officer

Appendices:

Recommendation

Be It Resolved that Council hereby,

1. Receives Report SRCAO.2024.11; and
2. Directs staff to bring forward an Energy Procurement Development Policy that outlines the requirements and procedure for energy development proposals for the Municipality of Arran-Elderslie.

Report Summary

On August 28, 2024, the Province announced the largest competitive energy procurement in Ontario's history building on the Provinces' plan to procure up to 5,000 megawatts (MW) of energy through a series of procurements.

The Provincial government recognizes that support from local communities is vital to new-build energy projects and expects developers to engage local communities to seek their support for proposed projects.

In order to provide clear direction for developers requesting municipal support for proposed projects, staff is recommending a policy be put in place outlining the consultation process and studies that may be required as part of the process.

Background

On August 28, 2024 the [Province announced](#) the largest competitive energy procurement in Ontario's history building on the Provinces' plan to procure up to 5,000 megawatts (MW) of energy through a series of procurements.

Similar to past procurement processes, energy project developers must receive municipal support resolutions to ensure local support and consent for new projects.

The Province also announced:

- Prohibiting all projects in specialty crop areas and ground-mounted solar in prime agricultural areas to prevent solar farms.
- Incentivizing projects located in northern Ontario and those which avoid prime agricultural areas, along with a plan to unlock Crown Lands for renewable energy
- Incentivizing economic opportunities for projects with or y Indigenous communities on whose traditional territory the projects are proposed.
- Requiring Agricultural Impact Assessment for projects that are permitted on all prime agricultural areas.

Submissions for [Long-Term 2 RFP](#) projects are expected to be open from December 2024 to Fall 2025, municipalities are likely to be contacted by proponents seeking municipal support at this time.

Analysis

The provincial government recognizes that support from local communities is vital to new-build energy projects and expects developers to engage local communities to seek their support for proposed projects.

To provide clear direction for developers requesting municipal support for proposed projects, staff are recommending that a policy be put in place outlining the consultation process, studies and agreements that may be required as part of the process and the inclusion of a Community Benefit Agreement. This agreement would request revenue to offset costs related to the projects.

1. Request for Municipal Support
 - a. Delegation Request showing overview of project
 - b. Circulated for input from commenting agencies
 - i. Municipal Staff
 - ii. County Staff
 - iii. Conservation Staff

- iv. Other organizations as required
 - c. Staff report back to Council with comments and require the following
- 2. Community Engagement Plan
 - a. Developer to provide their community engagement plan including notice of open house, presentations to Council, website information
 - b. Provide minutes and feedback to the Municipality
- 3. Proposal Description
 - a. Developer to provide project description
- 4. Planning Justification Report (if required)
 - a. Developer to provide planning justification
- 5. Agricultural Impact Assessment (if required)
- 6. Environmental Impact Study (EIS) (if required)
 - a. Developer to provide EIS
- 7. Site Plan
 - a. Developer to submit a Site Plan
 - b. Municipality (CAO) to approve Site Plan
 - c. Require entering into a Site Plan Agreement – registered on title
 - d. Access roads
 - e. Deposit for professional review if required
- 8. Failure Incident Database (if required)
- 9. Provide Standards for
 - a. Fire Safety
 - b. Thermal Event Management
 - c. Standards of proposed equipment
- 10. Emergency Response & Fire Suppression Plan
 - a. Hazard Mitigation
 - b. Emergency Response Plan

11. Air Quality Noise/Vibration Study (if required)
12. Official Plan / Zoning By-law Amendment (if required)
13. Community Benefit Agreement
14. Municipal Access Agreement (Encroachment or Easement) (if required)
15. Consent Application for the Lease (if required)
16. Decommissioning Plan
17. Building Permit Application

To note the [Association of Municipalities \(AMO\)](#) has called for community benefit agreements (CBAs) to become a standard part of energy procurements. This would ensure municipalities receive revenue to offset costs to service energy project sites and to hire experts to support local energy approvals including energy or legal consultants.

Link to Strategic/Master Plan

6.1 Protecting Infrastructure, Recreation and Natural Assets

Financial Impacts/Source of Funding/Link to Procurement Policy

There are no financial impacts related to this report.

Approved by: Emily Dance, Chief Administrative Officer