



County of Bruce
Planning & Development Department
1243 MacKenzie Rd
Port Elgin, ON N0H 2C6
brucecounty.on.ca
226-909-5515

June 24, 2025

Natural Heritage Review Comments

C3 Z11 Neoen BESS

The County is currently reviewing an application for a County Official Plan Amendment and amendment to the Municipality of Arran-Elderslie's Zoning By-law, to create a battery storage facility. The development is proposed in an area with natural heritage features. A Natural Environment Report (NER) was completed by Beacon Environmental in January of 2025.

Development must be consistent with natural heritage policies of Provincial Planning Statement and the Bruce County Official Plan. Development must also not contravene provincial and federal legislation (e.g., federal Species at Risk Act, Migratory Birds and Convention Act, Fisheries Act and provincial Endangered Species Act). Staff have reviewed the NER in light of this legislative and policy framework..

In addition to reviewing the NER, the following documents were reviewed as they may pertain to Natural Heritage:

- Class EA Environmental Study Report (March 6, 2025)
- Planning Justification Report (April 2, 2025)
- Stormwater Management Report (February 28, 2025)
- Erosion and Sediment Control Plan (December 18, 2024)
- Floodplain Assessment (March 11, 2025)
- Site Plan (February 20, 2025)
- Floodplain Compensation Plan (December 6, 2024)
- Post Development Sub-Catchment Area (December 13, 2024)

In general, the provided materials are not demonstrating consistency with the PPS and the Bruce County Official Plan. The following subsections provide review according to Significant Wildlife Habitat, Habitat of Threatened and Endangered Species, Floodplain compensation and drainage impacts, and Buffers.

Significant Wildlife Habitat

The analysis of Significant Wildlife Habitat (SWH) is not a complete assessment of presence through to recommended mitigation measures.

The NER has identified potential SWH based on ministry criteria, followed by a statement that “Ultimately, it is the planning authority’s responsibility to confirm what constitutes SWH and how it should be protected”. Proponents should identify candidate and confirmed SWH through site specific studies, identify potential impacts and demonstrate how a project will achieve no negative impacts to significant natural heritage features through avoidance or recommended mitigation. The Natural Heritage Reference Manual and Bruce County EIS Guidelines provide detailed direction in this regard. Buffers have been recommended as mitigation but have not clearly been tied to mitigation for specific SWH. As such, generally the report has not demonstrated no negative impacts to Significant Wildlife Habitat, is considered incomplete and not consistent with PPS policies 4.1.5.d) and 4.1.8.

The Class EA Environmental Study Report, to which the NER is appended, picks up on the identified potential SWH categories and appears to presume them as confirmed. There is no substantive discussion of impacts beyond the repeated sentence “The proposed Project is not predicted to have measurable impact upon [SWH categories].” We note that this sentence has been copied twice under each SWH section. To clarify, the test that must be met to be consistent with the PPS is for the proposal to demonstrate **no negative impacts**. The buffers recommended in the NER (15m to wetlands and 30m to watercourses) are carried through to the Class EA report. However, as noted above a clear path from identification through to impacts and mitigation has not been established. Staff have concerns with the Floodplain Compensation work and Buffers, elaborated on in further sections.

The NER should be amended to satisfy the PPS test of no negative impact in support of the proposal. Necessary survey works should be advanced (see notes below); or, all candidate SWH categories presumed confirmed in the absence of further investigation as per the Natural Heritage Reference Manual section 9.3.2. Once SWH categories are identified, impacts should be discussed and mitigation recommended. If the study is advanced, we offer the below comments with regard to specific SWH categories:

- **Amphibian Breeding Habitat (Woodlands) and Amphibian Breeding Habitat (Wetlands):** at present the level of review would be insufficient to rule out the possibility of these habitats, based on the methodology comment noted above. The breeding amphibian surveys were conducted in mid June and early July. As noted in the report, the Marsh Monitoring Protocol would require three surveys at least fifteen days apart from mid April to mid June. These standards are reiterated in the Bruce County EIS Guidelines. Furthermore, the approach would only identify amphibians that could have been determined based on amphibian calling surveys (i.e., frogs, toads). This SWH type also includes habitat for Eastern Newt, Blue-spotted

Salamander and Spotted Salamander. Some of these species have been identified in the area in the Ontario Reptile and Amphibian Atlas. Targeted surveys for these species should be conducted, or a detailed rationale as to why specific site conditions would not be favourable to these species. If Amphibian Breeding Habitat (Wetland) is confirmed, then Amphibian Movement Corridors must also be determined as per the Significant Wildlife Habitat Criteria Schedules for Ecoregion 6E. Also, we note that the swamp wetlands are the only lands identified as potential for Amphibian Breeding Habitat (Woodlands) in the assessment. However, any of the riparian wetlands within 120m of a woodland would also be candidate habitat based on the criteria tables.

- **Terrestrial Crayfish:** Please provide a more detailed assessment of the area where chimneys were noted. Staff understand that active agricultural land would not meet the PPS definition of a wetland and thus not provide the appropriate ELC. However, the active agricultural status of the area in question is in question. A June 2025 site visit identified standing water with abundant tadpoles suggesting persistence and abundant crayfish chimneys were noted. The area appears not to have been tilled (see attached photo). Confirmation should be provided that the area should not be re-evaluated into a more suitable ELC code which may constitute candidate habitat for terrestrial crayfish. The NER suggests in passing that the 15m buffer would protect Crayfish habitat, but this location is specifically proposed for the outlet of the SWM facility and would be entirely disturbed.
- **Habitat for Species of Conservation Concern, Snapping Turtle, Turtle Wintering Habitat and Turtle Nesting Areas:** The NER suggests that nesting areas are not protected as they are within an active agricultural field. The assessment should be based on the proposed site plan. The various site plans/grading plans show the current agricultural are bisected by the development (for instance north of Community 2b or between the SWM outlet and community 5a), and consideration should be given to whether active intensive tillage will continue here. Furthermore, the proposed buffer area is noted as potentially providing nesting area, but the Significant Wildlife Habitat Technical Guide notes an additional 30 to 100m may have to be protected based on local site conditions.
- **Habitat for Species of Conservation Concern, Other:** Potential Monarch butterflies were observed during staff site visit. The pasture contained abundant milkweed. Consideration should be given to confirm whether the area would be habitat for this Special Concern species.

Habitat of Threatened and Endangered Species

The proposal will involve substantial works within Eastern Meadowlark habitat for the floodplain compensation. Roughly 7 hectares of land will be disturbed to remove fill to be relocated to the facility footprint. The NER broadly suggests the area will be rehabilitated to Eastern Meadowlark habitat, but also suggests the possibility of an exemption pursuant to O. Reg. 830/21. Insufficient information has been provided to support a claim that the proposal would be in accordance with provincial and federal

requirements. The report is considered incomplete and not consistent with PPS policies 4.1.7. The proponent should reach out to MECP for direction on the proposed approach.

Floodplain compensation and drainage impacts

There is not sufficient information provided to make a determination that the extensive cutting would not have hydrological impacts to the riparian wetlands or the watercourses. Insufficient information has been provided to confirm that excavating to 0.1m-2m below grade outside of the delineated buffers would not alter hydrology through diversion of surface flows or drawing down of groundwater. Staff are not aware of any hydrogeology reports having been provided, although test wells were noted on site. A water balance study should be prepared to demonstrate no negative impacts to wetlands. This would be needed to demonstrate consistency with Bruce County Official Plan policies for Locally Significant Wetlands and may relate to Significant Wildlife Habitat if the wetland areas are confirmed SWH. The SWM materials provided do not clearly demonstrate how drainage will flow from the lowered floodplain compensation areas back toward the wetlands and watercourses. Post Development Sub-Catchment Area (December 13, 2024) drawing do not appear to reflect the undisturbed areas noted on the Floodplain Compensation Plan (December 6, 2024) drawing. These undisturbed areas, elevated relative to the adjacent floodplain compensation areas, are presumed to become barriers to water entering the hydrological features. If channels will be required to convey these flows, these would have the potential of altering hydrology, sedimentation and thermal regimes.

Buffers

Insufficient information has been provided to outline how recommended buffer areas are to be managed. Section 4.1 of the NER suggests a 15m buffer surrounding wetland areas, specifying that the buffers be “naturalized”. Section 4.3 suggests a 30m buffer from the Sauble River and tributaries in accordance with MNRF guidelines and BCOP policies. The relevant policy of the BCOP is 4.3.2.1 which does stipulate the 30m setback to coldwater streams but further notes that “Landowners are encouraged to forest the area within 30 metres of any stream to maintain and improve fish habitat, ecological function of the stream and to increase natural connections.” The existing conditions of the riparian areas which are not mapped as wetlands involve agricultural lands immediately abutting the watercourses, including several areas where livestock appear able to gain access. As such, if the buffers are to be naturalized, the mitigation measures are incomplete and should include rehabilitation plans for riparian planting and cattle exclusion fencing. The report notes that the buffers along the wetland areas would maintain habitat for Snapping Turtle and Terrestrial Crayfish. These species have very specific and divergent habitat needs that may not be captured in a typical riparian planting regime (i.e., dry and sunny gravelly beds for Snapping Turtles and moist clay for Chimney Crayfish). As such, if the provision of these habitats is

necessary for a determination of no negative impacts, the rehabilitation plan must provide specific consideration of these habitat needs.

Should you have any questions about the above comments, please contact Jake Bousfield-Bastedo, Intermediate Planner, (jbousfield-bastedo@brucecounty.on.ca).



THE CORPORATION OF THE MUNICIPALITY OF ARRAN-ELDERSLIE

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County of Bruce
Planning & Economic Development Department
578 Brown Street
Box 129
Warton, ON N0H 2T0

May 20, 2025

Via Email: LMansfield@brucecounty.on.ca

**Re: Official Plan/Zoning Application C-2025-003 and Z-2025-011
Neoen – Tara Battery Energy Storage System
39 Concession 4, geographic Township of Arran**

Summary

Municipal Staff have reviewed the proposal by Neoen for a 400 MW Long-Term Electricity Battery Storage Facility at 39 Concession 4 in Arran-Elderslie. Upon review, it has been determined that the proposal does not meet the Municipality's Battery Energy Storage System (BESS) Policy.

Background

As part of the LT1 Request for Proposal (RFP), projects were required to obtain a Municipal Support Resolution (MSR) from Municipal Councils. A Municipal Support Resolution is the mechanism by which the IESO authorizes municipal governments to endorse energy projects that "align with their strategic goals and priorities". They are general in nature and do not preclude projects from having to meet municipal regulatory requirements or obtain any municipal development approvals or permits.

On August 14, 2023 (amended on October 23, 2023) Council passed an MSR for Shift Solar, Grey Owl (now known as Tara BESS) Storage Project for a 400 MW Long-Term Electricity Battery Storage Facility at 39 Concession 4 in Arran-Elderslie.

The resolution's sole purpose was to enable the Proponent to receive rated criteria points under LT1 RFP or to satisfy its obligations under any awarded LT1 Contract and it may not be used for the purpose of any other form of approval in relation to the Project or for any other purpose.

Municipality of Arran-Elderslie Comprehensive Zoning By-law

In 2024, the Municipality reviewed the proposed use on the property in consultation with the Municipal Solicitor resulting in the request for a planning application.

The proposed use does not conform to Section 3.1.1 of the Zoning By-law, which permits only essential public utility infrastructure such as watermains, transformers, and transmission lines. These uses are typically small in scale, overhead or underground, and do not interfere with the principal use of the land. In contrast, the proposed BESS facility spans approximately 6 hectares and represents a significant alteration to the land use, inconsistent with the intent of this section.

Battery Energy Storage Systems are not explicitly defined or contemplated in the current Zoning By-law, and cannot reasonably be interpreted as equivalent to a transformer or distribution station due to their scale and operational characteristics.

Section 3.2 of the Zoning By-law restricts large-scale public utility uses to Industrial or Commercial zones, reinforcing the interpretation that the proposed BESS facility is not a permitted use in the current Agricultural or Environmentally Protected zone

Battery Energy Storage Policy

The Municipality of Arran-Elderslie has adopted a Battery Energy Storage System Policy to provide clear direction for developers proposing Battery Energy Storage Systems (BESS) in the Municipality.

The policy outlines the responsibilities of the developer including requirements for pre-consultation with municipal staff prior to bringing forward a request to Council for a Municipal Support Resolution (MSR). This requirement will ensure proper considerations are given to proposed land-use and request the required studies and agreements prior to Council consideration.

The policy requires the developer to enter into a development agreement with the developer that will include specific clauses highlighted below; however, the agreement is specific to each project.

Included in the agreement is the requirement for a Community Benefit Contribution that will include a negotiated annual payment or one-time payment to the municipality to be used for community benefit projects as determined by the municipality based on the capacity, along with an annual CPI inflationary factor.

The policy requires that all costs associate with the development is the responsibility of the developer including a fee for pre-consultation and the agreement as well as reimbursement for third party review, legal and engineering fees.

Section	Description	Comment
2	<p><u>Responsibilities of the Developer</u></p> <p>That the Developer engages in pre-consultation with the Municipality and County of Bruce prior to the request for a Municipal Support Resolution.</p> <p>That the Developer enters into an agreement with the Municipality to satisfy all the requirements, financial and otherwise, of the Municipality concerning the development.</p> <p>That the Developer is responsible to meet all applicable code and standards that apply to BESS including but not limited to:</p> <p>The Planning Act,</p>	<p>Policy was not in place prior to the MSR; however, the developer and the Municipality had a pre-consultation meeting on May 5, 2025.</p> <p>Agreement will be required to address the requirements. Municipality requests this agreement be included as a requirement of the zoning.</p> <p>The property is currently zoned "Environmentally Protected" (EP) and 'General Agriculture' (A1). The floodplain area is proposed to be rezoned EP. The project site is within the regulated floodplain that is proposed to be altered to accommodate the use A Public meeting scheduled for June 9, 2025 regarding a planning application.</p> <p>Staff notes the policy notes that Battery Energy Storage Facilities</p>



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	<p>The Ontario Building Code (OBC), Ontario Electrical Safety Code (OESC), The Ontario Fire Code (OFC), National Building Code (NBCC), the Canadian Electrical Code (CE Code, Underwriters laboratories (UL) and the National Fire Protection Association (NFPA).</p> <p>Notification and Public Consultation will be required as part of the process and taken into consideration in the approval process.</p>	<p>are better suited in Industrial Areas and may be considered in Rural or Agricultural Area where they can be located on land of lower agricultural capability or ensure the continued used of prime agricultural land for farm use and minimize the loss of production farm land.</p> <p>Satisfaction for the applicable code and standards will apply. Studies included with the submission will require professional review with the costs associated being the responsibility of the developer. – <i>Deposit is outstanding to initiate the review.</i></p> <p>On February 10, 2025 the Municipality received a public petition</p> <p>"We the undersigned, petition the Council of the Municipality of Arran-Elderslie Township Council and Bruce County Planning Department to reject the request from Neoen to develop a 400 megawatt capacity, standalone battery energy storage system on 40 acres of farm land located at the corner of Concession 4 & Bruce Grey County Line. We object the location of the facility of agricultural land and the proximity to residences. The land is currently designated as agricultural land and is situated on a flood plan that the Grey Sauble Conservation Authority has designated as environmentally protected"</p> <p>Staff recommend that additional public consultation take place and the Municipality is informed on the comments received from the public and the associated response on mitigating public concerns.</p>
3	<p>The Agreement (s)</p> <p>One or more agreements shall include but not be limited to the following clauses:</p>	



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<p>of all operational changes and maintenance windows.</p> <p>The developer shall meet the requirements for the safe operation and maintenance of the development including fire protection and emergency response plans.</p> <p>Commissioning and Decommissioning – shall include a plan for provisions related to the commissioning and decommissioning including removing all installed facilities and restoring the lands, including securities acceptable to</p>	<p>Neoen is required to submit a formal document outlining its proposed response protocols for potential environmental spills associated with the Battery Energy Storage System (BESS) facility</p> <p>Additionally, the Municipality requires confirmation of a dedicated emergency water source capable of supporting initial fire suppression efforts. Specifically, the source must be able to supply a minimum flow rate of 450 gallons per minute (GPM) for a duration of 30 minutes. This provision is critical to ensuring adequate emergency response capacity and must be addressed in the final development agreement..</p> <p>An alternative drive way from the South needs to be provided due to predominate Southwest winds preventing the Fire Department from entering off the Grey Bruce line</p> <p>Advanced air monitoring will need to be provided by Neoen. Chief Tiernan to provide specs on the unit required, once the Office of the Fire Marshall provides guidance.</p> <p>Plans will require professional review.</p>
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	<p>Liability – shall save harmless the municipality and its representatives from all actions, causes of actions, suits, claims, cost, interest and demands whatsoever which may arise either directly or indirectly by reason of the agreement.</p> <p>Noise – shall include information detailing the expected noise level and any proposed abatement measures.</p> <p>Security – shall include all securities as may be required, but will include, and shall not be limited to, construction, maintenance, and decommissioning.</p>	<p>To be addresses in the agreement</p> <p>Will require professional review.</p> <p>To be addressed in the agreement</p>
4	<p>Site Guidelines Council will evaluate the suitability of the location and the land use compatibility of the proposed Battery Energy Storage Facility.</p> <p>Proposed developments must meet municipal regulatory requirements and obtain any municipal development approvals or permits required. Battery Energy Storage Facilities are better suited in Industrial Areas and may be considered in Rural or Agricultural Area where they can be located on land of lower agricultural capability or ensure the continued use of prime agricultural land for farm use and minimize the loss of production farm land.</p> <p><u>Site Provisions</u> Setbacks - 300 meter minimum Setback to sensitive land uses (i.e. residential use buildings, day care, place of worship, school, library, community centre, open space or institutional use)</p> <p>Screening Landscape screening shall be required and compatible with the general appearance and character of the surrounding area.</p> <p>Lot Coverage - Maximum Percentage Size Limit of the lot area depending on the zone, as</p>	<p>The property is currently zoned "Environmentally Protected" (EP) and 'General Agriculture' (A1). The floodplain area is proposed to be rezoned EP. The project site is within the regulated floodplain that is proposed to be altered to accommodate the use.</p> <p>The proposed location does not meet the intent of the policy.</p> <p>The proposed site provision for 300m setback from sensitive land uses does not meet guideline of the policy. Neone has indicated that the proposed setback will be 207 metres from Concession 4.</p> <p>Further details on the proposed screening will be required to the satisfaction of the Municipality</p> <p>Lot area – 42.05ha</p>

	<p>well as establishing setback and screening requirements.</p> <p>Agriculture Zone – 2% of the total lot area to a maximum of one hectare</p> <p>Rural Area – 20%</p> <p>Industrial Area – 20%</p>	<p>Lot coverage – 21%</p> <p>The proposal does not meet the lot coverage policy guideline.</p>
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THE CORPORATION OF THE MUNICIPALITY OF **ARRAN-ELDERSLIE**

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Should you require further information or documentation, please contact the undersigned.

Yours truly,
MUNICIPALITY OF ARRAN-ELDERSLIE

Per:

A handwritten signature in black ink, reading "C Fraser-McDonald".

Christine Fraser-McDonald
Clerk
cfraser@arran-elderslie.ca

From: [Jenn Burnett](#)
To: [Jenn Burnett](#)
Subject: Fw: Request for Comments - Municipality of Arran-Elderslie (NEOEN Ontario c/o MHBC Planning) - Proposed Bruce County Official Plan Amendment and Zoning By-law Amendment
Date: Thursday, July 10, 2025 1:22:51 AM
Attachments: [PastedGraphic-5.png](#)

From: hsmrcc <hsmrcc@bmts.com>
Sent: Wednesday, May 21, 2025 2:11 PM
To: Bruce County Planning - Peninsula Hub <bcplwi@brucecounty.on.ca>
Cc: Lori Mansfield <LMansfield@brucecounty.on.ca>
Subject: Re: Request for Comments - Municipality of Arran-Elderslie (NEOEN Ontario c/o MHBC Planning) - Proposed Bruce County Official Plan Amendment and Zoning By-law Amendment

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Municipality of Arran-Elderslie

Re: File number C-2025-003, Z-2025-011

The Historic Saugeen Métis (HSM) Lands, Waters and Consultation Department has reviewed the relevant documents and offers the following comments: HSM supports the mitigation measures proposed in the Environmental Impact Assessment. Given that some tree clearing is proposed, HSM recommends the addition of an offsetting measure. A ratio of 2 trees planted for every tree cleared is recommended, as mature trees provide greater benefits than newly planted trees in terms of benefiting soil health, providing habitat, and mitigating climate change by sequestering atmospheric carbon. Native tree species should be selected for this use.

Thank you for the opportunity to review this matter.

Regards,

Neala

Neala MacLeod Farley
Coordinator, Lands, Waters & Consultation

Historic Saugeen Métis
204 High Street
Southampton, ON
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519-483-4000



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From: [Natalie Kuipers](#)
To: [Jenn Burnett](#)
Subject: Re: Neoen check-in
Date: Sunday, July 6, 2025 10:02:29 AM

**** [CAUTION]:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Jenn,

Again, sorry for the delay.

Please insert the following comment into your report:

‘SON is not supportive of this project as it’s in a SON identified buffer zone where development shouldn’t proceed without initial consultation between SON and the Crown. SON is waiting for a meeting with the Minister to discuss.’

Miigwetch,

Natalie Kuipers
GIS Coordinator
Resources & Infrastructure Department



10129 Hwy 6 Georgian Bluffs, ON
N0H 2T0
saugeenojibwaynation.ca

I am grateful to live, work, and benefit from the Lands and Waters of the Saugeen Ojibway Nation.

Zoning By-law**A1 - General Agriculture Special and EP - Environmental Protection**

File Numbers: C-2025-003 and Z-2025-011

Agency: Bruce County Transportation Services

No Comment: _____ Title: Engineering Manager Signature:



Comments: Confirm structure setbacks meet Bruce County's setback bylaw requirements, adjacent to the Grey- Bruce Line.
Entrance Permit Application will be required however not a condition of the planning application.

June 6, 2025

GSCA File: P25-105

County of Bruce
Planning & Development Department
268 Berford Street, PO Box 129
Wiarton, ON
N0H 2T0

Sent via email: bcplwi@brucecounty.on.ca

Re: Official Plan Amendment C-2025-003 and Zoning By-law Amendment Z-2025-011
Address: 39 Concession 4 Arran
Concession 4, Part Lot 36; Roll No: 41-03-490-003-072-00
Municipality of Arran-Elderslie, formerly Arran Township

Grey Sauble Conservation Authority (GSCA) has reviewed the subject OPA and ZBA applications with regard for the natural hazard policies in Chapter 5 of the Provincial Planning Statement (not including those policies related to hazardous forest types for wildland fire) and relative to our policies for the implementation of Ontario Regulation 41/24 under Section 28 of the Conservation Authorities Act. We offer the following comments.

Subject Proposal

The proposal is for the construction and operation of a new 400-megawatt (MW), 1,600-megawatt hours (MWh) utility-scale battery energy storage project proposed in the Municipality of Arran-Elderslie. To facilitate the development, a County Official Plan Amendment is required to redesignate the project area to Agricultural, with a site-specific policy permitting the establishment of a battery energy storage facility. An amendment to the Municipality of Arran-Elderslie Comprehensive Zoning By-law is also required to re-zone the project area within the 'EP – Environmental Protection Zone' to a 'A1 – General Agriculture' zone with a site-specific permission allowing the establishment of a battery energy storage facility.

The areas designated Hazard Lands and zoned EP are associated with the floodplain of the Sauble River. We note, a cut and fill approach proposed that entails removing material from one part of the flood plain and filling another part of the flood plain to remove the development site from the flood plain. The total volume of fill material to be compensated is 99,127 cubic metres of material.

GSCA provided pre-consultation comments to the project proponent dated July 12, 2024. Key recommendations from GSCA's pre-consultation comments noted not to proceed with the proposal at the proposed location given concerns related to the flood plain of the Sauble River, the requirement of a flood plain assessment to verify the extent of the 100-year flood plain, a

Member Municipalities

Municipality of Arran-Elderslie, Town of the Blue Mountains, Township of Chatsworth, Township of Georgian Bluffs, Municipality of Grey Highlands, Municipality of Meaford, City of Owen Sound, Town of South Bruce Peninsula

stormwater management plan, and to locate the development outside of the 100-year flood plain. We note, a cut and fill was not contemplated through pre-consultation.

Technical Documents Reviewed

- Planning Justification Report, prepared by MHBC, dated April 2, 2025
- Stormwater Management Report, prepared by BBA, dated February 28, 2025
- Floodplain Assessment Report, prepared by Montrose Environmental, dated March 11, 2025
- Grading and Engineering Drawings/Plans, prepared by BBA, dated February to April, 2025
- Comprehensive Safety Plan, prepared by Neoen, dated April 1, 2025
- Preliminary Project Decommissioning Plan, prepared by BBA, dated March 28, 2025

Site Description

The subject property is at the southwest intersection of Grey-Bruce Line and Concession 4 Arran. The property is currently zoned as Environmental Protection (EP) & General Agriculture (A1). The property features a barn structure with multiple accessory structures and is primarily utilized for agricultural purposes. The subject property has a few slight elevational increases in certain points on the property but is relatively flat in general. GSCA has observed flooding on the subject property on multiple occasions during spring freshet conditions.

GSCA Regulations

The subject property is regulated by Ontario Regulation 41/24: Prohibited Activities, Exemptions and Permits. The 100-year flood event is the regulatory standard for the Sauble River watershed and includes a 15-metre regulated allowance. There are also small wetland features to the southwest of the property.

Under this regulation a permit is required from this office prior to the construction, reconstruction, erection or placing of a building or structure of any kind; any change to a building or structure that would have the effect of altering the use or potential use of the building or structures, increasing the size of the building or structure, or increasing the number of dwelling units in the building or structure; site grading; or, the temporary or permanent placing, dumping or removal of any material originating on the site or elsewhere, if occurring within the regulated area. Also, a permit is required for interference with a wetland, and/or the straightening, changing, diverting or in any way interfering with an existing channel of a river, lake, creek stream or watercourse.

GSCA is completing a technical review of the application and will be providing detailed comments to the applicant in the near future pertaining to specifics within the technical documents and plans. However, initial review identifies the proposal as not being consistent with GSCA permitting policies.

Provincial Planning Statement 2024

PPS Policy	GSCA Comment
5.1 General Policies for Natural and Human-Made Hazards 1. <i>Development shall be directed away from areas of natural or human-made</i>	The proposed development is within a natural hazard area. Mitigation in the form of a cut and fill is the proposed approach to address potential negative impacts. There is little guidance on utilizing a cut and fill approach,

<p><i>hazards where there is an unacceptable risk to public health or safety or property damage, and not create new or aggravate existing hazards</i></p>	<p>but the principle of it includes removing fill material incrementally from one area to another area to balance flood plain volumes. While a cut and fill approach can be an appropriate method in addressing potential impacts if carefully considered on a case-by-case basis, it is typically reserved for small scale projects with limited cut/fill and limited change to the floodway.</p>
<p>5.2 Natural Hazards</p> <p>1. <i>Planning authorities shall, in collaboration with conservation authorities where they exist, identify hazardous lands and hazardous sites and manage development in these areas, in accordance with provincial guidance.</i></p>	<p>Much of the property is identified to be within the flood plain of the Sauble River and has been designated Hazard Lands in the Bruce County Official Plan and zoned Environmental Protection in the Municipality of Arran-Elderslie Comprehensive Zoning By-law. Development is prohibited or restricted in these areas. The Floodplain Assessment report identifies that the flood plain is larger than previously identified.</p>
<p>2. <i>Development shall generally be directed to areas outside of:</i></p> <p>b. <i>Hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards.</i></p>	<p>The proposed development is located within an area susceptible to flooding hazards and is a regular occurrence, particularly in the spring freshet. The extent of flooding varies on the property. Generally, the further away from the channel of the Sauble River the lower the degree of flooding. The area of least risk, though still within the flood plain, is the north east portion of the property. However, we understand due to other constraints the development was not able to concentrate in this area.</p>
<p>3. <i>Development and site alteration shall not be permitted within:</i></p> <p>c. <i>Areas that would be rendered inaccessible to people and vehicles during times of flooding hazards, erosion hazards and/or dynamic beach hazards, unless it has been demonstrated that the site has safe access appropriate for the nature of development and the natural hazard;</i></p> <p>d. <i>A floodway regardless of whether the area of inundation</i></p>	<p>If the proposed flood plain fill compensation is approved, the site would then meet safe access criteria.</p> <p>The floodway is considered the entire contiguous flood plain under the 100-year flood event in a one-zone policy area as defined by the PPS.</p> <p>The one zone concept is applied to the Sauble River. The proposed development and site alteration is within the floodway of the Sauble River.</p>

<p><i>contains high points of land not subject to flooding.</i></p>	
<p>5. <i>Despite policy 5.2.3, development and site alteration may be permitted in certain areas associated with the flooding hazard along river, stream and small inland lake systems:</i></p> <p>a. <i>Where the development is limited to uses which by their nature must locate within the floodway, including flood and/or erosion control works or minor additions or passive non-structural uses which do not affect flood flows.</i></p>	<p>Policy 5.2.5 allows for consideration of development and site alteration within flooding hazards in limited circumstances where the function of the natural hazard feature is maintained. There is little guidance as to what qualifies as to the nature of development. However, from GSCA's perspective, this includes development and site alteration such as bridges, dams, dykes, etc., projects that fundamentally must be located in natural hazard areas. Other exceptions to the 5.2.3 policy includes additions or non-structural uses, which is not applicable in this case.</p>
<p>6. <i>Development shall not be permitted to located in hazardous lands and hazardous sites where the use is:</i></p> <p>b. <i>An essential emergency service such as that provided by fire, police, and ambulance stations and electrical substations; or</i></p> <p>c. <i>Uses associated with the disposal, manufacture, treatment or storage of hazardous substances.</i></p>	<p>The proposal includes 420 lithium-ion battery storage units and an electrical substation required to receive and distribute power from the battery units to the main transmission line. The proposed flood plain compensation would elevate the development footprint to remove it from the flood plain.</p> <p>GSCA has concern with the extent of the mitigation required to remove the development footprint from the flood plain to support uses that are otherwise identified as being strictly prohibited within natural hazard areas. These uses are identified as they pose a higher level of risk to human health and safety.</p>

Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Plan

The subject property is not located within an area that is subject to the Source Protection Plan.

Summary & Conclusion

The proposed development is within the flood plain/floodway of the Sauble River and within an area that is susceptible to frequent flooding. Flood plains are inherently hazardous and the amount of flood plain compensation required to facilitate the development is extensive. Based on the summary of the natural hazard policies in the PPS, GSCA staff are of the position the proposal is not consistent with the Provincial Planning Statement as development and site alteration shall not be permitted within a floodway. The PPS is also restrictive of development in hazard lands where the use is for an electrical substation and where the use includes the storage of hazardous materials.

Should you have any questions, please contact the undersigned.

Kind regards,

A handwritten signature in dark ink, appearing to read 'Mac Plewes', with a stylized, cursive script.

Mac Plewes
Manager of Environmental Planning

c.c. Emily Dance, CAO, Municipality of Arran-Elderslie
 Jenn Burnett, Senior Planner, County of Bruce
 Mario De Agüero, Senior Project Manager, Neoen

From: [Bruce County Planning - Peninsula Hub](#)
To: carolmcmillan37@icloud.com
Cc: [Jenn Burnett](#)
Subject: FW: Tara Bess - copy of signed petition with 339 signatures from residents of the Municipality of Arran-Elderslie Township and bordering municipality, opposed to Tara Bess Development proposal.
Date: Wednesday, May 21, 2025 8:56:58 AM
Attachments: [Petition_001.pdf](#)

Good Morning, Carol:

Thank you for your email and petition, which has been passed along to Sr. Planner Jenn Burnett for review, consideration and inclusion in her Staff Report.

Yours truly,
Lori Mansfield

From: Carol Mcmillan <carolmcmillan37@icloud.com>
Sent: Tuesday, May 20, 2025 3:13 PM
To: Bruce County Planning - Peninsula Hub <bcplwi@brucecounty.on.ca>
Subject: Tara Bess - copy of signed petition with 339 signatures from residents of the Municipality of Arran-Elderslie Township and bordering municipality, opposed to Tara Bess Development proposal.

[You don't often get email from carolmcmillan37@icloud.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

**** [CAUTION]:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please find attached the copy of the public petition that I advised I would forward to you for Bruce County Planning Department.

My opposition to the Tara Bess project being placed on this agricultural A-1 land which is flood plain and Environmental Protected remains. Changing the designation to agriculture with a site-specific policy permitting the establishment of a battery energy storage facility and removing the EP zone to an A1 zone allowing the same facility and adjusting the floodplain area to be rezoned EP does not change the reality of what this piece of land is. The land is what it is and renaming zones to allow development just seems wrong. I doubt very much if this land is ever able to be returned to agriculture. The risks to those of us living nearby are not being considered and the loss of this land from agricultural use seems irresponsible in our current times. The Sauble River is in such close proximity to the south and west of this development and should any disaster occur many communities will be impacted from Tara to Southampton.

I have owned the 1.87 acre property in the midst of this proposed development for the past 47 years. The areas south and east of me have flooded every year without fail, alterations to the land to accommodate the use of this project will surely result in the spring flooding to change course. I have never been impacted by floodwaters in the past 47 years that I have lived here but have no confidence that interference with the natural water course will not change this.

Please include the attached signed petition in your Planning Report and Council Agenda. The petition has been signed by 339 concerned neighbours.

Thank you for the opportunity to express opposition.

Carol McMillan,
37 Concession 4 Arran,
CON 4 PT LOT 36 RP 3R 2152
PART 1
Municipality of Arran-Elderslie

Sent from my iPad

PAPER-BASED PUBLIC PETITION

To: The Council of the Municipality of Arran-Elderslie


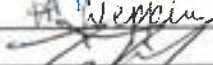




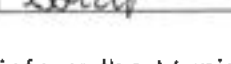
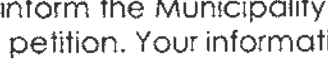
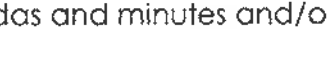
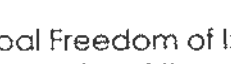
Petition Spokesperson

Name:	Carol McMillan	Address:	37 Concession 4, Tara, ON N0H 2N0
Phone:	519-934-2143	Email:	cmcmillan37@gmail.com

Do you wish to present the petition at a Council meeting? Yes ☐ No ☒

Whereas: (please provide a brief description of the matter and request/issue below)
 We, the undersigned, petition the Council of the Municipality Arran-Elderslie Township Council & Bruce County Planning Department to **reject** the request from Neoen to develop a 400 megawatt capacity, standalone battery energy storage system on 40 acres of farm land located at the corner of Concession 4 & Bruce Grey County Line. We object to the location of the facility on agricultural land and the proximity to residences. This land is **currently designated** as agricultural land and is situated on a flood plain that the Grey Sauble Conservation Authority has **designated** as environmentally protected. Please sign this petition today and help us protect this agricultural land from industrial encroachment.

I/We, the undersigned, petition the Council of the Municipality of Arran-Elderslie as follows:

Name (Print)	Address	Signature
Jeff Kane	1418 Con 4 Arran Township	
Haleghin Weppier	117078 Grey Road 3	
Craig Reid	676 Bruce County Road 11	
Marion MacDonald	39 Con 10 E TARA	
Rebecca Wright	43 Young St TARA	
STEVE HOWARD	116396 Con 3	
Rick Mikula	33 McTilda St	
WILLIAM B. ROSE	16 HAVENS ST	
BARRY TIEDFORD	159 MARINA STREET	
Jeremy Draper	98 Bruce Rd 17	

Collection of personal information:

Personal information is being collected and will be used to inform the Municipality of your views on a matter of public interest or concern as specified in this petition. Your information may be made public through a meeting and corresponding agendas and minutes and/or distributed as part of the Information Items.

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Petition Spokesperson

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Phone:	519-934-2143	Email:	cmcmillan37@gmail.com

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I/We, the undersigned, petition the Council of the Municipality of Arran-Elderslie as follows:

Name (Print)	Address	Signature
Nancy Ackroyd	3648 Bruck Rd 10 Tara	
Trent Macdonald	159 concession 6 Tara	T M
Kevin Mac Donald	159 CONC 6 TARA	Kevin Mac Donald
Jordan Calhoun	79 Pavle Rd Tara	Jordan Calhoun
Janice Macdonald	39 conc 10E Tara	Janice Macdonald
Kim Macdonald	159 conc 6 Tara	Kim Macdonald
Scott Nicholson	177 conc 6 Tara	Scott Nicholson
Shelly Baker	177 conc 6 TARA	Shelly Baker
Michael Morley	204 conc 6 Tara	Michael Morley
Bill Patterson	3640 RR# Tara Ont	Bill Patterson

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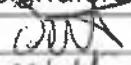
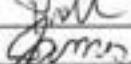

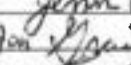
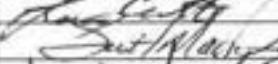
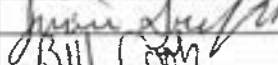
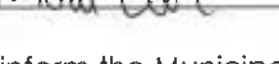
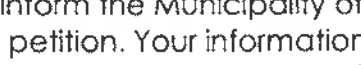


Name:	Carol McMillan	Address:	37 Concession 4, Tara, ON N0H 2N0
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I/We, the undersigned, petition the Council of the Municipality of Arran-Elderslie as follows:

Name (Print)	Address	Signature
Britney Merron	477 WIL 4 Tara, ON	
Trevor Chisler	477 WIL 4 Tara ON	
JAMES L CHRISTIE	198 RICH 17 TARA	
Mike Christie	316 Bruce Rd 17 Tara	
Jenn Christie	316 Bruce Rd 17 Tara	
Grant Probst	52 Arran S. R. 25 Oshawa	
Lewis Callb	378 Concession 4 Tara	
Scott MacDonald	017139 Grey Bruce Line, Tara	
Tamara Seifried	017159 Grey Bruce Line, Tara	
BILL COOK	123 CON 6 TARA ONT	

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I/We, the undersigned, petition the Council of the Municipality of Arran-Elderslie as follows:

Name (Print)	Address	Signature
Blair Mac Donald	Tara	<i>Blair Mac Donald</i>
Trudy MacDonald	Tara	<i>Trudy MacDonald</i>
Kaye MacKenzie	Tara	<i>K. MacKenzie</i>
FRYD STEINACKER	TARA	<i>F. Steinacker</i>
ROBERT RUFF	TARA	<i>Robert Ruff</i>
Carol Berchiche	Tara	<i>Carol Berchiche</i>
Chris McDougald	Tara	<i>Chris McDougald</i>
Jen McDougald	Tara	<i>Jen McDougald</i>
Suzanne Cuthbert	375 Concession 4 Tara	<i>Suzanne Cuthbert</i>
Meg Cuthbert	375 Concession 4 Tara	<i>Meg Cuthbert</i>

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I/We, the undersigned, petition the Council of the Municipality of Arran-Elderslie as follows:

Name (Print)	Address	Signature
Emily Gatto	378 Concession 4 Tara	Emily Gatto
Robert B. ALL	53 Hamilton St 7421	Robert B. ALL
Ben Overman	636 Bruce road 17	Ben Overman
Corey Simpson	636 Bruce road 17	Corey Simpson
Steve Herron	229 Bruce Rd. 17	Steve Herron
Roslyn Percy	229 Bruce Rd. 17	Roslyn Percy
Andy Somnert	Tara	Andy Somnert
Mara Somnert	Tara	Mara Somnert
Anna Nicholson	Tara	Anna Nicholson
Matthew McNaughton	Tara	Matthew McNaughton

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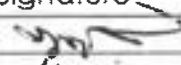
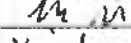
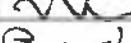

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I/We, the undersigned, petition the Council of the Municipality of Arran-Elderslie as follows:

Name (Print)	Address	Signature
Tyler Misch	1037 Con 2 RR#1 Dobbinton	
Tanner Misch	381 Sideroad 17 south Tara	
Kristen Misch	11	Kristen Misch
Mark Misch	722 Con 2 RR1 Dobbinton	
Bryan Misch	722 Con 2 RR1 Dobbinton	Bryan Misch
Brett Misch	1037 Con 2 RR1 Dobbinton	Brett Misch
Fredi Schumacher	391 Con 4 Arran	F. Schumacher
Egon Schumacher	391 Con 4 Arran	E. Schumacher
Regina Schumacher	391 Con 4 Arran	R. Schumacher
James Arran	2288 Park Rd	

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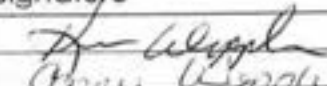
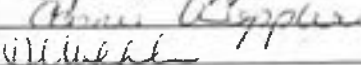
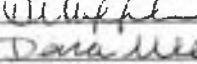
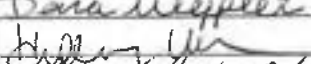
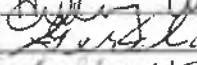
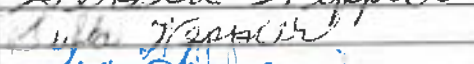



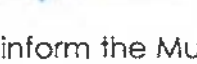
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Name (Print)	Address	Signature
KEVIN WEPPLER	93 FRANCIS ST., TARA, ON	
CONALIE WEPPLER	93 FRANCIS ST. TARA, ON	
Hannah weppeler	93 FRANCIS ST TARA, ON	
DANA WEPPLER	93 FRANCIS ST TARA, ON	
HILARY WEPPLER	93 FRANCIS ST TARA, ON	
GERALD WEPPLER	84 ELLEN AVE., TARA, ON	
SARA WEPPLER	84 ELLEN AVE., TARA, ON	
Anna Gowan	67 FRANCIS ST TARA, ON	
Jennifer Bryson	153 CONC 2 DEBENTON, ON	
Kathy Gower	71 Lonic BE Alton	

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PAPER-BASED PUBLIC PETITION

To: The Council of the Municipality of Arran-Elderslie

Petition Spokesperson

Name:	Carol McMillan	Address:	37 Concession 4, Tara, ON N0H 2N0
Phone:	519-934-2143	Email:	cmcmilian37@gmail.com

Do you wish to present the petition at a Council meeting? Yes ☐ No ☒

Whereas: (please provide a brief description of the matter and request/issue below)

We, the undersigned, petition the Council of the Municipality Arran-Elderslie Township Council & Bruce County Planning Department to **reject** the request from Neoen to develop a 400 megawatt capacity, standalone battery energy storage system on 40 acres of farm land located at the corner of Concession 4 & Bruce Grey County Line. We object to the location of the facility on agricultural land and the proximity to residences. This land is currently designated as agricultural land and is situated on a flood plain that the Grey Sauble Conservation Authority has designated as environmentally protected. Please sign this petition today and help us protect this agricultural land from industrial encroachment.

I/We, the undersigned, petition the Council of the Municipality of Arran-Elderslie as follows:

Name (Print)	Address	Signature
Chris Lege	72 conc 8 RR2 (Chesley St)	[Signature]
Tommy Lege	72 conc 8 RR2 (Chesley St)	[Signature]
RAY NICKALSON	13 THOMAS ST E	[Signature]
RAY NICKALSON	51 THOMAS ST E	[Signature]
Tim Swager	601 Con 10 E Tara	[Signature]
Paul Swager	601 Con 10 E Tara	[Signature]

Collection of personal information:

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Petition Spokesperson

Name:	Carol McMillan	Address:	37 Concession 4, Tara, ON N0H 2N0
Phone:	519-934-2143	Email:	cmcmillan37@gmail.com

Do you wish to present the petition at a Council meeting? Yes ☐ No ☒

<p>Whereas: (please provide a brief description of the matter and request/issue below)</p> <p>We, the undersigned, petition the Council of the Municipality Arran-Elderslie Township Council & Bruce County Planning Department to reject the request from Neoen to develop a 400 megawatt capacity, standalone battery energy storage system on 40 acres of farm land located at the corner of Concession 4 & Bruce Grey County Line. We object to the location of the facility on agricultural land and the proximity to residences. This land is currently designated as agricultural land and is situated on a flood plain that the Grey Sauble Conservation Authority has designated as environmentally protected. Please sign this petition today and help us protect this agricultural land from industrial encroachment.</p>

I/We, the undersigned, petition the Council of the Municipality of Arran-Elderslie as follows:

Name (Print)	Address	Signature
Susan McDonald	234 Conc 6	Susan McDonald
Larry Fetherby	60 Conc 6	Larry Fetherby
Dave Fetherby	60 Conc 6	Dave Fetherby
Elizabeth Van Lier	17111 Conc 4 Bruce Grey Line	Elizabeth Van Lier
DESA HILL CO. LTD	1712 HILL ST E Tara	DESA HILL CO. LTD
Charles Rourke	50 Park Rd	Charles Rourke
Jason Rourke	"	Jason Rourke
Danny Rourke	"	Danny Rourke
Scott Greenaway	20 Burke St E	Scott Greenaway

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Phone:	519-934-2143	Email:	cmcmillan37@gmail.com

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I/We, the undersigned, petition the Council of the Municipality of Arran-Elderslie as follows:

Name (Print)	Address	Signature
Brenda Thorne	393 Bruce Rd 17	Brenda Thorne
Frankie Locant	303 Bruce Rd 17	Frankie Locant
Danna Anderson	93 Mill St	Danna Anderson
TIM SCHAMBER	1071 SD Rd 10 TARA	Tim Schamber
Pat Schamber	1071 Side Road 10 Tara	Pat Schamber
Patricia Rothmans	32 Heemer Lynn Blvd Tara	Patricia Rothmans
Trent Hill	654 Bruce Rd 17	Trent Hill
Tracy Sallman	R.R. 2 Tara, Ont	Tracy Sallman
Laura Simon	R.R. 3 Tara	Laura Simon
Patricia Gougeon	R.R. 3 Tara	Patricia Gougeon

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I/We, the undersigned, petition the Council of the Municipality of Arran-Elderslie as follows:

Name (Print)	Address	Signature
Gerry Collins	235 Yonge St	Gerry Collins
Joe Norton	93 Bruce Rd 17	Joe Norton
JACQUE MACOI	24 Hawthorn Rd. Tara	Jacqueline Macoi
Megan Crawford	284 Concession 6	Megan Crawford
Nathan Crawford	284 Concession 6	Nathan Crawford
EDITH SINCLAIR	212 Concession 6 Tara	Edith Sinclair
IAN SINCLAIR	252 Con 6	Ian Sinclair
Sherry Furlston	253 Con 6	Sherry Furlston
David Furlston	253 Con 6	David Furlston
Gary McDonald	204 Con 6	Gary McDonald

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I/We, the undersigned, petition the Council of the Municipality of Arran-Elderslie as follows:

Name (Print)	Address,	Signature
John Maus	83 Park Road Tara Ont N0H 2M	[Signature]
Jill McDougall	4036 Bruce Rd 10 Tara Ont N0H 2M	[Signature]
Brian McDougall	4036 BRUCE RD 10 TARA	[Signature]
Danish McDougall	#39 Con 10 East Tara	[Signature]
Jacelyn Gowen	45 main St. Tara	[Signature]
Mike Gowen	45 main St. TARA	[Signature]
Paul Scott	95 Mill St Tara	[Signature]
Tom Scott	95 MILL ST TARA	[Signature]
Kathy McDougall	54 MILL ST TARA	[Signature]
CAROL McDougall	54 MILL ST TARA	[Signature]

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I/We, the undersigned, petition the Council of the Municipality of Arran-Elderslie as follows:

Name (Print)	Address	Signature
Ang Lawrenson	105 Mill St. Tara	A. Lawrenson
Matt Lawrenson	105 Mill St. Tara	Matt Lawrenson
Nic Lawson	38928 Kemble Rock Road	Nic Lawson
Trevor Swiger	4187 Bruce Rd 10 Tara	Trevor Swiger
Lugh Ann Swiger	4187 Bruce Rd 10 Tara	Lugh Ann Swiger
Rachel Swiger	4187 Bruce Road 10 Tara	Rachel Swiger
Chase McEwen	132 5th Ave NW Chesley	Chase McEwen
Rakia McEwen	132 5th Ave NW Chesley	Rakia McEwen
SHANE RYAN	CON 6 CHESLEY	Shane Ryan
JENNY RYAN	CON 6 CHESLEY	Jenny Ryan

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I/We, the undersigned, petition the Council of the Municipality of Arran-Elderslie as follows:

Name (Print)	Address	Signature
Rodney Nickerson	43 Thomas St. Allenburg	[Signature]
JEFF HOERNING	495 Bruce Rd 17 Tara	[Signature]
Shelly Hill	216 Con 10E ARRAN RR3 Tara	[Signature]
Bob Johnson	424 Bruce Road 17 Tara	[Signature]
Sandra Laver	725 Sideroad 15	[Signature]
Gerik Laver	725 Sideroad 15	[Signature]
Yvonne Spafford	94 Main St. Tara	[Signature]
Linda Sikkema	797 Sideroad 15, Tara	[Signature]
HENRY SIKKEMA	797 SIDEROAD 15 TARA	[Signature]
MIRIAM S. SIKKEMA	797 SIDEROAD 15, TARA	[Signature]

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I/We, the undersigned, petition the Council of the Municipality of Arran-Elderslie as follows:

Name (Print)	Address	Signature
Anna Welley	20 Market St Tara	Anna Welley
WALTER FENTON	40 HEATHERLYNN BLVD	Walter Fenton
Emily Azevedo	192 Yonge Taron	Emily Azevedo
Caroline Draper	40 MAID ST. TARA	Caroline Draper
Kathy Clarke	52 Union St Tara	Kathy Clarke
Tom Clarke	52 Union St Tara	Tom Clarke
Kyle Harrison	165 REVER ST, TARA	Kyle Harrison
Nicole Harrison	165 REVER ST, TARA	Nicole Harrison
Doris Stewart	158 Con 6 Tara	Doris Stewart
ALLAN McDUGGALL	62 HEATHERLYNN BLVD	Allan McDougall

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I/We, the undersigned, petition the Council of the Municipality of Arran-Elderslie as follows:

Name (Print)	Address	Signature
Tara Schellman	321 Concession 4 Tara	Tara Schellman
Maria Ruth McMillan	Unit 1 of Brook St. Tara	Maria Ruth McMillan
LINDA McKEEN	4 BROOK ST. W. UNIT 6 TARA	Linda McKeen
Helen Christie	148 Bruce Rd 17 Tara	Helen Christie
Simon de Buer	582 RR3 Tara	Simon de Buer
STEVE HILLS	RR#2 TARA ON	Steve Hills
JUDI ALMOND	021007 GREY RD #16 TARA	Judi Almond
Jake Smith	173 Con 10 East Tara	Jake Smith
George Sepp	021007 Grey Rd 16 Tara	George Sepp
Jeff Horning	497 Bruce Rd 17 TARA	Jeff Horning

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I/We, the undersigned, petition the Council of the Municipality of Arran-Elderslie as follows:

Name (Print)	Address	Signature
DORIS HERRON	141 MARIA ST.	<i>Doris Herron</i>
ELMER HERRON	141 MARIA ST.	<i>Elmer Herron</i>
JACK GREENVELD	627 Con 12 East	<i>Jack Greenveld</i>
KARIE ALPAUGH	153 RIVER ST	<i>Karie Alpaugh</i>
DENNIS ALPAUGH	153 RIVER ST	<i>Dennis Alpaugh</i>
ALEX ALPAUGH	153 RIVER ST	<i>Alex Alpaugh</i>
ADAM ALPAUGH	52 MARIA ST	<i>Adam Alpaugh</i>
ANDREW GREENVELD	627 Con 12	<i>Andrew Greenveld</i>
DAVID SHERMAN	41 SHORE DRIVE, ALLENFORD	<i>David Sherman</i>
Sandra Herron	123 River St Tara	<i>Sandra Herron</i>

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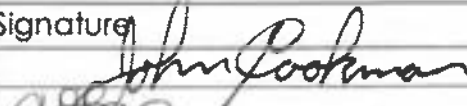
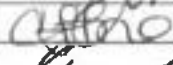
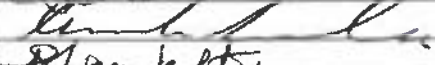
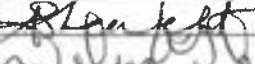
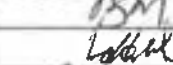
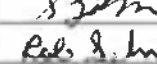
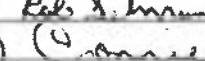
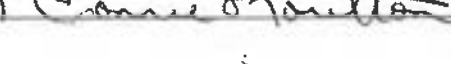
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Name (Print)	Address	Signature
John Cookman	16913 Grey Bruce Line	
CHRISTINE SLIMSKIE	750 BRUCE ROAD 40	
Amanda Caudle	25 Mary Ann St Tara	
Amber Shawfelt	87 Park Rd Tara	
Delia Thompson	201 Maria St Tara	
Brian MacDonell	32 Con 4 Arran, Tara	
Lydia McDougal	32 Con 4 Arran, Tara	
Sheila Lehman	19804 ✓ ✓	
Rob Lehman	19804 ✓ ✓	
CONNIE MCULTON	3449 BRUCE RD 10 TARA	

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I/We, the undersigned, petition the Council of the Municipality of Arran-Elderslie as follows:

Name (Print)	Address	Signature
RAY MacDONALD	167 Bruce Rd 5, Tara	R. Macdonald
GARRY CHRISTIE	383 Sinclair St. Tara	G. Christie
IAN SINCLAIR	252 CONC 6 TARA	Ian Sinclair
EDITH SINCLAIR	252 CONC 6 TARA	Edith Sinclair
Bernadette Robertson	109 Mill St Tara	B. Robertson
Robert Robertson	109 Mill St Tara	Robert Robertson
Mary Telford	111 Heather Lynn Tara	Mary Telford
Amy Harrison	77 Brock Street TARA	Amy Harrison
Crystal Gimson	304 Conc Rd 6	Crystal Gimson
JEFF TUCKER	16155 A.L.VE RR503	Jeff Tucker

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PAPER-BASED PUBLIC PETITION

To: The Council of the Municipality of Arran-Elderslie

Petition Spokesperson

Name:	Carol McMillan	Address:	37 Concession 4, Tara, ON N0H 2N0
Phone:	519-934-2143	Email:	cmcmillan37@gmail.com

Do you wish to present the petition at a Council meeting? Yes ☐ No ☒

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I/We, the undersigned, petition the Council of the Municipality of Arran-Elderslie as follows:

Name (Print)	Address	Signature
LOKI TUCK	161155 H LINE, RRS O/S	<i>Loke Tuck</i>
Penny McLeod	34 Bruce Rd 17, RR#2 Tara	<i>Penny McLeod</i>
William MacDonald	136 3rd AVE SE Chesley	<i>William MacDonald</i>
JEFF SHERMAN	021366 GREY 16	<i>R. J. M.</i>
Lenore Sherman	021366 Grey Rd 16	<i>Lenore Sherman</i>
Glen Ackroyd	3649 Bruce Rd 10	<i>Glen Ackroyd</i>
KEN SMITH	80 HAMILTON ST TARA	<i>Ken Smith</i>
Trevor Sherman	021366 Grey Rd 16	<i>Trevor Sherman</i>
Rob Sheehey	87 Park Rd	<i>Rob Sheehey</i>
John MacDonald	21 main St. TARA	<i>John MacDonald</i>

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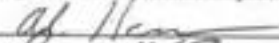
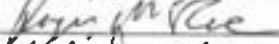
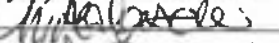
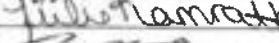





Name:	Carol McMillan	Address:	37 Concession 4, Tara, ON N0H 2N0
Phone:	519-934-2143	Email:	cmcmillan37@gmail.com

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I/We, the undersigned, petition the Council of the Municipality of Arran-Elderslie as follows:

Name (Print)	Address	Signature
Amanda Herron	228 Park Rd	
Al Herron	228 Park Rd	
Roger McKee	94 Mill St	
Melissa Nickerson	45 Thomas St	
Julie Kamrath	42 Thomas St.	
Channah	42 Thomas St	
Laurence de Boer	99 Conc. 12 east	
GANDY RUFF	84 MAIN ST TARA	
MATT RUFF	RR#2 TARA	
Sash Snyder	20 Heather Lynn Tara	

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I/We, the undersigned, petition the Council of the Municipality of Arran-Elderslie as follows:

Name (Print)	Address	Signature
DON Mc DONALD	164 CON 10 E TARA	<i>[Signature]</i>
TERRIE Mc DONALD	164 CON 10 E TARA	<i>[Signature]</i>
Heather Kull	899 10th St W OK	<i>[Signature]</i>
Kathleen Cannon	546 Con 4 RR2 Tara	<i>[Signature]</i>
C. Anne Smith	3450 Bruce Rd. 10 Tara	<i>[Signature]</i>
Tyson Morrison	162 Con 4 RR2 Tara	<i>[Signature]</i>
Karen Evelyn	162 Con 4 RR2 Tara	<i>[Signature]</i>
Jim Gordon	44 Chestnut Tara	<i>[Signature]</i>
LANE GOWAN	44 Chestnut TARA	<i>[Signature]</i>
Loanne Fortman	38 Blake St. W. TARA	<i>[Signature]</i>

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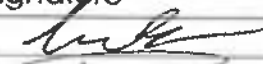


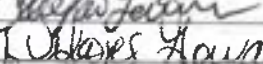
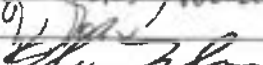
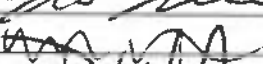
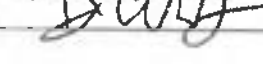
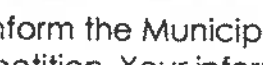
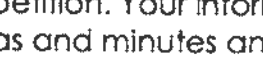
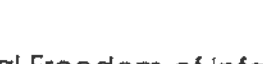
Petition Spokesperson

Name:	Carol McMillan	Address:	37 Concession 4, Tara, ON N0H 2N0
Phone:	519-934-2143	Email:	cmcmillan37@gmail.com

Do you wish to present the petition at a Council meeting? Yes ☐ No ☒

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Name (Print)	Address	Signature
SEAN GOWAN	303 Concession 13 West	
Andy Price	60 Park Rd TARA	
JAMIE GUNSON	304 6TH CONC ARRAN	
Dan Luck	174 Mill Rd TARA	
Clayton Lawrence	378 10 Conc East Arran	
Debres Gowan	357 Conc 12E Arran	
Norm Meuser	357 Conc 12E Arran	
Ms. Sue Popple	199 Conc 8W Arran	
Dennis W. B. B.	50 Park Rd Tara	
	RR1 Dobbins	

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I/We, the undersigned, petition the Council of the Municipality of Arran-Elderslie as follows:

Name (Print)	Address	Signature
Brent Nicoll	180 4th st NW Chesley	Brent Nicoll
Andrea Love	1699 Bline, Arran Elderslie	Andrea Love
Randy Moulton	1699 Bline, Arran Elderslie	Randy Moulton
Barry Matchewski	4216 Bruce Rd 10, Tara	Barry Matchewski
Melinda Matchewski	4216 Bruce Rd 10, Tara	Melinda Matchewski
Dave Bryson	153 Concc. 2 Dribbinton	Dave Bryson
Angela Gorman	101 Mill St	Angela Gorman
Jeff Gorman	774 Sideroad 15 Tara	Jeff Gorman
Brandi Gorman	774 Sideroad 15 Tara	Brandi Gorman
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I/We, the undersigned, petition the Council of the Municipality of Arran-Elderslie as follows:

Name (Print)	Address	Signature
Kim Gill	017758 Grey Bruce Line Tara	[Signature]
Martin Gill	" "	[Signature]
Sylvia McMillan	20 Con 8 E Tara ON	[Signature]
Caleigh Kersch	48 Yonge St N Tara ON	[Signature]
Ryan Smith	137 Thomas St Albany	[Signature]
Roger Pringle	143 Con 12 E Tara	[Signature]
David Pringle	143 Con 12 E Tara	[Signature]
Kevin Scott	21 Chestnut Hill Cres	[Signature]
Owen Scott	21 " "	[Signature]
JENNIFER SCOTT	21 CHESTNUT HILL CRES	[Signature]

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Name (Print)	Address	Signature
Laurie Watson	266 Sideroad 25 South Arran	<i>Laurie Watson</i>
Sandra Meuser	199 Conc 8 W 221 Southampton	<i>S Meuser</i>
Blair Freeman	74 conc 4 Arran township	<i>Blair Freeman</i>
Brett Freeman	74 conc 4 Arran township	<i>Brett Freeman</i>
Paula Slermon	41 Shore Dr. Allen Ford	<i>Paula Slermon</i>
BOB KUHLE	GREY RD 16 21537	<i>Bob Kuhl</i>
Linda Kuhl	Grey Rd 16 21537	<i>Linda Kuhl</i>
Ronda McLeod	649 Bruce Rd 17	<i>Ronda McLeod</i>
Jean McOungald	39 Heather Lyn St	<i>Jean McOungald</i>
BARBARA HODGE	98 YONGE ST N.	<i>Barbara Hodge</i>

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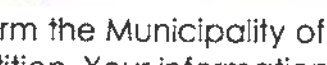
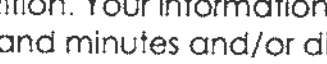

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Name (Print)	Address	Signature
KAY THOMSON	5-10 CHESTNUT HILL CRE ^{TARA}	
DOREEN KIRKLAND	3-4 BROOK ST. TARA	
PEGGY GRAHAM	105 MARIA ST. TARA	
GLEN GRAHAM	105 MARIA ST. TARA	
STEVE GUYAN	71 C/135 RD ALLEN	
JASON SAUDER	410 MONKEY LANE	
Deb Macdonnell	Sauble Beach	
Tracey Hampsey	Owersound CB	
Kim Turner	Owen Sound	
STEVE MACDONNELL	SAUBLE BEACH	

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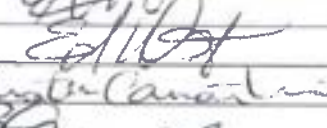
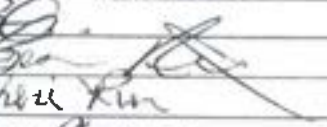
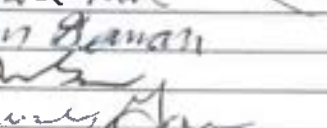
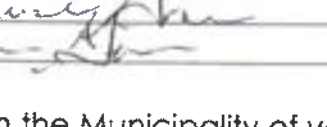
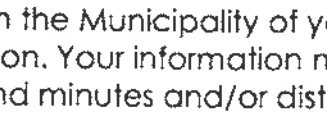
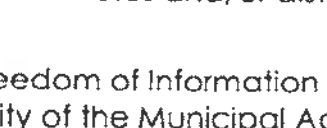
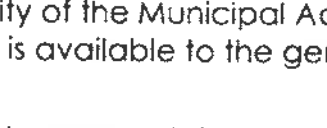
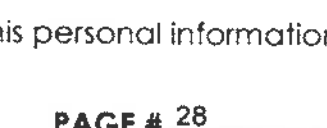

Name:	Carol McMillan	Address:	37 Concession 4, Tara, ON N0H 2N0
Phone:	519-934-2143	Email:	cmcmillan37@gmail.com

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Name (Print)	Address (Town CHARTS)	Signature
LEANNE WEST	056805 Concession 12	
ED WEST	" "	
Kirsten Carmichael	254 Bruce Rd 17, Tara, ON	
Brock Leighton	254 Bruce Rd 17, Tara, ON	
BEN RIER	143 MILL ST TARA	
SHERI RIER	143 MILL ST TARA	
Liam Gowen	Sideroad 25a 91 Alton Road	
Berrie Gowen	91 Sideroad 25 Alton Road	
Rosemary Gowen	91 Side road 25 Alton Road	
Cerrina Gowen	91 Side road 25 Alton Road	

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PAPER-BASED PUBLIC PETITION

To: The Council of the Municipality of Arran-Elderslie

Petition Spokesperson

Name:	Carol McMillan	Address:	37 Concession 4, Tara, ON N0H 2N0
Phone:	519-934-2143	Email:	cmcmillan37@gmail.com

Do you wish to present the petition at a Council meeting? Yes ☐ No ☒

Whereas: (please provide a brief description of the matter and request/issue below)
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I/We, the undersigned, petition the Council of the Municipality of Arran-Elderslie as follows:

Name (Print)	Address	Signature
Bob Cook	117514 Rd 3 Tara, Ont	Bob Cook
Heather Cook	117514 Grey Rd 3 Tara	Heather Cook
Christine Walker	034640 Side Rd 6 Tara, ON	Christine Walker
Steven Cook	081640 Side Rd 6 Tara	Steven Cook
Josh Cook	117514 Grey Rd 3 Tara	Josh Cook
Halley Vokes	117514 Grey Rd 3 Tara	Halley Vokes
Matt Cook	101504 Side Rd 9 Tara	Matt Cook
Kristin Cook	101504 Side road 9 Tara	Kristin Cook
Lee Goman	101 mile street	Lee Goman
Doug Goman	454 beside Tara	Doug Goman

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Petition Spokesperson



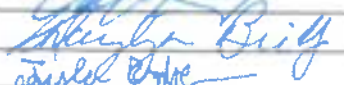

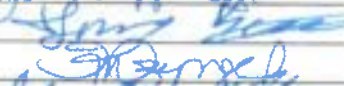


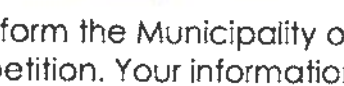
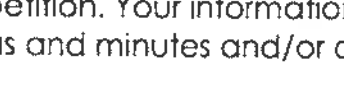
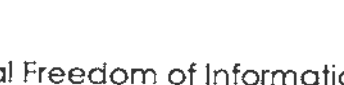
Name:	Carol McMillan	Address:	37 Concession 4, Tara, ON N0H 2N0
Phone:	519-934-2143	Email:	cmcmillan37@gmail.com

Do you wish to present the petition at a Council meeting? Yes ☐ No ☒

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I/We, the undersigned, petition the Council of the Municipality of Arran-Elderslie as follows:

Name (Print)	Address	Signature
DAVE GUNSON	191 SIDEROAD 25	
LYNN GUNSON	191 SIDEROAD 25	
JOHN BRIDGE	531 CONC. 10E.	
MARILYN BRIDGE	531 CONC 10E	
TYLER BRIDGE	531 CONC 10E	
Jill Bridge	216 Con 8E	
Stevor Bridge	716 Con. 8E	
Kim Dzungenel	74 Brook St Tara	
Steve Hollingshead	74 Brook St Tara	
GARRY KUL	321495 TARA	

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Petition Spokesperson

Name:	Carol McMillan	Address:	37 Concession 4, Tara, ON N0H 2N0
Phone:	519-934-2143	Email:	cmcmillan37@gmail.com

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I/We, the undersigned, petition the Council of the Municipality of Arran-Elderslie as follows:

Name (Print)	Address	Signature
SCOTT KUHLE	21713 GREY RD 16	
ROB WEPPLER	117078 GREY RD 3	
ERIN WEPPLER	117078 GREY RD 3	
Brenda Robertson	821110 Sideroad 1	
Norah Shaw	821110 Sideroad #1	
Mark D. Day	528 CONC 10 Elderslie	
Rebecca D. Day	528 CONC 10 Elderslie	
Loren Johnson	123 CONC 10 Dobbinton	
Ryan Johnson	212 BRUCE RD 17	
Laura Martin	18 WINDY ST Tara	

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Phone:	519-934-2143	Email:	cmcmillan37@gmail.com

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I/We, the undersigned, petition the Council of the Municipality of Arran-Elderslie as follows:

Name (Print)	Address	Signature
TOO BAD COPY	17 THURSDAY ST RICHMOND	[Signature]
CAROLANNE GARDINER	17 THURSDAY ST RICHMOND	[Signature]
MACHINIC GARDINER	570 CONC 12 E ALLENFORD	[Signature]
ILONA GARDINER	550 CONC 12 E ALLENFORD	[Signature]
Quentin Morley	242 Conc 12 E, Tara	[Signature]
CAROL ANNE MORLEY	"	[Signature]
AUSTIN HARLOS	11 MAIN ST TARA	[Signature]
MARIANNE HARLOS	9 Main St Tara	[Signature]
lyson Rier	121 Brook St West Tara	[Signature]
Kayla Rier	121 Brook St West Tara	[Signature]

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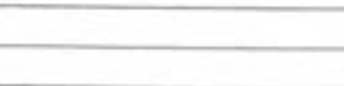
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Name:	Carol McMillan	Address:	37 Concession 4, Tara, ON N0H 2N0
Phone:	519-934-2143	Email:	cmcmillan37@gmail.com

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I/We, the undersigned, petition the Council of the Municipality of Arran-Elderslie as follows:

Name (Print)	Address	Signature
KRISTIA GILL	91 BROOK ST E TARA	
LARRY GILL	91 BROOK ST E, TARA	
JEFF DEEMERT	37 CONC 4	
CAROL McMILLAN	37 CONC 4	

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I/We, the undersigned, petition the Council of the Municipality of Arran-Elderslie as follows:

Name (Print)	Address	Signature
Bruce Gill	170 Con 8 E	Bruce Gill
Tammy Selley	170 Con 8 E	Tammy Selley
Rob McKeen	19 Chestnut Hill Guss Tara	Rob McKeen
RICHARD PEPPER	175 THOMAS RD	Richard Pepper
Dirk de Boer	664 conc. 10a Tara	Dirk de Boer
Christine de Boer	664 conc. 10a Tara	Christine de Boer
BRETT KUHLE	100 Con Tara	Brett Kuhl
Bruce Dixon	10-10 Chestnut Hill	Bruce Dixon

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I/We, the undersigned, petition the Council of the Municipality of Arran-Elderslie as follows:

Name (Print)	Address	Signature
LIL REID	87 BROOK ST. TARA	Lil Reid
John Reid	87 BROOK ST. TARA	John Reid
CARRIE SPOKOW	108 Heather Lynn	Carrie Spokow
Lisa Holmes	Allenford, ON Tara	Lisa Holmes
Brenda Blondin	88 Francis St. Tara	Brenda Blondin

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I/We, the undersigned, petition the Council of the Municipality of Arran-Elderslie as follows:

Name (Print)	Address	Signature
Gloria Weppeler	204 Con 2	<i>Gloria Weppeler</i>
Vernon Weppeler	204 Con 2	<i>Vernon Weppeler</i>

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From: [Judith Frances](#)
To: [Bruce County Planning - Peninsula Hub](#)
Subject: Tara Bess Project
Date: Tuesday, June 3, 2025 5:00:19 PM

You don't often get email from judifran289@gmail.com. [Learn why this is important](#)

**** [CAUTION]:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon.

It is my understanding that the above named project is conducting their own environmental study with respect to this project.

I have emailed the Grey Sauble authority requesting their input in this matter and I await their response.

As this project falls into EP zoning, I wonder if you could advise if you have reviewed this situation, and if so, could you tell me the status?

I live in Georgian Bluffs, but across the road from this site which is in Bruce County.

Thank you.
Judi Almond
021007 Grey Road 16
RR#2
Tara, Ont.
N0H2N0
519-934-1905

From: [Amy Harrison](#)
To: [Bruce County Planning - Peninsula Hub](#)
Subject: Zoning By-Law Amendment File No. Z-2025-011 & County Official Plan Amendment
Date: Thursday, June 5, 2025 9:32:10 AM

You don't often get email from amyjharrison@sympatico.ca. [Learn why this is important](#)

**** [CAUTION]: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Good morning,

I am sending this to express my opposition to the proposed Zoning By-Law Amendment and County Official Plan Amendment for the Tara Battery Project.

While I could write a long email about EP / A1 lands, SARs (Species at Risk), Flood Plains and the importance of protecting these areas, I will keep it short.

Allowing this project to proceed on EP / A1 land would set a terrible precedent...

I have no opposition to a battery storage, I have a strong opposition to this location.

We cannot afford to not protect these areas.

Amy Harrison, A.Sc.T
Environmental Technologist
NASM Plan Developer
AOSPD

From: [Christine Fraser-McDonald](#)
To: [Carol Mcmillan](#)
Cc: [Bruce County Planning - Peninsula Hub](#); [Jenn Burnett](#)
Subject: Re: Arran Elderslie Bruce county Official Plan Amendment C-2025-003 & Bruce County Official Plan Amendment C -2025-003
Date: Wednesday, July 2, 2025 7:56:31 AM
Attachments: [Outlook-m5fddnjy.png](#)

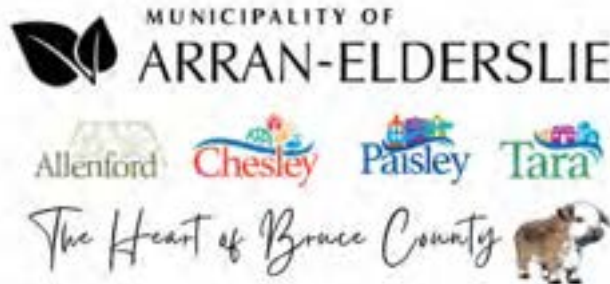
**** [CAUTION]:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you Carol. I have included Jenn Burnett on this email so that she can include your comments in her report.

Christine Fraser-McDonald

Clerk

☎ 519-270-4922
✉ cfraser@arran-elderslie.ca
🌐 www.arran-elderslie.ca
📍 1925 Bruce Road 10, Box 70
Chesley, ON N0G 1L0



From: Carol Mcmillan <carolmcmillan37@icloud.com>
Sent: June 30, 2025 12:44 PM
To: Christine Fraser-McDonald <CFraser@arran-elderslie.ca>
Cc: bcplwi@brucecounty.on.ca <bcplwi@brucecounty.on.ca>
Subject: Arran Elderslie Bruce county Official Plan Amendment C-2025-003 & Bruce County Official Plan Amendment C -2025-003

Please accept this as my objection to the above Amendments to the Bruce County Planning re-zoning to accommodate the Tara Battery Energy Storage System (Tara BESS) utility - scale battery energy storage project proposed for 39 Conc. 4 in the Municipality of Arran - Elderslie.

This property has been agricultural land, on a flood plain of the Sauble River, under 'Environmental Protection' and as such is no place for this type of development. While I am not against this technology, it does not belong on this particular piece of land.

The footprint of the development states is using approximately 20 acres, however that measurement is only that of the battery storage containers and when you look at the changes to most of the property, it is severely impacted. Many acres are being cut down to allow for flood management, with increased depths of water during flooding periods. This results in the areas bordering my property now potentially having significantly deeper water on and slightly within the property lines. The 100 year flood zone does not even show the impact that I witnessed in 1977 to the neighbouring farm to the northwest of me that year in the spring, when the water was so deep on that property that the house and barn was flooded to such an extent that tractors and wagons had to be used to get the dairy herd to safety. The water was too deep for trucks.

I have owned the property since May 1978, but the offer to purchase was in place the summer of 1977, awaiting the decision from Bruce County for the severance of the house and acreage from the farm which did not occur until the following spring, less the small east field adjacent to the house which was not allowed.

In the 47 years that I have lived here, flooding of the land has occurred every spring with varying amounts depending on the snowmelt and whether or not significant rains happened at the same time. We are living with the effects of climate change now and I am dubious that anyone is able to determine what the coming changes to this land will be.

We have fed birds for years and are noticing many species that numbers are in decline. Five species of woodpeckers feed here, hummingbirds, orioles, gold finch, grosbeaks, indigo buntings, bluebirds, jays, swallows and the list goes on. Monarch butterflies return every year.

I skimmed through the environmental reports (800 pages on the first & 600 pages on the second), commissioned by Neoen and do believe that the results are not what they would be if done by an independent study. I put little trust in all of their N/A results!

The changes to the farm will never be fully returned and in the meantime, if this is allowed to happen, the damages will be immense.

The chances of an accident with the site have been minimized, as the technology is relatively new and accidents have occurred at a much higher incidence than Neoen would have us believe. The Sauble River and its watershed should have all the protection that we as a municipality can provide.

As I mentioned previously, I have lived here for the past 47 years and have never considered living anywhere else in my lifetime. The nearest battery storage container is within 228 meters from my property. This measurement is on the diagram on pages 174 and 279 of the second 600 page environmental report commissioned by Neoen. That is too close for comfort should there be a disaster. Brittany Morrison, public relations for Neoen, has suggested that if I submit a reasonable amount, Neoen would purchase and use as an office. She has also stated that she would not be comfortable living in this proximity to Tara BESS. What about my closest neighbours? Would they be any safer? It is not acceptable to me that they can even think it is alright to force me to move. I have been advised that I could not even list my house for sale at this time with the possibility of this development. I would like to live where I am for the remainder of my life without the fear of safety, the noise of fans, the security lighting, the stagnant water of the storm water management pond.

Sincerely,
Carol McMillan
37 Conc. 4,
Tara, ON
N0H 2N0

Sent from my iPad

From: [Christine Fraser-McDonald](#)
To: [Jim and Helen Christie](#)
Cc: [Jenn Burnett](#)
Subject: Re: Concern about biLaw amendment
Date: Wednesday, July 2, 2025 1:08:16 PM
Attachments: [Outlook-seuq1aiv.png](#)

**** [CAUTION]:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

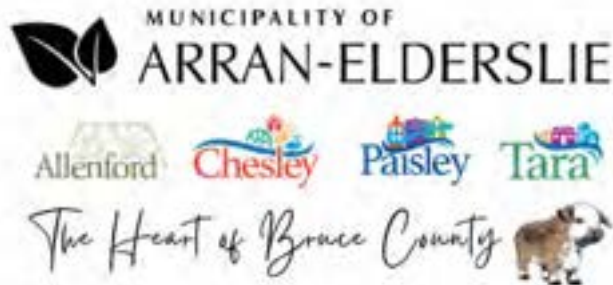
Thank you for your comments.

I have included our Planner Jenn Burnett on this email so that she can include your comments in her report.

Christine Fraser-McDonald

Clerk

☎ 519-270-4922
✉ cfraser@arran-elderslie.ca
🌐 www.arran-elderslie.ca
📍 1925 Bruce Road 10, Box 70
Chesley, ON N0G 1L0



From: Jim and Helen Christie <christhillfarms@gbtel.ca>
Sent: July 2, 2025 12:40 PM
To: Christine Fraser-McDonald <Cfraser@arran-elderslie.ca>
Subject: FW: Concern about biLaw amendment

From: Jim and Helen Christie [<mailto:christhillfarms@gbtel.ca>]
Sent: July 2, 2025 12:12 PM
To: 'cfraser@arra-elderslie.ca'
Subject: FW: Concern about biLaw amendment

[This relates to changes to Z-2025-011](#)

From: Jim and Helen Christie [<mailto:christhillfarms@gbtel.ca>]
Sent: July 2, 2025 12:08 PM
To: 'cfraser@arra-elderslie.ca'
Subject: Concern about biLaw amendment

To whom this concern

We, the family of Christie's are totally not for this change in biLaw to allow a battery structure to be put on environmentally protected land.

This is a change that would not even be considered if we were talking a livestock facility. Contamination from lithium batteries is just as real as livestock.

No matter how much money is dumped into this to make it ""safe"" there is never a real guarantee. Money that every taxpayer is helping fund.

Totally wrong. Have the large populations of people find better solutions closer to home.

Jim, Helen, Mike, Jenn, Trevor & Brit Christie



County of Bruce
Planning & Development Department
268 Berford Street, PO Box 129
Wiarton, ON N0H 2T0
brucecounty.on.ca
226-909-5515



May 22, 2025

File Number: Z-2025-011

UPDATED Public Meeting Notice

You're invited to a Public Meeting to consider

Zoning By-Law Amendment File No. Z-2025-011

July 14, 2025 at 9:00 am

The Public Meeting date has changed. The location of the Public Meeting has been updated. The application remains unchanged.

A change is proposed in your neighbourhood: The Tara Battery Energy Storage System (Tara BESS) is a 400-megawatt (MW), 1,600-megawatt hours (MWh) utility-scale battery energy storage project proposed in the Municipality of Arran-Elderslie. The project site is within a regulated floodplain that is proposed to be altered to accommodate the use. This will require an amendment to the Bruce County Official Plan to redesignate the project area to Agricultural, with a site-specific policy permitting the establishment of a battery energy storage facility. The altered floodplain area will be designated Hazard, while the remainder of the site will retain its existing land use designations. The property is currently zoned 'Environmental Protection' (EP) and 'General Agriculture' (A1) in the municipal zoning by-law. The facility is proposed within the EP zone with a small encroachment into the A1 zone. The amendment proposes to re-zone the project area within the EP zone to an A1 zone with a site-specific permission allowing the establishment of a battery energy storage facility. The adjusted floodplain area is proposed to be rezoned EP. The related County Official Plan Amendment file is C-2025-003.



39 Concession 4 Arran, CON 4 PT LOT 36 (Arran Township)
Municipality of Arran-Elderslie, Roll Number: 410349000307200

Learn more

Additional information about the application is available online at <https://www.brucecounty.on.ca/active-planning-applications>. Information can also be viewed in person at the County of Bruce Planning Office noted above, between 8:30 a.m. and 4:30 p.m. (Monday to Friday). The Planner on the file is Jenn Burnett.

Have your say

Comments and opinions submitted on these matters, including the originator's name and address, become part of the public record, may be viewed by the general public and may be published in a Planning Report and Council Agenda. Comments received after **May 30, 2025** may not be included in the Planning Report but will be considered if received prior to a decision being made, and included in the official record on file.

Before the meeting: You can submit comments by email to bcplwi@brucecounty.on.ca, mail, or phone (226-909-5515) if you have any questions, concerns or objections about the application. Comments will be provided to Council for its consideration.

On the day of and during the Public Meeting: You may attend the Public Meeting in person at the Town Hall and speak directly to Council.

How to access the Public Meeting

The public meeting will be held in person, in the municipal Council Chambers located at 1925 Bruce Road 10, Chesley, ON, N0H 1L0. Seating may be limited and you may be required to wait outside until called upon to speak. As an alternative, you may submit written comments to the Bruce County Planning Department which will be considered at the meeting.

Please contact Clerk Christine Fraser-McDonald at cfraser@arran-elderslie.ca or 519-363-3039, ext. 101 if you have any questions regarding how to participate in the meeting.

Stay in the loop

If you'd like to be notified of the decision of the approval authority on the proposed application(s), you must make a written request to the Bruce County Planning Department.

Know your rights

Section 34(11) of the [Planning Act](#) outlines rights of appeal for Zoning By-law Amendment applications.

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Municipality of Arran-Elderslie to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Arran-Elderslie before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Municipality of Arran-Elderslie before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Please note that third parties (anyone who is not a specified person or public body) do not have the right to appeal a decision to the Ontario Land Tribunal.

For more information please visit the Ontario Land Tribunal website at <https://olt.gov.on.ca/appeals-process/>.

Site plan for the proposed 100,000 sq ft building and parking lot. The plan shows a large rectangular building with multiple sections, a parking lot with 100 spaces, and a wet pond. A stream flows through the site. Key features include:

- 100,000 sq ft building
- 100 parking spaces
- Wet Pond
- Stream
- Various utility lines (water, sewer, gas, electric)

The plan is oriented with North at the top.

