
To: Mayor and Council

From: Derek Abbotts, Director of Planning & Building

Meeting Date: November 24, 2025

Subject: Report # PB-043-2025 – Stayner Battery Energy Storage Systems & IESO Long Term 2 RFP – 219 Industrial Road, Stayner

Recommendation

Be It Resolved that Council of the Township of Clearview hereby receive report PB-043-2025 (Stayner Battery Energy Storage Systems & IESO Long-term 2 RFP – 219 Industrial Road, Stayner) dated November 24, 2025; and,

- 1) That Council direct staff to provide a Municipal Council Support Resolution for Compass Greenfield Development's proposed Stayner Battery Energy Storage Systems at 219 Industrial Road, Stayner, for the purpose of participating in the IESO's Long-Term 2 (LT2) Capacity procurement.

Background

Compass Greenfield Development (CGD) has applied to the Township for a Municipal Council Support Resolution for a Battery Energy Storage Systems (BESS) into the IESO Long-Term 2 (LT2) Capacity procurement. CGD proposes an approximately 18 MWac BESS on 219 Industrial Road, Stayner. The proposal is described as a compact, containerized facilities situated on concrete pads within a secured, fenced compound with ancillary electrical equipment and a transformer. A Location Map of the subject property can be found in Appendix A. The proponent indicates the project would interconnect to the existing Hydro One distribution infrastructure along County Road 91. CGD has identified the IESO LT2 Capacity submission window with a submission deadline of December 18, 2025 and anticipates, if successful, an IESO contract award in mid-2026, detailed engineering and permitting in 2026-2027, construction 2027-2028 and commissioning in 2028.

The subject lands are zoned General Industrial (MG) on Schedule B5 in the Township of Clearview Zoning By-law 06-54. CGD hosted two public open houses (September 25, 2025 at Duntroon Hall; October 28, 2025 at St. Patrick's Parish Hall) and provided poster materials, meeting minutes and project information through their project website. Councillors participated in both sessions. CGD also provided follow-up technical responses to questions raised during the November 10 Council meeting; those clarifications have been reviewed and are incorporated into the analysis below. Staff

have reviewed the proponent's submission materials, public engagement record and the IESO LT2 information in preparing this report. The County of Simcoe's Climate Change Strategy and Clearview's planning objectives for industrial and energy supporting uses have also informed the review.

Comments and Analysis

The subject property 219 Industrial Road, Stayner is zoned General Industrial (MG) which permits industrial, utility and infrastructure uses requiring outdoor equipment, transformers and secured compounds, subject to compliance with the Township's Zoning By-law. The proponent's concept – a small footprint, containerized BESS within a fenced compound with ancillary electrical equipment complies with the permitted uses contemplated in the MG Zone. The site's proximity to County Road 91 and the Stayner Transformation Station provides a practical connection point to Hydro One distribution facilities and limits the extent of new transmission infrastructure required. Detailed matters including access, internal layout, screening, lighting, grading, stormwater management and construction staging will be evaluated through the Township's Site Plan Control and Building Permit Application review processes should the project advance.

GCD has described a layered technical and safety approach. The proposed system employs Lithium Iron Phosphate (LFP) cells for enhanced thermal stability and reduced propagation risk, is to be designed and tested to UL9540A standards, and will incorporate cell-level monitoring, gas/smoke/temperature detection, automatic isolation and shutdown features and 24/7 remote monitoring. Routine on-site presence is expected to be minimal, with locally based operations and maintenance contractors conducting scheduled quarterly inspections. Transformer oil is identified as the principal spill risk; CGD has confirmed provision of oil containment, remote oil temperature/level monitoring and retention of environmental response contractors for remediation if necessary. The proponent has also described decommissioning procedures and stated that most BESS components are recyclable and that end-of-life removal and site restoration will be undertaken in accordance with requirements and manufacture guidance.

Emergency response and municipal coordination have been raised repeatedly by Council and the public and are reflected in the proponent's materials. CGD commits to preparing a site-specific Emergency Response Plan (ERP) in cooperation with Clearview Fire & Emergency Services, to provide training for local fire personnel and to supply any additional response equipment deemed necessary at no cost to the Township. CGD also proposed to work with the Township and emergency response consultants on plume dispersion modelling and incident scenario review. These items will be advanced through municipal permitting and emergency planning channels and should be fully addressed prior to any occupancy or commissioning.

Public engagement included two open houses. The September 25 session provided project overview materials and Council participation. The October 28 session had broader community attendance and degenerated detailed questions about noise, spill prevention and response, battery chemistry and fire safety, emergency response protocols, decommissioning and recyclability, supplier selection timing and the project's role in the provincial grid. Meeting minutes have been or will be posted on the project website and the proponent's responses to questions raised at the November 10 Council meeting have been incorporated into Staff's assessment. For the procurement stage, staff consider the engagement program acceptable; additional, more detailed consultation with agencies, emergency services and internal departments will be expected during Site Plan Control and provincial permitting.

Multiple authorities will be involved in approvals and oversight: Township planning and building (Site Plan Control, Building Permits), Clearview Fire & Emergency Services (ERP and training), Hydro One (distribution interconnection and studies/agreements), the IESO (procurement and contract obligations), the Ministry of Environment (permitting and noise/spill reporting as applicable) and the Electrical Safety Authority (electrical compliance). It is important to emphasise that the Municipal Council Support Resolution requested by CGD is a procedural requirement of the IESO LT2 procurement and does not constitute municipal land-use or construction approval. If Council grants the MCSR and CGD is successful through LT2, the project will still be required to obtain all applicable municipal and provincial permits and approvals before construction and operation. These processes will address detailed design, noise verification, stormwater, transformer containment, emergency response integration, decommissioning security and any peer reviews the Township deems necessary.

The proponent has committed to a Community Benefit Agreement of \$1,000 per MWac annually (approximately \$18,000 per year for an 18 MWac facility) and to cover third-party municipal review costs associated with permitting. The project would increase industrial assessment and property tax revenues, create local employment and procurement opportunities during construction and periodic maintenance work during operations, and provide provincial capacity that supports grid reliability. The operational footprint is modest (approximately 1.75 acre) and on-going traffic is expected to be low once the facility is commissioned.

It is important to highlight that staff are not recommending a specific course of action. The recommendation is based on the zoning compliance of the MG Zone, the technical safety commitments described by the proponent, alignment with the County of Simcoe climate objectives, and the public engagement record to date. Should CGD advance following IESO outcomes, all technical, environmental, emergency response and design matters will be subject to formal review and conditions through Site Plan Control, Building Permit processes and applicable provincial approvals.

Financial Implications

The proponent’s commitments, an annual Community Benefit Agreement payment estimated at \$18,000 per year and coverage of third-party municipal permit review costs, represent direct financial benefit to the Township and reduce municipal out-of-pocket review expenses. Additional assessment and property tax revenues may accrue if the site is developed. Township staff and emergency services will require coordination time for plan review, interagency consultation and training; CGD has indicated willingness to fund training and supply equipment where necessary. Any requirement for financial securities (for example decommissioning or site remediation) would be evaluated and secured through Site Plan Control and Building Permit conditions should the project proceed following IESO procurement.

Clearview’s Strategic Plan

The above initiative supports the following strategic pillars:

- Infrastructure
- Climate

Report Appendices

Appendix A – Location Map – 219 Industrial Road, Stayner

Appendix B – Evidence of Municipal Support Resolution (Template)

Approvals

Submitted by: Derek Abbotts, Director of Planning & Building

Financial Implications Reviewed by: Kelly McDonald, Treasurer

Approved by: John Ferguson, CAO