

219 Peggs Mountain Road

Official Plan Amendment (OPA) & Zoning By-law Amendment (ZBA) Applications

Public Meeting | November 18, 2025 @ 6:30pm

Prepared By:



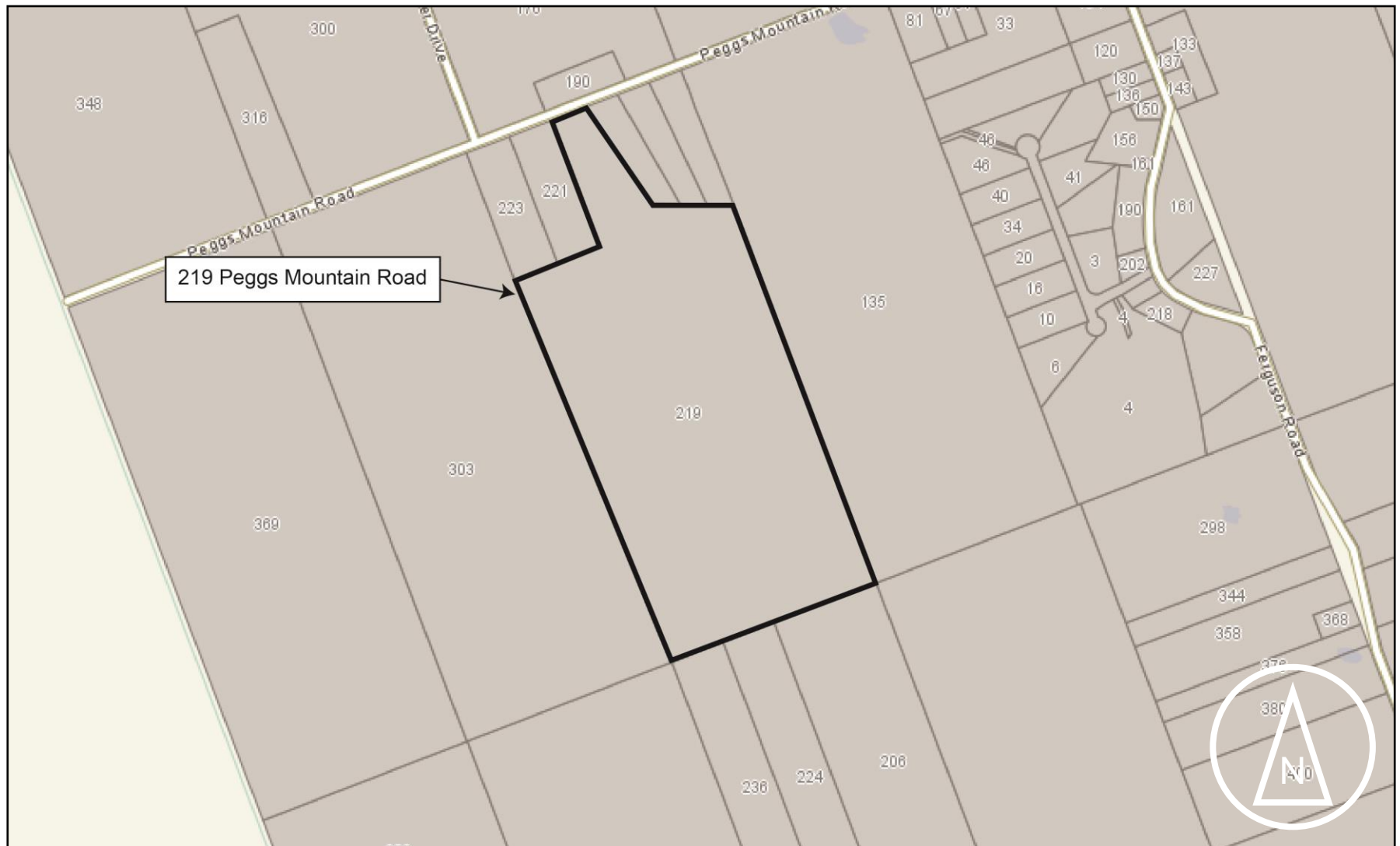
Zelinka Priamo Ltd.

LAND USE PLANNERS

Location



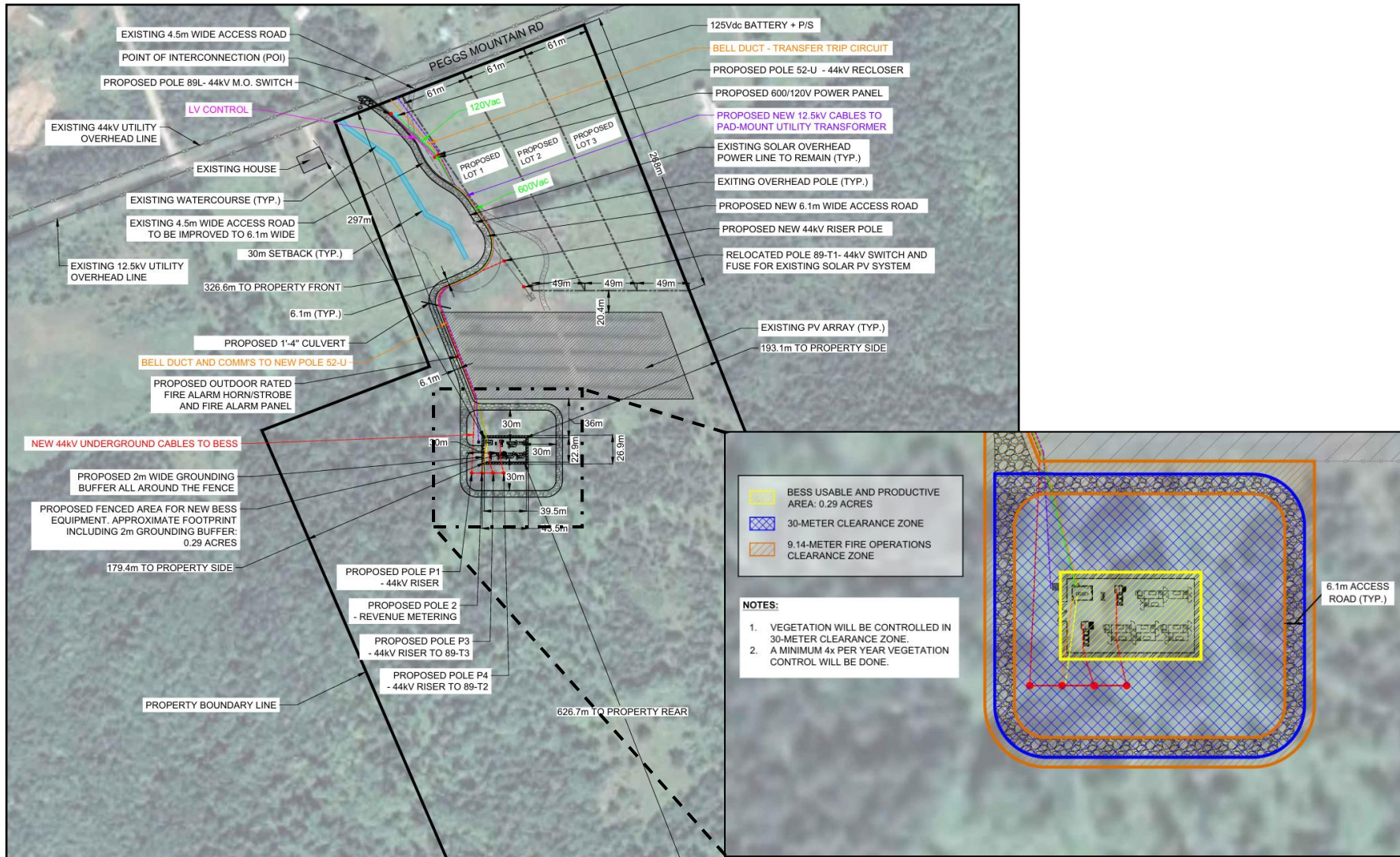
Location



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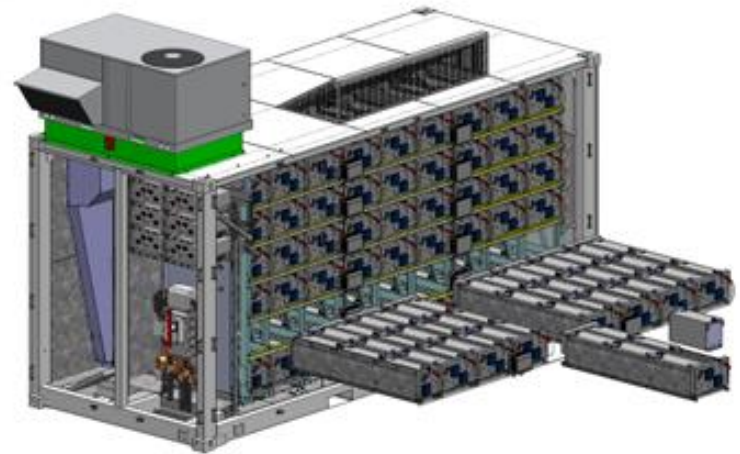


Site Plan



Battery Energy Storage System (BESS)

- Structure which houses batteries.
- Lithium-Iron Phosphate batteries.
- 9 containers in total.
- Approx. 4.4m in height.
- Auxiliary equipment – inverters, transformers.
- All mounted on concrete pads.
- Total area of approx. 44 m x 27m (0.29 acres).
- 5 MW (power) / 20 MWh (capacity/energy).
- Utility Infrastructure.



BESS Examples

- Residential applications:
 - E.g. Tesla Wallpack
 - E.g. Altona Towns



Altona Towns (250 kW / 500kWh). Construction completed 2021.



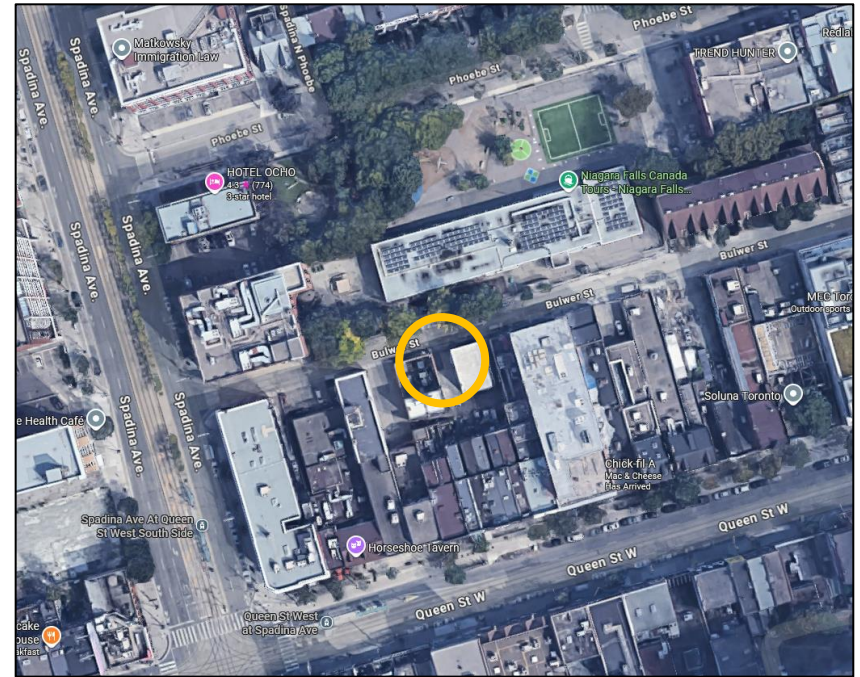
Tesla Wallpack (5-7 kW / 7-10 kWh). Widespread commercial use since late 2010s.

BESS Examples

- The Proposed BESS is considered “Commercial” scale:
 - E.g. Bulwer Station BESS, Toronto
 - E.g. Pilkington BESS, Collingwood



*Pilkington BESS (5 MW / 10 MWh), Collingwood.
Operational since 2022.*



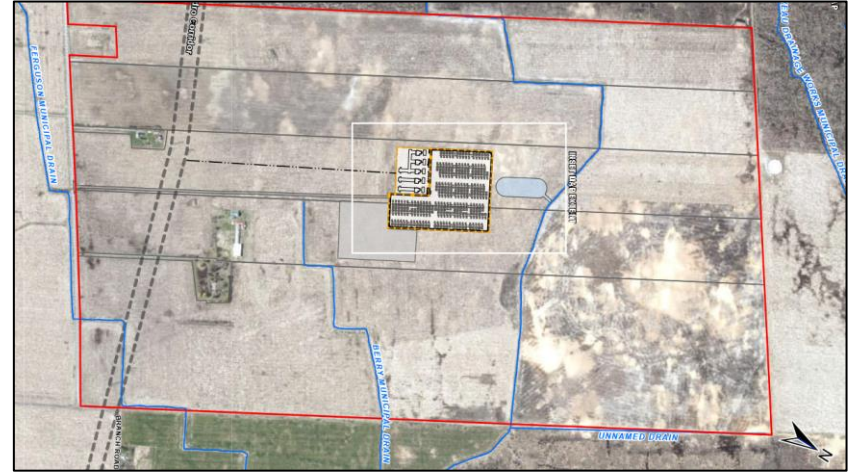
*Bulwer Station BESS (2 MW / 2 MWh), Toronto.
Operational since 2021.*

BESS Examples

- Larger Scale BESS's include:
 - E.g. Oneida BESS (largest in Canada)
 - E.g. Edwardsburgh Cardinal, Ontario



*Oneida BESS (250 MW / 1,000 MWh), Haldimand County.
Operational since May 2025.*



*Skyview 2 BESS (411 MW / 1,560+ MWh), Ontario.
Under Construction.*

Provincial Context

- Increased demand for electricity.
 - Electrification, data centres, electric vehicles etc.
 - General economic growth.
- Limits on supply of electricity.
 - Partial retirement of Pickering Nuclear Generating Station.
 - Phasing out of gas plants.
 - Refurbishment of other nuclear and hydro facilities.
- Ministry of Energy has directed the Independent Electricity System Operator (IESO), under the *Electricity Act, 1998*, to procure electricity resources to ensure a clean, reliable, and affordable electricity system, including energy storage systems.
- IESO has procured 880 MW of battery storage scheduled to come online before 2027, total expected procurement of 3,700 MW.

Provincial Planning Statement, 2024

Section 2.9.1

- “Planning authorities shall plan to reduce greenhouse gas emissions and prepare for the impacts of a changing climate through approaches that:
 - a) support the achievement of compact, transit-supportive, and complete communities;
 - b) incorporate climate change considerations in planning for and the development of infrastructure, including stormwater management systems, and public service facilities;
 - c) support energy conservation and efficiency;**
 - d) promote green infrastructure, low impact development, and active transportation, protect the environment and improve air quality; and
 - e) take into consideration any additional approaches that help reduce greenhouse gas emissions and build community resilience to the impacts of a changing climate.”

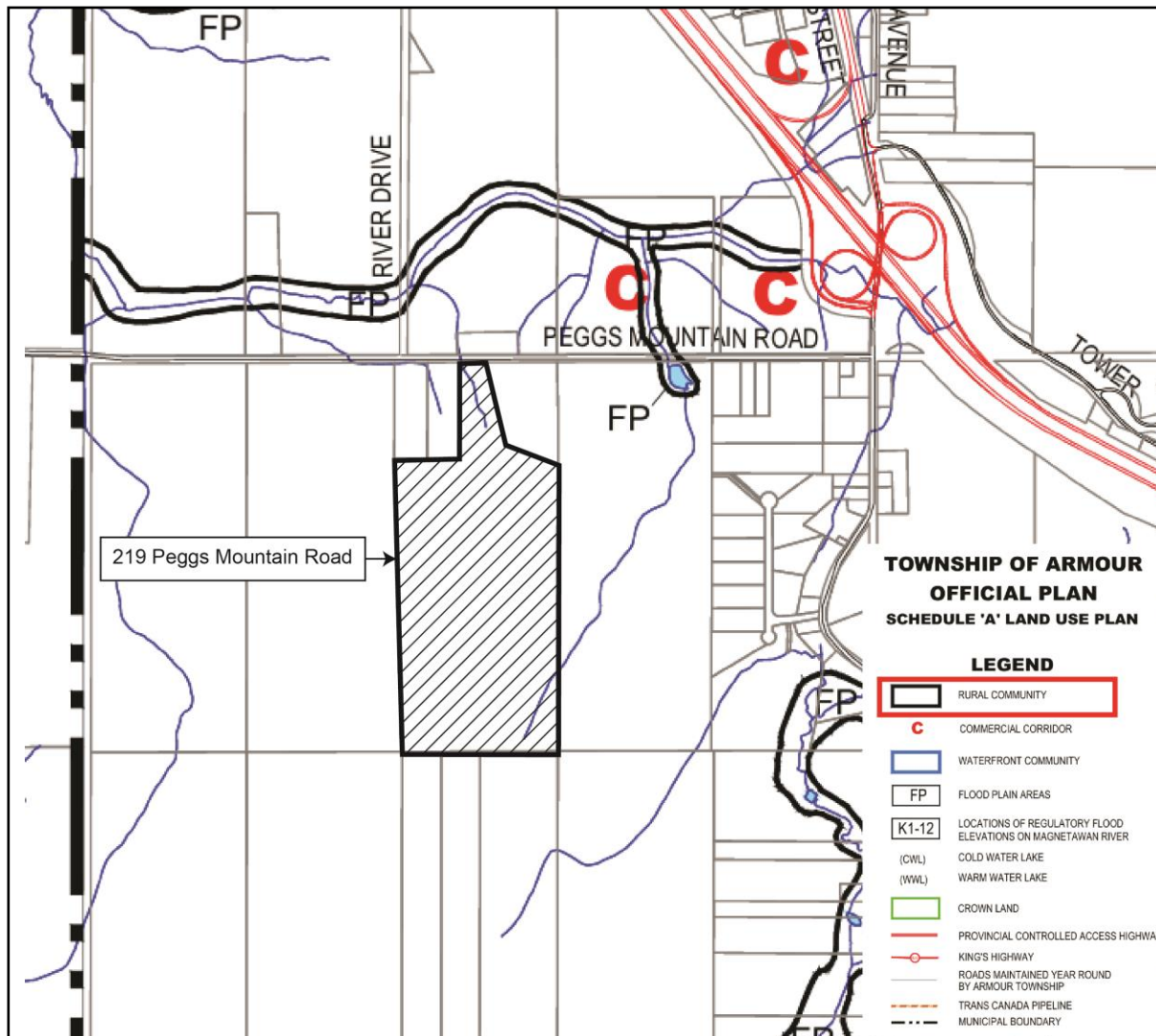
Section 3.8.1:

- “Planning authorities should provide opportunities for the development of energy supply including electricity generation facilities and transmission and distribution systems, **energy storage systems**, district energy, renewable energy systems, and alternative energy systems, to accommodate current and projected needs.”

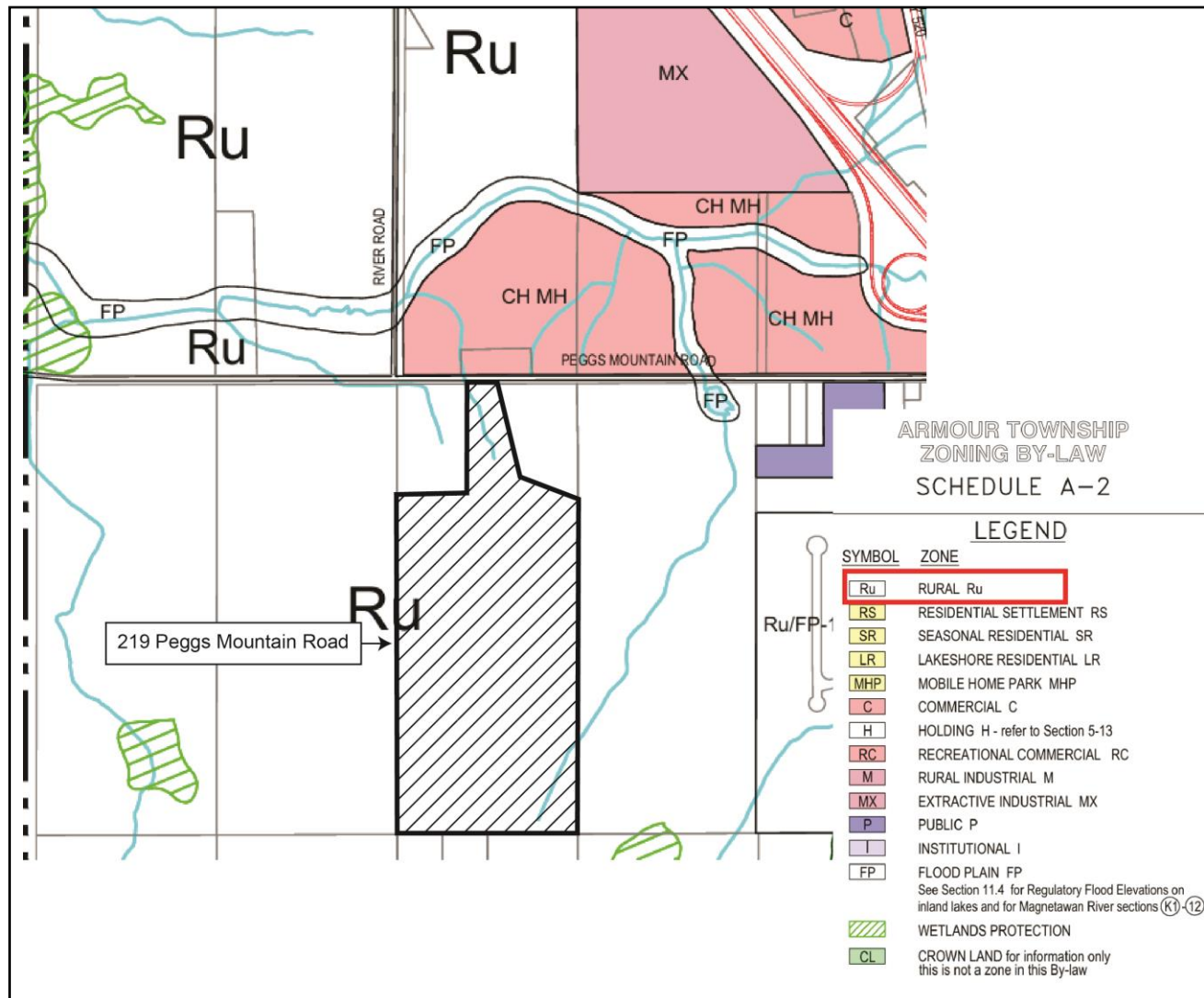
Definitions:

- “**Energy storage system**: means a system or facility that captures energy produced at one time for use at a later time to reduce imbalances between energy demand and energy production, including for example, flywheels, pumped hydro storage, hydrogen storage, fuels storage, compressed air storage, and **battery storage**.”

Armour Official Plan



Armour Zoning



Completed Studies

Completed and Accepted by Township/Peer Reviewers:

- Acoustic (Noise)
- Air and Gas Emissions Memo
- Vibration Letter
- Planning Report
- Environmental Impact Study
- Vegetation Plan
- Environmental Site Assessment
- Commissioning Plan
- Decommissioning Plan
- Hazard Mitigation Plan

Completed and Currently Under Review by Township/Peer Reviewers:

- Stormwater Management Report
- Emergency Response Plan
- Firefighter Training Plan

Summary

- Official Plan and Zoning By-law Amendments submitted to permit a BESS use.
- Current public meeting for public comments and questions.
- Ongoing collaboration with Township staff and peer reviewers to complete technical review.
- Future public meeting anticipated for further discussion.
- Future Site Plan Application to be filed.

Thank you

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Intermediate Planner

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