

# Special Council Agenda

9:00 a.m. - Friday, October 24, 2025

Council Chambers

[Zoom Meeting Registration](#)

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## 1. Call to Order and Purpose of Meeting

- a) Public Notice regarding Recording of Meetings 3  
[Recorded Meetings - Notice to Public](#)

## 2. Traditional Land Acknowledgement

We begin this gathering by acknowledging and celebrating these traditional lands as a gathering place of the first peoples and their ancestors who are entrusted to care for Mother Earth since time immemorial. We do so respecting both the land and the Indigenous People who continue to walk with us through this world. Today, the Township of North Frontenac is committed to working with Indigenous Peoples and all residents to pursue a united path of reconciliation.

## 3. Approval of Agenda

- a) October 24, 2025

**Be It Resolved That** Council approves the Agenda for the Special Meeting dated October 24, 2025, as circulated.

## 4. Disclosure of Pecuniary Interest and General Nature Thereof

## 5. Closed Session

- a) Closed Meeting of Council

**Be It Resolved That** Council moves into Closed Session at \_\_\_\_\_ a.m. pursuant to the following subsections of the Municipal Act Section 239(2):

(c) a proposed or pending acquisition or disposition of land by the municipality or local board;

(f) advice that is subject to solicitor-client privilege, including communications necessary for that purpose;

(i) a trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the municipality or local board, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization;

(k) a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.

More specifically, to discuss a potential Battery Energy Storage System

Project, including a potential option agreement

## 6. Rise and Report (Overview of the Closed Session by the Chair)

The Open Session of Council will begin at 10:30 a.m. The Mayor will read his opening remarks.

## 7. Presentation

- a) Lisa Asbreuk, Cunningham Swan 4 - 22

**Be It Resolved That** Council receives for information the presentation from Lisa Asbreuk, Partner with Cunningham Swan, entitled "Legal Review of Alectra Proposed Battery Energy Storage System (BESS) project; and thanks her for her time spent today.

[Presentation](#)

## 8. Council, CAO, and Managers' Administrative Reports

- a) Public Comments 23 - 84
1. Public Comments provided by email
  2. BESS Opposition Petition

[1. Public Comments received by email](#)

[2. BESS Opposition Petition](#)

- b) Battery Energy Storage System (BESS) Project Update 85 - 102

**Be It Resolved That** Council receives for information the Clerk Planning Manager's (CPM) and Public Works Manager's (PWM) Administrative Report entitled "Battery Energy Storage System (BESS) Project Update";

**And That** Council will consider the Municipal Support Resolution (MSR) and Lease Option Agreement (LOA) at the next regular meeting of Council on October 31, 2025.

[Battery Energy Storage System \(BESS\) Project Update - Pdf](#)

## 9. Public Forum

## 10. Confirmatory By-law

- a) Confirming By-law #2025-45 103

**Be It Resolved That** By-law #2025-45, being a By-law to confirm all actions and proceedings of Council for its Special Meeting held October 24, 2025 be read a first, second, and third time and finally passed.

[2025-45 Confirming By-law - October 24, 2025](#)

## 11. Adjournment

- a) Motion to Adjourn

**Be It Resolved That** Council adjourns the Meeting at \_\_\_\_ .m. until October 31, 2025 or at the call of the Chair.



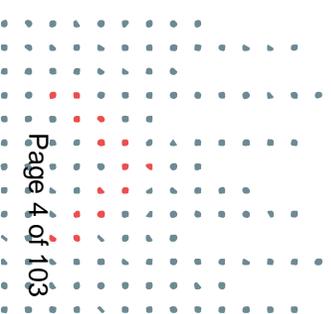
Please be advised North Frontenac Council Meetings are recorded. By attending a public meeting of Council, you are consenting to your image, voice and comments being recorded.

The Chair and/or the Clerk have the discretion and authority at any time to direct the termination or interruption of the recording. Such direction will only be given in exceptional circumstances where deemed relevant. Circumstances may include instances where the content of debate is considered misleading, defamatory or potentially inappropriate to be published.

The Township shall not be responsible should technical difficulties prevent the recording of any meeting, or a portion thereof. Technical issues may include but are not limited to the availability of the internet connection, device failure or malfunction, unavailability of social media platforms or power outages. It should be noted that no protection is afforded to Council Members, Employees or the public for comments made during Meetings which are subsequently challenged in a court of law and/or determined to be defamatory.

Notice is hereby provided that under the authority of the Municipal Act, 2001 and in accordance with the Municipal Freedom of Information and Privacy Act (MFIPPA), that all information provided for at a public meeting or other public process are considered a public record.

Members of Council, Staff, Delegates and attendees should be mindful of using names of individuals or entities when discussing matters in public. Attendees are advised that they may be subject to legal action if their actions result in inappropriate and/or unacceptable behaviour or comments.

A decorative graphic on the left side of the page consisting of a grid of small dots in grey, red, and blue, arranged in a pattern that tapers to the right.

# Legal review of Alectra proposed battery energy storage system (BESS) project

OPEN Council meeting

Township of North Frontenac    October 24, 2025

Lisa Asbreuk

Partner

Corporate/Commercial/Energy Law

Cunningham Swan LLP

[lasbreuk@cswan.com](mailto:lasbreuk@cswan.com)

613 546 8080

# What is requested of the Township now?

1. Option Agreement

Granting Alectra the right to lease the site for a potential project on pre-agreed Lease terms.

2. Municipal Resolution in Support of Proposal Submission indicating support to bid:

- Township is supportive of a project bid on municipal lands
- Satisfactory community engagement has occurred

# Why now?

## LT2 bid requirements

Option Agreement = site access.

Alectra cannot bid a project without legally binding site access rights.  
Alectra needs to know cost of site access for project economics and bid price.

Municipal Support Resolution = required for projects on municipal lands.

Alectra cannot bid a project on municipal lands without an MSR.  
Mandatory under 4.2(c)(iii) of the LT2(c-1) RFP.  
Also confirms Township is satisfied that community engagement is occurring.

# Permitting remains to be determined if the project proce

All permitting remains TBD.

The project is NOT approved at this stage.

Regulatory approval applications have NOT yet been submitted.

All regulatory requirements will need to be met if the project proceeds:

- applicable provincial Ministries (MECP etc.)
- Mississippi Valley Conservation Authority review
- land use planning requirements under the *Planning Act*
- other regulatory requirements (sound, setbacks, etc.)

# Ontario is procuring new waves of electric energy projects.

## CONTEXT

E-LT1	CLOSED – PROJECTS COMPLETE
LT1	CLOSED - PROJECTS COMPLETE
LT2 W1	2025 – procuring generation & storage assets
LT2 W2	2026
LT2 W3	2027
LT2 W4	2028

# procurement acronyms

## CONTEXT

IESO = Independent Electric System Operator

LT2 (c-1) RFP = Long Term Capacity Services (Window 1) Request For Proposals

## CONTEXT

# industry terms

energy (generation assets for the grid)

capacity (dispatchable / storage assets for the grid)

CONTEXT

## Key requirements for renewable energy + battery projects:

- Power / capacity off-taker (buyer) = IESO
- Experienced + financeable developer
- Willing host landowner
- Supportive municipality
- Indigenous partner
- Interconnection capacity (Hydro One grid)
- Regulatory approvals

## CONTEXT

**Project siting is a volunteer sport. Willing host landowners and supportive municipalities are critical.**

**Alectra cannot compel this project at this location, but when developers know or believe transmission capacity is available on a Hydro One transmission line, expect that multiple developers may pursue a project on that line in the vicinity.**

## CONTEXT

# Key legal requirements for projects:

- |                          |  |
|--------------------------|--|
| Power / capacity buyer   | → IESO Contract LT2(c-1)                     |
| Experienced developer    | → \$\$ financing (loan + security documents) |
| Landowner host           | → Option Agreement / Lease                   |
| Accepting municipality   | → MSR initially → CBA will come later        |
| Indigenous partner       | → equity agreement                           |
| Interconnection capacity | → Hydro One interconnection agreement        |
| Regulatory approvals     | → many authorities                           |

# Potential project timeline

- Early stage *pre-development* work happening now
- Site access (Option Agreement)(pre-agreed lease terms)
- Municipal support for the LT2 bid
- Indigenous support
- Assessment for sufficient interconnection capacity on Hydro One grid
- **BID** for an IESO LT2 c-1 contract (bids due Dec 2025)
- **WAIT** for IESO to award LT2 c-1 contracts across Ontario (2026)
- If successful in receiving an IESO contract:
  - Begin all permitting requirements with regulatory authorities
  - Continued public consultation
  - *Planning Act* requirements
  - Community Benefits Agreement – to be drafted
- Construction financing if project is economic
- Construction + energization
- Commercial Operation Date (COD)

# PROPOSED Option Agreement

- Township is granting Alectra a legally binding option to lease a portion of the property (not entire legal parcel).
- Option agreements like this are customary and necessary in Ontario and most jurisdictions where project development takes years to explore and determine if and where a project is possible and sensible.
- Alectra does not know yet if the project will proceed.
- If Alectra exercises the option, Alectra will have a long-term lease.
- Alectra may or may not exercise the option in Alectra's sole discretion.
- Option Period: long enough to bid for an IESO contract and determine if the project is feasible
- Little activity during Option Period years (just site investigations/assessment)

# PROPOSED form of Lease

- Term is long term
  - site assessment period
  - Construction Period
  - Operating Period = long enough to cover IESO contract term (+possible extension)
  - Decommissioning
- Alectra will own all installed equipment.
- Alectra will have exclusive rights to the leased acres portion of the property
- Township may still sell or mortgage the property (some rules apply)
- Environmental responsibilities are set out
- Township lawyers are negotiating decommissioning financial security from Alectra

# Alectra has also offered a Community Benefits Agreement (CBA)

- CBAs are not a tool to attempt undue leverage or impose unreasonable terms.
- CBAs are not required by any law.
- CBAs are a tool to capture a voluntary deal reached.

Alectra has offered a Community Benefit Agreement to the Township of North Frontenac, which will be negotiated and settled if the project proceeds.

Key terms have been captured in a Memorandum of Understanding (MOU) at this time.

# CBA proposed key terms

## DRAFT proposed CBA terms:

- Community Benefit Fund annual contributions by Alectra.
  - Elected officials would determine how funds would be used and made available for community desires
- Fire safety plan + emergency safety planning to satisfaction of Fire Chief(s) and emergency responders and municipal officials. Annual fire/safety training paid for by Alectra.
- Certain fees coverage (TBD) of Township

# What is a CBA?

A CBA is a legally binding contract between an energy project development company and the municipality capturing what has been agreed for compensation and benefits to the community.

Typically materializes in discussions related to the municipality's support of proposed energy or infrastructure project which will have impacts on the community.

Municipalities use CBAs to influence development decisions, test which project companies are best for their area, be taken as a serious contractual counterparty, and respond to constituent questions about what is in it for the community.

# Purpose of a CBA

A CBA is a mechanism for community-minded developers to document their promises and commitments to help the community adapt and be fairly compensated for hosting a private sector, for-profit business project.

CBA's can share wealth and prosperity, and it can help a municipality respond to a proposed development which may bring change to the community.

CBA's can help balance benefits and impact.

# CBA lasting benefits

- Full circle benefits:
  - Revenues may be reinvested into local priorities and/or spread around democratically
  - Revenue distribution assurances are documented for the community and the project owner
  - Provides recognition for good developers
  - Creates community goodwill and mutual appreciation
  - May foster future energy projects and attract responsible developers
  - May help advance regional clean energy or energy resiliency goals

Ontario is committed to a serious energy build out, and transmission capacity in certain areas of the province is now determinative.

We are here to help rural communities navigate Ontario's energy sector opportunities.

Thank you.

Lisa Asbreuk  
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Cunningham Swan LLP  
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613 54

Date	Name	Comment
2025-09-12	Carol Hillier	The proposed B.E.S.S. that is under consideration makes me hope that it is only under consideration and not a done deal. I am concerned about the noise pollution. I have no property close to the 506 dumpsite, but I know people that do. I am concerned about the constant noise that will occur from the air conditioning required to keep the facility cool. I have many concerns regarding the possibility of this battery storage facility being built in our area that are similar to the concerns addressed by other taxpayers at the 3pm public meeting on August 27th. I am not in favour of this type of facility now or in the future in our Community of North Frontenac. I vote NO!
2025-09-14	Carl Cannon	Please be advised of our strong objection to the battery energy storage proposal that potentially could be located on municipal lands located on Highway 506 between Mississagagon Lake and Kashwakamak Lake. The possible long term risks from potential battery and transformer related spills and leaks on the subject lakes and groundwater and the noise emanating from such facilities does not seem to merit the potential short term lease monies the municipality may receive from leasing the subject lands. Further, associated construction and maintenance traffic would also be unwanted. As a retired in good standing former registered professional planner (MCIP RPP), I do not believe the proposed location is appropriate and hopefully Council will not be inclined to support the proposed use at the proposed location. The potential risk implications seem to outway and likely out live the potential return. I would think there are other lands in the municipality that are more appropriate for such a use and not located near sensitive environmental and recreational lands and waters.
2025-09-14	Anne Galeckas	As a seasonal resident of Mississagagon Lake, I am asking you to please vote against the BESS project. The environmental and financial risks far outweigh the minimal benefits to be gained by the township.
2025-09-15	Felicity Buck	wanted to add our voices to those opposed to the battery plant. We've tried to educate ourselves on all advantages and disadvantages as we genuinely want what's best for this area but we keep coming back to the conclusion the risks far outweigh the rewards.

2025-09-15	Susan Boyle	As a property owner at 2093A Browns Bay Lane I have an interest in the proposed BESS project, which I understand Council actively recruited with a view to increasing the Township's tax base. I commend Council for being proactive in seeking development for the Township however, I do have concerns regarding the BESS project. I did attend the Zoom Meeting and was advised that the project is a "permitted use" under the Township's Zoning By-Law. When I inquired if the public would have input into the Site Plan Agreement the Planning representative advised "it could be", which, to me, was not a definitive answer. I am aware that, with a view to eliminating developmental "red tape", the Provincial Government amended the Planning Act removing the requirement to hold a public meeting prior to a Council executing a Site Plan Agreement .In view of the above, I am respectfully requesting that a resolution be approved by Township Council to formally commit to the holding of a public meeting prior to the Site Plan's execution. I realize that the Site Plan Agreement is down the road, however I wanted my comments as a "matter of record" from day one and would appeal to Members of Township Council to allow its residents and taxpayers a further opportunity to comment.
2025-09-16	Azmina Jiwani	I am requesting that you vote No to the proposed BESS facility. Unmitigated risks are: soil and water contamination causing health issues, fire risk, lack of exit strategy (decommissioning), disruption to wildlife, disruption to local community (seasonal and full time). Potential consequences are loss of pristine status of our lakes impacting our livelihoods, followed by erosion of the property tax base because people will not want to live in the vicinity of BESS. These risks are unbounded.
2025-09-17	Carolyn Cannon and Curt Lang	Please advise Council of our objections to the Alectra Energy Solutions BESS proposal for municipal lands fronting onto Hwy 506 in the Township of North Frontenac. The proposed use creates unnecessary potential risks to both Mississagagon Lake and Kashwakamak Lake watersheds.
2025-09-17	Susan Cannon	Our family has had a cottage property in gorgeous Ward 1 of North Frontenac Township for more than 65 years. My objection to the proposed Battery Energy Storage Proposal is based on the very reason my 97 year old father selected Lake Mississagagon as our long term family recreational site. Lake Mississagagon is the headwater lake for the Mississippi River and as a head water lake, it is and should retain its position as the cleanest and purest lake on this system. To put at risk the purest source of water for the many downstream lakes and streams is unwise and lacks reflective consideration. The location of the proposed project risks water purity all the way to and past where I currently live (in Almonte). Almonte has an information plaque erected stating that Lake Mississagagon is the headwater lake for the Mississippi River system. Even with the best intentions and efforts, storage facilities ALWAYS leak/fail at some point. They just do. Maybe it will be material failure or human error or some unforeseen catastrophe. I cannot support putting this facility right on top of the start of a long continuous fresh water system utilized and enjoyed by so many of our communities. Please consider a lower risk location.
2025-09-17	Scott Lyons	As one of your constituents, I am writing today to ask you to vote against the BESS project proposal as the environmental and financial risks far outweigh the minimal benefits to be gained by the township.

2025-10-07	David Hertendy	I am sending this in response to the BESS site proposed on land adjacent to the 506 waste site. I am asking that you vote NO to the BESS facility, as have South Frontenac, Prince Edward County and Rideau Lakes. I am an owner on Browns Bay and my land sits inside the 1500ft easement between the BESS site and Kashwakamak Lake. I have the same concerns as letters put forward by Carl Flieler P.Eng. and the Kashwakamak Lake Association. I grew up in North Frontenac enjoying all the pristine lakes in the area. It would be a shame if future generations do not enjoy the same privilege due to one decision that could change that for all on the Mississippi Watershed. I feel the negative impact on the environment and the potential financial liability outweighs the financial gains to North Frontenac County. This facility would be better suited to an established industrial site, far away from pristine lakes and forested areas.
2025-10-08	Carl D. Flieler	<b>See Attachment #1</b>
2025-10-08	Jordan Williams	Please vote no to the BESS proposal from Alectra Energy Solutions. It is a terrible idea to potentially pollute our beautiful lakes and groundwater with the only potential benefit being a few short term jobs. I live at 1275 Forest Lane on Lake Kashwakamak. It's beautiful and serene with nice clean, clear water. I deliberately chose this spot to build my home. I certainly do not want to see this perfect place jeopardized because the Bess proposal was allowed to proceed. There is a reason the other municipalities turned down having a chance to have this facility. They obviously understood the negative impact it could have on their community. So I'm respectfully asking again, please vote NO to having the BESS facility come to our community. Thank you.

2025-10-08	Sherry Mills	<p>As an owner in Brown's Bay, Kashwakamak Lake, I am writing to ask you to vote NO to the proposed BESS facility being considered by the Township of North Frontenac and submitted by Alectra Energy Solutions.</p> <p>I grew up on the lake, have family there, and many great neighbours. We can all agree it's a beautiful area and would like it to remain that way for future generations and the wildlife in the area.</p> <p>A facility such as this would be much better suited to an established industrial area, somewhere that has the resources and manpower in place to handle the possibility of lithium battery fires that are associated with thermal runaway events. And of course all of the aftermath of such an incident. To place a facility such as BESS near two lakes, the Mississippi Watershed, forested areas, near homes, cottages and private wells would be grossly irresponsible and short sighted.</p> <p>Letters written and submitted by both the Kashwakamak Lake Association and Carl D. Fleiler, P. Eng, offer very good insights into the risks to the environment and human health, as well as the liabilities to the municipality. A good point that was mentioned in Carl Flieler's letter was the prospect that if Alectra is not in existence down the road at some point, then who will pay for any liabilities? And since the mention of liabilities to the township has come up, please refer to the 40 million dollar class action lawsuit between Mississippi Mills residents and the NRC near Carleton Place due to "forever chemicals" that have poisoned their wells. It's not from the same facility or business but the point is they are still dealing with the aftermath of an incident that has been ongoing since 2016. No one wants to experience that, and I just feel like this is an environmental ticking time bomb being brought into the area.</p> <p>Over the years municipalities everywhere have strengthened or changed their bylaws around waterfront properties to help protect and preserve the lakes and waterways; everything from rules regarding septic systems, to house setbacks from the water, to what one can do along their shorelines. So it would be a giant step backward to allow the building of a BESS facility with run-offs into two pristine lakes.</p> <p>In conclusion, please join South Frontenac, Rideau Lakes and Prince Edward County in saying NO to the proposed BESS facility being considered by the Township of North Frontenac.</p>
2025-10-08	Brian Lorimer	<p>As one of your constituents, I am writing today to ask you to vote against the BESS project proposal as the environmental and financial risks far outweigh the minimal benefits to be gained by the township.</p>

2025-10-09	Bonnie Douglas	I have been living in North Frontenac since 1980 and cherish the Land O'Lakes area as it has beautiful lakes, forests and great communities. Myself and many others have followed the Township regulations regarding building construction, septic tanks, water wells, fire bans and protecting the lakes and shorelines. Recently a family had to move a septic system back to 100 feet from the lake for water protection, so why are we taking a risk on this BESS placed between lakes, and near wells and flowing creeks. Now the Township should and must say No to this BESS Proposal. Why should we put the Land O'Lakes area at risk for fires and water contamination. Also we will be putting residents at health risk if their wells get contaminated and also property damage and fires. I have read many comments and I fully support the recommended Vote No stated by Mr. Newman and Mr Carl Flieler, P.Eng. you received on this Proposal. There have been many family generations in this area and others that helped develop this area with family members, friends, education centres, volunteers and tourists. Other areas, South Frontenac, Prince Edward County and Rideau Lakes have voted No to protect their areas. Also you should query Carleton Place, it was not a result of a BESS contract, however it was a water contamination that their citizens did not know about and drank the water for two years before authorities released the info. This tragedy is still before the courts. A question to ask yourself, if you vote yes for this contract and terrible health issues, fire or water contamination happens, how would you feel about this if you voted for it, I know I would be devastated. There should be no question a No Vote is mandatory for human and environmental safety. Therefore, as Council Members of North Frontenac protect our citizens, future generations, and our beautiful Land O'Lakes and Vote - NO.
2025-10-09	Doug Hallman	<b>See Attachment #2, 3 and 4</b>
2025-10-19	Doug Hallman	<b>Presentation to Council - Please contact the Clerk's Department for a copy</b>
2025-10-09	Lori Williams	<b>See Attachment #5</b>
2025-10-10	Derrick Lancaster	<b>See Attachment #6</b>
2025-10-10	David Arama	Just a letter to notify the township of my intense opposition to the proposed disastrous BESS Project. As an Environmental Scientist and local Resort Owner, I have many contacts in the media, eg CBC, local newspapers and magazines, and numerous Environmental Activist Organizations eg Earthroots, Greenpeace etc etc. Depending on the outcome of the meeting on October 24th, I will send out a Worldwide Press Release and to all Facebook, Native/Indigenous, and Social Media Groups. I did this several years ago to stop the development of the Bark Lake Centre, and was quite successful. Lets stop this corrupt, insensitive, disgraceful attempt to destroy the fragile North Frontenac Wilderness, and the rare wetland ecosystems at nearby Mud Lake.
2025-10-12	Lorne Flieler	<b>See Attachment #7</b>
2025-10-12	Eileen Flieler	<b>See Attachment #8</b>
2025-10-13	Pamela and Murray McCracken	This letter is a request to vote no to the proposed Bess Facility. Our family has owned waterfront property on Kashwakamak Lake since 1993. We have made this lake our permanent residence since 2019. The proposed battery storage facility is very high risk to damage our clean, quiet lake. Building a lithium storage installation on fractured rock close to both Kashwakamak and Mississagagon Lake risks forest fires, ruination of drinking water and contamination of the watershed system. Neighbouring municipalities have turned down similar proposals and we request this council do so as well.

2025-10-13	Deborah and Andrew Webb Stephanie and Carlos Lopez	<p>We are writing to you with serious concern regarding the BESS project proposed by Alectra Energy and strongly urge you to vote NO at the October 24th meeting.</p> <p>We own property on Lake Kashwakamak and have been residents for a number of generations. The reasons we choose to live in North Frontenac mainly centre around 'environment' - natural splendor, forests, wildlife, clean air and clean water in hundreds of lakes. This environment is our townships greatest attraction and its largest economic asset. It is why we choose to live here, pay our taxes and support our local community. It is also why thousands of tourists come every year to spend their vacation dollars. This project appears to have little economic benefit to the township but includes the potential of risks that could place all of this in jeopardy.</p> <p>The Kashwakamak Lake Association has submitted a letter detailing, at length, the potential damage that could ensue to the township and its environment and we fully support its position.</p> <p>It is, of course, very important that we consider all opportunities to generate and distribute energy efficiently and cleanly. And, in the right location, BESS might be viable. This proposed location in North Frontenac is not the right location and within 1500 feet of a major watershed lake is absurd.</p> <p>If South Frontenac, Rideau Lakes and Prince Edward County have already rejected this project it is difficult to understand how North Frontenac could consider it.</p> <p>Again we ask you, for the current and future good of North Frontenac, to please reject this proposal.</p>
2025-10-14	Mags Gardner and Ray Micheli	<p>Please count us among many residents/owners of North Frontenac who firmly oppose the installation of BESS near the 506 Waste Centre. We find it strangely curious that Council would consider this temporary installation to be a green solution when the quality of the natural surroundings would be so significantly threatened: water, light, noise and natural habitats risk long term negative impact. Furthermore, at a time when across the country Canadians (and the Canadian government) are painfully aware of fire devastation, it seems odd that Council would be entertaining a proposal that puts the area at such risk without the fire mitigation infrastructure to adequately respond. Thirdly, Alectra's experience managing this technology is untested. Does Frontenac really want to be the guinea pig with so much at stake? Accepting this proposal is a short-sighted risky solution. Instead, North Frontenac should be exploring ways it can build on its strengths as a naturalists' playground and to attract more environmentally friendly tourism dollars to this too-well kept provincial secret.</p>

2025-10-14	Janine and Derrick Huston	<p>As owners in Frontenac Shores, we are writing to express our strong opposition to this project due to the significant risks it poses to our community, our natural environment and our local economy. The Frontenac Shores Board submitted several questions to the township and Alectra Energy Solutions (AES), which remain unanswered. However, even with the limited information currently available, it is clear that the proposed BESS presents unacceptable risks and uncertainties for our area. Our concerns include:</p> <ul style="list-style-type: none"> <li>*Noise, air and light pollution (specifically our Dark Sky Preserve status).</li> <li>*Potential water contamination from toxic runoff.</li> <li>*Fire and explosion risks when combined with the limitations of our rural township's fire response capabilities.</li> <li>*Decrease in property values.</li> <li>*Increased insurance premiums.</li> </ul> <p>We strongly urge Council to:</p> <ul style="list-style-type: none"> <li>*Vote NO to any leasing or zoning changes related to the proposed BESS site.</li> <li>*Prioritize the health, safety and long-term sustainability of North Frontenac's communities, lakes, forests and tourism economy.</li> </ul>
2025-10-14	Krista Hall	<b>See Attachment #9</b>
2025-10-14	Brenda and Craig Webster	<b>See Attachment #10</b>
2025-10-14	Jason Rucker	<p>As a firefighter, I have firsthand experience dealing with lithium-ion battery fires—from passenger vehicles to e-bikes—and I can assure you they are not ordinary fires. In every incident I have responded to, the outcome was devastating. Homes burned to the ground, and vehicles were left to burn out on the roadside because once a battery enters thermal runaway, there is no effective way to extinguish it. The amount of water required is astronomical, and even then, the fire often reignites. The worst part is, all the water used to cool the fire is then contaminated and leaches into our soil, rivers, lakes and ground water. While I understand that the facility will be designed with safety protocols, no system is infallible. If a failure were to occur, the environmental consequences for our beautiful Land O' Lakes region—its forests, lakes, and groundwater—could be irreversible. Please do not take that risk with North Frontenac.</p>
2025-10-14	Garth and Mary McLeod	<b>See Attachment #11</b>

2025-10-15	Michel Blondin	<p>I've been coming to this area - Frontenac Shores formerly Twin Pine Resort since I was a little boy with family and friends. It's been such an escape from the big city hustle and bustle. The quiet, the calm, nature, the lake, it's such a treasure! My family and I enjoyed it so much that when the opportunity of owning a share of this paradise presented itself back in 2008 we jumped on it without hesitation and have been loving it ever since! Now my children are enjoying this piece of heaven. Some of the most memorable moments have been outside, enjoying the evening calm, watching the sunset, starting a campfire and stargazing with my children. When we heard about the BESS project possibly setting foot meters from our doorstep I thought it couldn't be real! How could such a project be even considered in this precious place? But the more I thought about it the more concerning this situation has become. The worst possible outcome may come to fruition. Will we have to leave?... The environmental impact, the noise pollution and light pollution that this project will have on this area and the surrounding area is not acceptable. My family and I strongly disagree with any approval of this project moving forward.</p> <p>I can't stress enough the importance of continuing the preservation of this beautiful place.</p>
2025-10-15	Lynne and Richard McCurdy	<p>My husband and I have been cottagers on Lake Mississagagon for almost 20 years and recently built our retirement home on the lake. This is our forever home. We are strongly opposed to the proposed storage facility for a variety of reasons. We are not against the technology as part of the strategy to reduce emissions but we do not believe the proposed site is appropriate for this technology. It is too close to two lakes with high density and there is a risk of potential contamination to our watershed system. The negative potential outcomes of an incident at this location would far outweigh any benefits.</p> <p>It is also unclear what happens after the lifespan of the site - specifically who is responsible for site decontamination and cleanup etc.?</p> <p>Is there not alternative location within the township that minimizes these risks?</p> <p>Please vote no to this current proposal for this location. We appreciate your attention to this matter.</p>
2025-10-16	Ionna Murray	<b>See Attachment #12</b>
2025-10-17	Susan Martin	<b>See Attachment #13</b>

**Date: Oct. 8, 2025**

**Subject: Opposition to Proposed Location of Battery Energy Storage System (BESS) Adjacent to 506 Waste Facility in the Municipality of North Frontenac**

Dear North Frontenac Mayor and Council,

As one of the owners of 3656 Rd. 506, in the municipality of North Frontenac I am writing to you on behalf of all of the owners to express our opposition to the location of the proposed Battery Energy Storage System (BESS) facility adjacent to the current 506 Waste site. A site located less than 500 m from our environmentally sensitive property.

There are numerous environmental concerns (water, air and soil) and liability risks (human health, wildlife and property) which present significant risk to the Municipality of North Frontenac, the Mississippi Valley watershed, and all of the property owners and their properties in the vicinity. These factors make this site an extremely poor and inappropriate choice of location for a Battery Energy Storage System facility such as the one proposed by Alectra Energy Solutions. Those environmental and liability risk factors which far outweigh the potential rewards to the municipality and its constituents are as follows:

**1) Environmental Impact**

**a) Negative Impact on Watershed and Drinking Water Supply**

According to studies performed for the Corporation of the Township of North Frontenac as recently as 2024, the primary drainage direction of surface water from the proposed BESS site is eastward and discharges into Brown's Bay on Lake Kashwakamak. The dominant flow of groundwater is to the southeast to a tributary that also discharges into Brown's Bay on Lake Kashwakamak.

Surface water flows underground starting at the privately owned property easterly adjacent to the proposed BESS site and continues into and through the 3656 Rd. 506 property before re-surfacing and continuing to flow into Brown's Bay on Lake Kashwakamak.

The boundaries of the proposed BESS site are located approximately 30 m (100 ft.) from the regulation limit identified by the Mississippi Valley Conservation Authority surrounding a wetland area to the southeast (in the surface water and ground water flow path).

Mississagagon Lake, a spring fed headwater for the Mississippi watershed located less than 750 m away is also at a lower elevation than the proposed BESS site making it another environmentally sensitive waterway that could be negatively impacted in a similar order of magnitude to Lake Kashwakamak. Selecting a site in close proximity and in between these two pristine water sources is extremely short sighted.

Covering a 10 acre area of land at the head of this drainage area with concrete to support the BESS will dramatically increase the surface water runoff volume. The additional runoff may also lead to ponding and flooding on the adjacent properties within the surface water drainage direction.

Since this area of the watershed is already burdened with potential contaminants emanating from the 506 waste site, the increased runoff and groundwater flow may accelerate the rate of contaminant flow towards Lake Kashwakamak, a key part of the Mississippi Valley watershed. Additionally, there may be contaminants generated from the BESS site itself which will add to the contaminant loading. A fire or discharge of effluent from the site will also compound the negative impact.

The fractured bedrock ground composition could facilitate a rapid unpredictable distribution of contaminants throughout the groundwater. This could irreversibly damage the aquifers that supply drinking water to local residents and cottage owners.

Several drinking water wells are located on part of Lot 9, Concession 8 at properties surrounding Brown's Bay which are less than 500 m from the proposed BESS site and directly in the path of groundwater flow towards Brown's Bay. Two additional drinking water wells are located approximately 500 m to the east of the proposed BESS site, located at 3642 and 3656 Rd. 506. In addition to drilled wells, many cottages on both Kashwakamak and Mississagagon lakes obtain their water supply from the lake water. The additional volume of water flow combined with the existing contaminant source of the 506 waste site may poison some or all of these drinking water supplies not to mention the impact on other cottages around these lakes and further down the Mississippi Valley watershed.

This represents significant potential health concerns and losses to residents and property owners should their wells become poisoned. These losses will translate into a significant cost to the municipality in addition to the effect on human health.

**b) Negative Noise Impact and Air Pollution Source**

During the construction phase there will be considerable noise and dust created which will move in the direction of the prevailing winds again towards properties located to the east and southeast of the proposed BESS site. There will also be many traffic disruptions presumably during a time of year when tourism in the area is at its peak.

The constant operational noise associated with a BESS is in the range of 50-70dB which can be the equivalent to that of continuous road traffic. This represents a significant change to an otherwise quiet area that property owners have chosen for that very reason; to enjoy the clean natural setting away from urban stresses. This will have a long-term negative impact on property values and tourism which are key sources of revenue in the area.

**c) Negative Impact on Soil**

Soil erosion and potential increased spread of contaminants from the existing 506 waste site due to surface water runoff and wind will be increased especially during the construction phase, but also as a result of ongoing operations.

**d) Negative Infrastructure Impact**

The construction vehicle traffic will place a greater burden on the roads in the area especially during spring run off periods when reduced loads are normally required. This will damage local roads both during the construction stage and during decommissioning at the BESS end of life.

**Has the council considered the resulting increased road repair and maintenance costs and if so, what is the estimated cost to ratepayers?**

**2) Liability Risks**

**a) Human Health**

All of the forementioned water, air and soil implications have the potential to be massive liabilities if there are resulting acute or chronic health issues. These may occur from individual events stemming from the operation such as a fire at the facility, or as a result of the long-term operation over the 20 yr. contract life. Chronic effects may not be detected until long after the contract life. Since the water gradient and wind direction are both towards our property, contaminants from either source can have a negative impact on health and quality of life.

**b) Wildlife**

Wildlife living in the same corridor down stream or down wind of the proposed BESS location will be negatively impacted similarly to humans. An event such as a fire at a BESS site would have devastating effects on the local ecosystem.

**c) Property Damage**

Again, the direction of flow of water and wind, and the close proximity of our property to the BESS source (and the 506 waste site) increases the probability of damages occurring that produce either short or long-term effects.

**d) Fire**

Lithium battery fires are typically associated with thermal runaway events. They propagate very quickly and can be extremely violent generating toxic compounds that could be discharged into the air, water and soil. Current firefighting techniques are focused on containment of the fire to keep it from spreading to adjacent battery banks or the surrounding area while the fire burns itself out. The intensity of the fire increases with the state of charge of the batteries.

It should be noted that fire suppression systems utilized within BESS do not necessarily stop thermal runaway. They only serve to attempt to slow the rate of thermal runaway.

Although the local volunteer fire department is expected to receive training on how to handle a thermal runaway fire at a BESS site, they may not have an adequate response time to the proposed site to contain it, nor have the resources to fight the fire should it last for several days, or if it has already breached the site upon or after arrival.

Also, it would be unfair to expect a volunteer fire department to have the same level of experience and resources necessary to deal with such a fire as those in an urban area with a fully staffed full time fire department such as the other current sites mentioned by Alectra. This would put our local fire department(s) at risk and their depleted resources would limit their response to other fire events in the area.

In addition to a thermal runaway event causing a fire there is also the possibility of a fire originating from a lightning strike or the nearby 506 waste facility and spreading to the BESS facility.

**What is the response time of the volunteer fire department to the proposed site?**

### 3) Costs to the Municipality and its Constituents

In the FAQ section of the presentation under the question: Will the BESS impose any costs on the Municipality's ratepayers? Alectra has responded by saying:

**"Alectra and any investment partners will fully fund all costs for capital and development as well as operations and maintenance of the system."**

What I see lacking is any indication that Alectra will cover any costs associated with an event or ongoing operational impact that compromises the surrounding environment, acute and chronic human health conditions of impacted residents, property damage, wildlife or remediation of the site & nearby properties which become contaminated as a result of the operation.

**What is the estimated cost of decommissioning and removal of hazardous materials from the site?**

**Who will pay for these liabilities especially if Alectra is not in existence or able to fully compensate for losses resulting from a negative event such as a fire, contaminated water supply, or remediation before or at the BESS end of life?**

### 4) Omissions from Alectra Energy Solutions Presentation

A significant omission from the Alectra presentation is the potential severity of a fire at the BESS location. They have tried to downplay the potential for occurrence and highlighted their capabilities of detection of a thermal runaway situation, but the fact remains that the severity of a fire at a Lithium Iron (Fe) Phosphate (LFP) BESS facility is inherently very high and needs to be included in any failure mode and effects analysis (FMEA) for the design and operation of the facility.

Also, a site cannot be selected without first establishing an acceptable Emergency Response Plan that addresses all of the potential risks. An Emergency Response Plan needs to also consider the environmental conditions at the time of a potential fire, including response times and 24 hr. support plans since typically a fire at an LFP BESS facility is addressed by allowing it to burn out; only containing the spread of fire to other BESS units or the surrounding environment until it self-extinguishes.

This raises several questions, namely:

**What are the municipality's capabilities for containing a fire and spread of contaminants on a 24 hr. basis until it self extinguishes utilizing its current resources?**

**What are the implications, containment plan and remediation plans if a fire takes place during hot dry conditions such as this past summer when a fire ban is in effect?**

**How will the fire be contained if it breaches the BESS boundaries and spreads to adjacent properties or the 506 waste site? What health care and remediation expenses will Alectra or the municipality be covering for those residents and ratepayers that are impacted?**

**What deadline has been communicated to the municipality of North Frontenac for the site selection?**

**What is required by Alectra in terms of a "Municipal Support Resolution" (MSR) for submission of their proposal to the IESO?**

**5) Alternate Technologies – Due Diligence**

**Was the proposal to install a BESS in North Frontenac for peak shaving purposes unsolicited and brought forward by Alectra Energy Solutions? If so, has Alectra proposed any alternative technologies to LFP (excluding NMC) which are considered safer and more appropriate for stationary BESS applications, or have they simply offered an LFP system based on implementation cost?**

**Has council researched alternative technologies that may be safer for a stationary BESS installation as part of their due diligence process?**

**6) Overstated Potential Benefits to Ratepayers**

In the Alectra presentation there is an indication that they are in discussions with North Frontenac municipality on a \$/MW payment award.

**What are the anticipated revenue amounts per year to the municipality for this component, and for the land lease revenues?**

**Since the purpose of this project is for peak shaving should the \$/MW payment benefit currently being considered not be a \$/MWh so that the benefit is calculated based on the total energy benefit and not the rate of energy produced?**

Operations will be monitored remotely with no indication of local staffing so little or no local long-term employment will be created.

**Summary:**

In conclusion, it is the clear opinion of the owners of 3656 Road 506, Con. 8, Pt. Lot 9, North Frontenac, ON that the proposed location for an LFP based BESS site adjacent to the 506 Waste site within North Frontenac municipality is not suitable to support the intended operation. We ask that council vote NO and turn down the offer from Alectra Energy Solutions at the currently proposed site as council has a duty of care to its constituents to protect their safety, health and quality of life.

The potential negative impact on human health and the local environment based on the close proximity to two key waterways feeding the Mississippi Valley watershed is severe and irreversible and far outweighs the benefits. I believe it is for similar reasons that municipalities in South Frontenac, Rideau Lakes and Prince Edward County have refused BESS proposals. There would also be a negative impact on existing tourism revenue streams and on the quality of life for residents and visitors to the area.

Selecting a site within the municipality for this purpose prior to the completion of a full environmental risk assessment and development of an Emergency Response Plan which considers the impact on environment, human and wildlife health, and infrastructure including potential resulting costs would be negligent. Without these essential components of a proper due diligence process for site selection, the municipality and its constituents are left exposed to potentially crippling liabilities. If council wishes to review other locations for this type of project, they should consider industrial parks away from residential and eco-sensitive areas where there is more comprehensive fire and infrastructure support.

The municipality should also consider alternate emerging BESS technologies to lithium-based systems (other than Nickel Manganese Cobalt-NMC) which would be more appropriate for stationary BESS applications due to their inherent safety properties compared with LFP systems. The criteria for selection should require the safest available technology, not just the lowest cost per MW basis on which the IESO awards projects.

Sincerely,

*Carl D. Flieler*

Carl D. Flieler, P.Eng.

On behalf of the owners of 3656 Road 506, North Frontenac

My name is Doug Hallman and I am a member of the board of Directors for Frontenac Shores. I have been tasked by the board and our property management team to deliver a report to our 80 owners on the BESS that is being planned less than 1km from our property line. I am also aware that time is of the essence to get this information to our owners as this project is due to be turned into the IESO for the LT2 (c-1) project deadline of December 18th. While there are many concerns that are not listed below, we currently have several questions and concerns that we are looking for answers for as we prepare this report. We do plan on submitting a list of further questions and concerns in the coming days and weeks and we are planning to attend the Special Council Meeting on the 24th. I wish that we would have become aware of such a massive project earlier so that we could have been a part of the Public Consultations Sessions in August but they had already happened by the time I became fully engaged about this project. While we have watched the presentation we were disappointed that the public comment sections were not provided as part of the website. Are the recordings of the two meeting available for us to review?

The questions that we have for you this evening are as followed:

\*What is the MW/MWh size of this proposed system? Slide 17 of your presentation states that it is for a 140MW system but it does not include a MWh rating of the project. Your site under "Visual Impact" references the Oneida BESS and states that it will be roughly 20% smaller. Oneida is a 250MW/1000MWh site which according to some deep googling sits on a 10 acre site. Your proposed site is 10 acres so I'm overly confused if you are talking physical foot print, MW of output, or MWh of storage. Also in your August Presentation you stated that the IESO and Hydro would be adapting the size of the project to the capacity that is available. Has there been any change in plans yet to grow or shrink the site?

\*What is the proposed RTE (Round Trip Efficiency) of the proposed site, and have there been any vendors that have been chosen or eliminated at this time for providing the BESS system?

\*What sort of lighting will be required at this site? As you may or may not be aware of North Frontenac was the first municipality to receive 'Dark Sky Preserve' status from the Royal Astronomical Society of Canada.

\*What is the environmental impact on our forest be that you are proposing to cut down to host this BESS? Is the total amount of forest to be clear cut 10 acres, or is there additional clearing that would also need to happen for access roads, or hydrant lines etc.? How will this site affect the wildlife in the area? I'm sure no one would complain if the mosquitoes and horse flies were to go away but if the birds, and the other wildlife are impacted that would be of major concern.

\*What sort of cooling will be used onsite, and will the batteries be water cooled or air cooled? If water cooled where will that water be sourced from in the commissioning of the BESS and disposed of when the plant is decommissioned.

\*What sort of ongoing water testing will be done to confirm that there are no leaks or pollution into our groundwater or our lakes? As you are aware there is no alternative water source as there is no public water in North Frontenac. Our two head water lakes that you would be sandwiched in between feed into the Mississippi River and thus the Ottawa River, and potential contamination is a major concern.

\*Would the site be rated to be hit by microbursts? I believe it was in 1998 that Frontenac Shores took a direct hit, falling a significant number of trees and knocking out power for a week to the area. There have been other tornadic activity in the area especially toward Tweed just a few years ago. Is the BESS designed to take a direct hit and not cause environmental impact or a fire?

\*As you are aware, fighting BESS fires is something that takes a significant amount of time and resources to manage even though you can't truly help to extinguish them, you can only help prevent an expansion of the fire to other battery packs. According to the most recently publically available Fire Master Plan from 2018, the average response time in North Frontenac is 19 minutes (the closest fire house is Plevna Station which is 11 minutes way), and the average depth of response according to section 10.1.1 of the document states on average 4 firefighters respond to fire calls, which include an incident commander, a pump operator, and two attack line operators. The pumper has 3-8 minutes of water onboard, and in section 11.3 it says that as needed that number can climb to 12 firefighters responding. In the entire 447.1 square miles of North Frontenac there were just 32 fire fighters. As far as fire hydrants, to the best of my knowledge the best we have in the township is the dry hydrants. According to the report as a township we have 3 pumpers and 2 tanker trunks, but no engine or ladder trucks. Historically Frontenac Shores and previously Twin Pines has been a fill site for our tankers and they have done training at our facilities, so we would be ground zero for an incident at the BESS. During the public presentation it was stated that AES has been in contact with the fire department. Does our fire department have the crews and equipment needed to respond to a fire at the site, or to protect the site during a wildfire to prevent a series of thermal runaways from happening? On Tuesday October 7th 2025 there was a small forest fire by Pringle Lake just 12km from the proposed BESS, and in the summer of 2022 there was one in between the lakes within 3km of the site. Is AES prepared to pay for major improvements/personnel and or stand up a full time, self funded, fire service to ensure our community is protected from a potential fire at the BESS?

\*Does North Frontenac have a Hazmat team that would be able to respond to and monitor the area in the case of an incident, large or small? If not what would the plan be to create or enable this position but not at the expense of the taxpayers?

\*What are the insurance implications for those that live near to a BESS site? Insurance is based off risk, and the higher risk you have the higher the insurance premiums are? What has been the average impact on those that live within a 1km, or 5km distance from a BESS? Is there compensation for those affected by no fault of their own?

\*Are there any other data collection companies or government agencies that collect and monitor BESS failures outside of EPRI? The data on their site is scrubbed from the internet or from people that report the incident to them, not from governmental oversight, and they even clearly state that they can't collect data about fires internationally cleanly as they are not able to monitor the web in other languages or translate sites that talk about incidents. For example they don't have the fire from October 1st at the Salt Flat Solar project listed nor the secondary fire from February of this year at the Moss Landing listed on their site. Their graphs on the site also do not reflect the data that is in their database when it comes to the events per year. Currently it shows 2 major fires, when they list 4 missing the 5th fire from last week.

\*What sort of sound footprint will the BESS produce and what steps will you take to limit the sound of the BESS from being heard at near by residences and on the lakes? What are the townships sound limits that this BESS will be governed by? While I appreciate the statement on your website that "It is fully expected that noise will not be an issue given our BESS installation is rural with no nearby receptors. The acoustic assessment report will ensure this is the case." I am concerned that it is an oversimplification of the situation as your report also states that the closest residents are 1km away from the site which is not the case. There are homes and resorts (tourism is a key industry in the township) that are closer than that to your proposed site. From what I am aware of, the closest cottage is only 518m away. Also full disclosure I have reached out to family member who is a retired chair of the ASTM International committee on Building and Environmental Acoustics and he has been talking to several of his colleagues about noise pollution from this proposed BESS. Their quick napkin calculations has sound pollution dropping below ambient sound levels roughly 10km away from the site and that would not account for the tonal levels of a 120hz range which could be heard further away. Once it becomes less than ambient that doesn't mean that it isn't heard, it just means that other ambient sounds are just as loud or louder than the BESS which still would contribute to a raised noise floor. A major concern I have is the assumption that is made on AES's part that "these approximations are worst case given this BESS installation is likely to be situated in a mature forest and not in an open landscape." According to his colleagues the trees won't actually help you with the low frequency hum that is generated by the plant. It is true that the higher frequencies would be absorbed by the forest and fall off faster, and the ground effects of soft ground tends to reduce sound in the 120hz range but large areas of water or hard surfaces can actually help to yield higher levels of sound. The BESS is roughly 500m from Lake Kashawakamak and 700m of Lake Mississagagon. As I'm sure you are aware, sound is also impacted by temperature, and humidity so they expect the time where the largest number of people can hear the BESS will be overnight and just around daybreak which could be as far away as Bon Echo. Can you guarantee that this BESS will not be audible on either lake, or at the property lines of residents that live close by?

Thank you for your prompt response on these matters.

Doug Hallman  
Frontenac Shores Board Member

Dear Council, Mayor, Planning Commission, and Other Community Stakeholders,

Please find attached an open letter and presentation on the Battery Energy Storage System (BESS) project that we have shared with our roughly 80 owners at Frontenac Shores. As you may or not be aware Frontenac Shores is roughly 1km away from the proposed BESS and will be directly impacted by the installation, operation, and decommissioning of the site.

Frontenac Shores is a unique part of the North Frontenac community that brings together Canadians and Americans from all walks of life. As a community we have constantly striven to improve our lake, and only want what's best for the surrounding area. While most of our owners don't live in North Frontenac year round, many of us spend four or five weeks a year at Mississagagon Lake. While some locals may consider us tourists, I believe that the term part time resident is more fitting. We're here for the long haul. Each time a tourist visits the area, they have a choice of whether to return to the area, or find somewhere else to go in the future. As owners, we don't have that same option. The only way we can leave the area would be to sell our share in the association, much like a resident selling their own home. How each of us found Frontenac Shores varies, but for many of us, we consider North Frontenac our second home, our retreat and sanctuary. Personally, I've been coming to the lake since before North Frontenac was even officially established in 1998. My Great GrandParents started coming to Twin Pines Resort in 1958 and I followed in their footsteps in 1993 shortly after my 7th birthday. It's fair to say this is my Home 2.0 and I can't wait to someday share this lake with my children and grandchildren.

With that all being said, the association and I have invested a significant amount of time, energy and resources into putting this presentation together for our owners. They deserve the right to be informed about what is being proposed and have realistic expectations of how the proposed BESS would impact their time at the lake. We have done our very best to be fair, but also realistic. As an association, we understand the need for emerging technology like BESS facilities, and we understand that there have been major improvements since the first utility scale BESS came online almost 13 years ago today. That doesn't mean that we are ready to support a BESS site in a location which would have a direct impact on our owners.

There are a significant number of questions that North Frontenac needs to grapple with, not only for this project but for the others that are sure to follow. Technological advancements like BESS and Data centers are here to stay, and as a community we need to take the next several years to figure out if, and how, industrial sites fit into our community. We need to put guardrails and plans in place to help protect our community from changing from a peaceful rural area, to an industrialized hot zone, where massive international conglomerates, much larger than Alectra Energy Solutions come knocking, wanting to build their next data center, or power plant, in our community.

Many of the questions set forth in the letter and presentation may not have specific answers as the engineering/planning/studies have not yet been complete for this project. Some questions have already been directed at Alectra Energy Solutions, others will be follow up questions when they respond with answers to our previous questions.

Thank you in advance for spending time studying and learning about how this BESS would impact our lives at Frontenac Shores now, and into the future and we look forward to engaging with the township on this matter in the coming weeks.

Doug Hallman  
Board Member  
Frontenac Shores



October 13, 2025

**Subject: Opposition to Proposed Battery Energy Storage System (BESS) Near 506 Waste Centre**

Dear Mayor, Council Members, and Township Staff,

My name is Doug Hallman, and I am writing on behalf of Frontenac Shores, including our Board of Directors, Property Management, 80 property owners and their families, and our many guests who frequent the resort throughout the year.

As you may be aware, Frontenac Shores is the closest resort to the proposed Battery Energy Storage System (BESS) site near the 506 Waste Centre. Our nearest cottage is approximately **1,085 meters** from the edge of the proposed development, based on the mapping provided on your public engagement website.

We are writing to express our **strong opposition** to this project due to the **significant risks** it poses to our community, our natural environment, and our local economy. Additionally, we have submitted several questions to the township and Alectra Energy Solutions (AES), which remain unanswered. However, even with the limited information currently available, it is clear that the proposed BESS presents unacceptable risks and uncertainties for our area.

## Key Concerns

### 1. Environmental and Health Risks

- **Noise Pollution:** Acoustic experts we've consulted predict that industrial fan noise and a 120Hz hum could be heard **up to 10 km away**, especially during quiet nights and early mornings. This would directly impact not only our resort, but every resort on Mississagagon and Kashwakamak Lakes but also potentially communities as far away as Plevna, Ardoch, and even Bon Echo.
- **Light Pollution:** There is no clear information provided on how light from the facility will be contained. BESS sites are known to operate with significant lighting for safety and security—compromising our **Dark Sky Preserve status**.
- **Water Contamination:** In the event of a thermal runaway or fire, toxic runoff from firefighting efforts could contaminate our **lakes, streams, and drinking water**. This poses a serious threat to aquatic life, recreational use, and human health.

## 2. Fire Risk and Emergency Response Limitations

- The **2018 Master Fire Plan** states that our local fire department takes an average of **19 minutes** to respond with only 3–4 firefighters and a limited water supply (3–8 minutes of handheld hose operation).
- Recent BESS fires in the U.S. (Salt River Project, Townsite Solar Facility, California Flats) required:
  - Multiple Fire departments and HazMat teams
  - Specialized ladder trucks
  - Hundreds of thousands if not millions of gallons of water
- **North Frontenac lacks this equipment and staffing**, and we are not part of a mutual aid agreement with better-equipped municipalities like Napanee.
- Expecting our **36 volunteer firefighters spread over 439 square miles** to manage an industrial fire of this scale is unrealistic and unsafe for them and the surrounding communities.

## 3. Economic and Tourism Impacts

- **Frontenac Shores pays over \$26,000 annually in property taxes** and supports local businesses through consistent tourism.
- If the area loses its natural peace and safety, many of our owners may choose to leave—effectively closing the resort.
- The project threatens to undermine the very essence of what attracts visitors to North Frontenac: **tranquility, nature, and a clean environment**.
- What plans does the Township have to mitigate lost revenue and tourism if this project moves forward?

## 4. Unanswered Questions and Lack of Transparency

- Does North Frontenac have a **HazMat team** or protocol in place for monitoring air and soil contamination near the site?
- What **zoning and noise regulations** are in place to protect nearby residents?
- What safeguards are in place to protect the facility itself in the event of a **forest fire**?
- How will the **\$2.8 million in grants** be used, and has the Township accounted for inflation and timing of payments (over 20 years) in its assessment?

## **Our Position**

Frontenac Shores, along with nearby resorts, have **united in opposition** to this development. To our knowledge, **none of the tourism operators on Kashwakamak or Mississagagon Lakes support this project.**

We have always worked in cooperation with the Township and support our fire department. We've allowed local fire department to use our boat launch to fill tanker trucks in the past. Our appreciation for their service is unwavering.

But we are deeply concerned that this project places an **impossible burden on these volunteers, and an unacceptable risk** on our community.

## **Our Request**

Before any lease agreements are signed or zoning amendments approved, we respectfully request a formal meeting with Council to present our concerns and questions directly. We believe this conversation is critical before making any irreversible decisions that could alter the future of this area.

We strongly urge Council to:

- **Vote NO** to any leasing or zoning changes related to the proposed BESS site.
- **Prioritize the health, safety, and long-term sustainability** of North Frontenac's communities, lakes, forests, and tourism economy.

The IESO RFP process requires a signed land lease agreement. Denying this lease is the most straightforward and effective way to prevent this industrial project from moving forward in our township.

Thank you for your time and attention. We look forward to your response and hope to work together to protect the values and environment that make North Frontenac such a special place.

Sincerely,

**Doug Hallman**

Board Representative, Frontenac Shores  
[backstageDoug@gmail.com]

Dear North Frontenac Council,

### **Please Protect Our Lakes — Say NO to the BESS Proposal**

I'm writing to urge you to vote NO on the proposed BESS facility by Alectra Energy Solutions on October 24. My name is Lori Williams and I own waterfront property on Kashwakamak Lake. Like many residents and visitors, I chose North Frontenac for its peace, pristine nature, and clean water — not for industrial development.

This 140 MW, 20-acre lithium-ion battery facility would sit just 1,500 feet from Kashwakamak Lake and 2,000 feet from Mississagagon Lake — both vital to the Mississippi River system. The risks are staggering:

- **Water Contamination\*:** Our township has no municipal water. We rely on private wells and lake water. The site's fractured bedrock means any leak could poison aquifers and lakes — silently, irreversibly, and without warning.
- **Fire Risk:** Lithium-ion battery fires are toxic, explosive, and nearly impossible to extinguish. Our volunteer fire crews lack the equipment, training, and water infrastructure to contain such a disaster.
- **No Local Benefit:** Alectra profits by selling stored energy. There will be no permanent jobs, no on-site staff, and no meaningful economic gain for our community.
- **Massive Liability:** Decommissioning and cleanup could cost \$30–50+ million. If contamination occurs or the company walks away, taxpayers will be left holding the bag.
- **Environmental Damage:** Construction and operation will scar our roads, disrupt wildlife, and degrade the quiet beauty that defines North Frontenac. Property values and tourism will suffer.

Other municipalities — South Frontenac, Rideau Lakes, Prince Edward County — have already rejected similar proposals. We must do the same.

This project belongs in an industrial zone, not between two lakes that sustain our ecosystem and way of life. The risks are too high. The rewards are too low. Please protect our community and vote NO.

Respectfully,

Lori Williams

### \*Invisible Groundwater Contamination: A Silent, Irreversible Threat

BESS facilities contain hazardous materials — heavy metals, PFAS, solvents, and fire suppressants — that can leak through cracked foundations, corroded seals, or runoff. These leaks are often microscopic and undetectable, yet they can spread quickly through North Frontenac’s fractured bedrock and shallow soils. Contamination is invisible, tasteless, and odorless. Residents may only discover it after illness or a failed well test — long after the damage is done. PFAS and lithium salts can persist for decades, making cleanup nearly impossible.

The consequences are severe:

1. Permanent loss of safe drinking water
2. Ecosystem destruction
3. Property devaluation and abandonment
4. Massive financial liability for the township

Detection is unreliable, and most BESS developers don’t monitor groundwater long-term. In a region with no municipal water and a pristine lake system feeding the Mississippi River, this risk is simply too great to ignore.

**Open Letter to the Township of North Frontenac Council**  
**Re: Proposed Battery Energy Storage System (BESS) Between Kashwakamak and Mississagagon Lakes**

**Date:** October 10, 2025

To the Members of Council and the broader North Frontenac community,

On behalf of the Lancaster family, I am writing as a lifelong resident of North Frontenac and representative of Lancaster's Resort on Lake Mississagagon, a family-run business that has operated here for over forty years on a property that has hosted visitors and seasonal guests since the early 20th century. Our family has lived, worked, and welcomed visitors to this region for generations. We are deeply invested in the long-term wellbeing of these lakes, forests, and communities that define North Frontenac.

I want to be clear from the outset: we are not opposed to battery storage or renewable energy infrastructure within the township in principle. In a changing world, these systems are increasingly necessary to stabilize the grid and support the transition to cleaner energy. Our concern lies not with the technology itself, but with its placement in this particular location, where environmental, safety, and cultural factors make it profoundly unsuitable. This is more than just a classic case of NIMBYism.

**Environmental, Economic, and Cultural Sensitivity**

The area between Kashwakamak and Mississagagon Lakes lies within a headwater region of the Mississippi River system, where even minor contamination can cascade downstream. Mississagagon Lake is believed to have spring-fed inflows, and both lakes are clear, low-nutrient systems that form part of the Mississippi River's source waters. Any thermal incident, chemical leak, or fire-suppression runoff from a BESS site in this corridor would not remain local — it would directly impact the watershed's downstream health.

Just downstream lies the Mud Lake Provincially Significant Wetland, known for its wild rice beds, Indigenous heritage, and biodiversity. This wetland plays an irreplaceable role in filtration, habitat connectivity, and cultural continuity. To situate an industrial energy complex upstream of such an ecosystem is environmentally reckless and culturally insensitive.

This corridor represents the economic and emotional heart of North Frontenac's tourism economy, where resorts, lodges, and cottagers depend on the peace, clarity, and beauty of our lakes. These are not only ecological assets but also our primary tax base. Industrial lighting, mechanical noise, and visual intrusion are incompatible with the township's Dark Sky Preserve designation and the wilderness experience visitors seek here.

**A Flawed Site Rationale**

The proposed site's proximity to the existing landfill has been presented as justification for

industrial development. However, this logic is deeply questionable. Many rural landfills were established decades ago, often in low-lying or boggy areas simply deemed “waste land,” well before modern hydrogeological or environmental standards existed. Few of these locations underwent the kind of assessment that would be mandatory today.

To build a large-scale battery facility adjacent to such a site risks repeating historic mistakes — expanding industrial use into terrain that may already be compromised. A landfill’s existence should invite heightened caution, not serve as a convenient pretext for new development.

### **Safety, Emergency Response, and Community Risk**

This area presents serious logistical challenges. North Frontenac’s volunteer-based fire service and limited emergency response capacity are ill-equipped to manage lithium battery fires, which can burn for days and release toxic compounds. In fact, under current fire-safety standards, the typical response to such incidents is to isolate the site and allow it to burn out — a strategy that might be defensible in an industrial park, but is wholly irresponsible in a remote headwater region bordered by pristine lakes, forests, and wetlands and home to year-round residents, seasonal cottagers, family resorts, and visiting tourists. In the event of such a fire, how wide would the evacuation zone need to be, and would affected residents and businesses receive compensation?

### **Extreme Weather, Cooling Systems, and Noise**

This region has a history of severe storms, including tornadic activity and microbursts. I personally witnessed a tornado cross the opposite side of Mississagagon Lake years ago, and such events are no longer rare. Any industrial facility of this scale must be engineered to withstand tornado-level winds, not merely microburst or derecho conditions.

Additionally, there are unanswered questions about how the facility’s battery-cooling systems would source and dispose of water. If the system is liquid-cooled, that water would almost certainly come from local sources — either the surrounding lakes or the groundwater that feeds them. In a headwater landscape with no public water system, such extraction and discharge represent significant and ongoing environmental risks. If instead the system is air-cooled, will it rely on large fans or other mechanical equipment that could generate constant noise in what is otherwise a quiet, natural setting?

### **Due Diligence and Fiscal Accountability**

Recent township experience also underscores the importance of rigorous due diligence. The municipality itself was blindsided by the unexpectedly high monthly costs of the new public charging station — a much smaller project by comparison. If such challenges can arise at that scale, how can we be confident that every environmental, safety, and financial consideration has been fully vetted for a project of this magnitude?

### **A Vision for Sustainable Prosperity**

North Frontenac has an extraordinary opportunity to shape its future through sustainable, place-based prosperity rather than industrial expansion. With its pristine lakes, forested landscapes, and unparalleled night skies, this township could easily become southern Ontario's premier eco- and nature-based tourism destination.

Visitors today are seeking authentic wilderness experiences within reach of urban centres — clear water, dark skies, and the feeling of remoteness that defines our region. Protecting these values is not anti-development; it is future-oriented development, the kind that ensures enduring economic and environmental health.

### **Requests for Council Action**

I respectfully ask that Council:

1. Require an independent environmental and hydrological impact assessment, with explicit consideration of the Mud Lake Wetland and the Mississippi River watershed.
2. Revisit the site-selection rationale, particularly the assumption that landfill adjacency equates to suitability.
3. Conduct meaningful, seasonally appropriate public consultation, ensuring residents and resort operators are properly informed — both electronically and in writing — well in advance of any meetings or deadlines, and that consultations are not scheduled during the peak tourism season, especially during opening or closure periods when many are unable to participate. It reads as a tactic.
4. Develop a Township-wide Siting Policy for Industrial Energy Infrastructure, identifying zones where energy storage or generation is appropriate (e.g., along hydro corridors or near substations) and where it is not (e.g., near headwater lakes, wetlands, or tourism clusters).

### **Protecting What Makes North Frontenac Unique**

North Frontenac's legacy lies in its living wilderness — its lakes, forests, and night skies. These are not obstacles to modernization but assets to be safeguarded as we adapt to a changing world. Clean energy should not come at the expense of clean water, safety, or sense of place. With thoughtful planning and respect for what makes this region unique, we can build a truly sustainable future for both residents and visitors.

Thank you for your time and consideration.

Sincerely,

Derrick Lancaster

On behalf of the Lancaster Family

Lancaster's Resort, Lake Mississagagon

October 12, 2025

Council of The Township of North Frontenac  
6648 Road 506  
Plevna, ON  
K0H 2M0

**Subject: Opposition to Proposed Location of Battery Energy Storage System (BESS) Adjacent to 506 Waste Facility in the Municipality of North Frontenac**

Dear North Frontenac Council,

As one of the owners of 1305 and 1315-A Otto Lane and 3608 Road 506, in the municipality of North Frontenac, I am writing to you on behalf of all of the owners to express our opposition to the location of the proposed Battery Energy Storage System (BESS) facility adjacent to the current 506 Waste site. A site located less than 600 m from our environmentally sensitive property.

There are numerous environmental concerns (water, air and soil) and liability risks (human health, wildlife and property) which present significant risk to the Municipality of North Frontenac, the Mississippi Valley watershed, and all of the property owners and their properties in the vicinity. These factors make this site an extremely poor and inappropriate choice of location for a Battery Energy Storage System facility such as the one proposed by Alectra Energy Solutions. Those environmental and liability risk factors which far outweigh the potential rewards to the municipality and its constituents are as follows:

**1) Environmental Impact**

**a) Negative Impact on Watershed and Drinking Water Supply**

According to studies performed for the Corporation of the Township of North Frontenac as recently as 2024, the primary drainage direction of surface water from the proposed BESS site is eastward and discharges into Brown's Bay on Lake Kashwakamak.

Mississagagon Lake, a spring fed headwater for the Mississippi watershed located less than 600 m away is also at a lower elevation than the proposed BESS site which makes it

another environmentally sensitive waterway that could be negatively impacted in a similar manner to Lake Kashwakamak. Selecting a site in close proximity and in between these two pristine water sources is extremely short sighted.

Covering a 10 acre area of land with concrete to support the BESS will dramatically increase the surface water runoff volume and may even cause flooding of neighboring properties. Since this area of the watershed is already burdened with potential contaminants emanating from the 506 waste site, the increased runoff and groundwater flow may accelerate the rate of contaminant flow towards Mississagagon Lake and Kashwakamak Lake. There may also be contaminants generated from the BESS site itself which will add to the situation. A fire or discharge of effluent from the site will also compound the negative impact.

The fractured bedrock ground composition could facilitate the distribution of contaminants throughout the groundwater. This could irreversibly damage the aquifers that supply drinking water to local residents and cottage owners.

There are several drinking water wells located within 700 m of the proposed BESS site. In addition to drilled wells, many cottages on both Mississagagon and Kashwakamak lakes obtain their water supply from the lake water. The additional volume of water flow combined with the existing contaminant source of the 506 waste site may poison some or all of these drinking water supplies not to mention the impact on other cottages around these lakes and further down the Mississippi Valley watershed.

This represents significant potential health concerns and losses to residents and property owners should their wells become poisoned. These losses will translate into a significant cost to the municipality in addition to the effect on human health.

#### **b) Negative Noise Impact and Air Pollution Source**

During the construction phase there will be considerable noise and dust created. There will also be many traffic disruptions presumably during a time of year when tourism in the area is at its peak.

The constant operational noise associated with a BESS is in the range of 50-70 dB, similar to hearing the listening to the sound of a vacuum cleaner or air conditioner all the time. This represents a significant change to an otherwise quiet area that property owners have chosen for that very reason; to escape the constant noise of the city. This will have a long-term negative impact on property values and tourism which are key sources of revenue in the area.

#### **c) Negative Impact on Soil**

Soil erosion and potential increased spread of contaminants from the existing 506 waste site due to surface water runoff and wind will be increased especially during the construction phase, but also as a result of ongoing operations.

#### **d) Negative Infrastructure Impact**

The construction vehicle traffic will place a greater burden on the roads in the area especially during spring run off periods when reduced loads are normally required. Has the council considered the increased road repair and maintenance costs resulting from the construction and decommissioning of the BESS site? **If so, what is the estimated cost to ratepayers?**

### **2) Risks of Liabilities**

#### **a) Human Health**

All of the afore mentioned water, air and soil implications have the potential to be massive liabilities if there are resulting acute or chronic health issues. These may stem from individual events such as a fire at the facility, or as a result of the long-term operation over the 20 yr. contract life. Chronic effects may not be detected until long after the contract life.

#### **b) Wildlife**

Wildlife living in the area will suffer from the same effects as humans.

#### **c) Property Damage**

Gardens could be negatively impacts if water sources are contaminated.

#### **d) Fire**

Lithium battery fires from thermal runaway grow very quickly and can be extremely violent generating toxic compounds. Current firefighting techniques are focused on containment of the fire to keep it from spreading to adjacent battery banks or the surrounding area while the fire burns itself out. The intensity of the fire increases with the state of charge of the batteries.

It should be noted that fire suppression systems utilized within BESS do not necessarily stop thermal runaway. They only serve to attempt to slow the rate of thermal runaway.

Although the local volunteer fire department is expected to receive training on how to handle a thermal runaway fire at a BESS site, they may not have an adequate response time to contain it, nor have the resources to fight the fire should it last for several days. Also, it would be unfair to expect a volunteer fire department to have the same level of experience and resources necessary to deal with such a fire as those in an urban area with a fully staffed full time fire department such as the other current sites mentioned by Alectra. This would put our local fire department(s) at risk and their depleted resources would limit their response to other fire events in the area.

There is also the possibility of an outside fire source caused by lightning or forest fire attacking the BESS facility.

**What is the response time of the volunteer fire department to the proposed site?**

### **3) Costs to the Municipality and its Constituents**

**“Alectra and any investment partners will fully fund all costs for capital and development as well as operations and maintenance of the system.”**

There is no indication that Alectra will cover any costs associated with an event or ongoing operational impact that compromises the surrounding environment, acute and chronic human health conditions of impacted residents, property damage, wildlife or remediation of the site & nearby properties which become contaminated as a result of the operation.

**What is the estimated cost of decommissioning and removal of hazardous materials from the site?**

**Who will pay for these liabilities especially if Alectra is not in existence or able to fully compensate for losses resulting from a negative event such as a fire, contaminated water supply, or remediation before or at the BESS end of life?**

### **4) Omissions from Alectra Energy Solutions Presentation**

A significant omission from the Alectra presentation is the potential severity of a fire at the BESS location. They have tried to downplay the potential for occurrence and highlighted their capabilities of detection of a thermal runaway situation, but the fact remains that the severity of a fire at a Lithium Iron (Fe) Phosphate (LFP) BESS facility is inherently very high and needs to be included in an Emergency Response Plan.

This raises several questions, namely:

**What are the municipality’s capabilities for containing a fire on a 24 hr. basis until it self extinguishes utilizing its current resources?**

**What are the implications, containment plan and remediation plans if a fire takes place during hot dry conditions such as this past summer when a fire ban is in effect?**

**How will the fire be contained if it breaches the BESS boundaries and spreads to nearby forested areas or the 506 waste site? What health care and remediation expenses will Alectra or the municipality be covering for those residents and ratepayers that are impacted?**

**What deadline has been communicated to the municipality of North Frontenac for the site selection?**

**What is required by Alectra in terms of a “Municipal Support Resolution” (MSR)**

**for submission of their proposal to the IESO?  
5) Alternate Technologies – Due Diligence**

Was the proposal to install a BESS in North Frontenac for peak shaving purposes unsolicited and brought forward by Alectra Energy Solutions? If so, has Alectra proposed any alternative technologies which are considered safer and more appropriate for stationary BESS applications, or have they simply offered an LFP system based on implementation cost?

**Has council researched alternative technologies that may be safer for a stationary BESS installation as part of their due diligence process?**

**Operations will be monitored remotely with no indication of local staffing so little or no long-term jobs will be created.**

In conclusion, we believe that the proposed location for an LFP based BESS site adjacent to the 506 Waste site is not suitable to support the intended operation. We ask that council vote **NO** and turn down the offer from Alectra Energy Solutions at the currently proposed site as council has a duty of care to its constituents to protect their safety, health and quality of life.

The potential negative impact on human health and the local environment based on the close proximity to two key waterways feeding the Mississippi Valley watershed is severe and irreversible and far outweighs the benefits. We believe it is for these very reasons that municipalities in South Frontenac, Rideau Lakes and Prince Edward County have refused BESS proposals.

Yours truly,

Lorne Flieler

**Opposition to Battery Energy Storage System (BESS) site proposed to be located by the 506 waste facility in the Municipality of North Frontenac**

**Oct. 12, 2025**

Dear North Frontenac Mayor and Council,

As a resident and owner of property for approximately 70 yrs. close to the proposed site for the new Battery Energy Storage System I would like to express my opposition to this project. My property located at 3642 Rd. 506 is located about 500 m from the boundary of the planned BESS site.

I have concerns with the effects a project like this will have on my property such as how it will affect my drinking water and air quality, noise levels and overall health. A site like this could also have a detrimental impact on the Mississippi Valley watershed, specifically lakes Kashwakamak and Mississagagon located at the head of this water system. Other property owners and lands located in the general area are also likely to suffer ill effects if this project is allowed to move forward as planned. These many reasons make this site a very poor choice to locate a BESS facility like that being proposed by Alectra Energy Solutions.

Water flowing from the proposed site is likely to eventually reach my property as it flows towards Brown's Bay on Kashwakamak Lake. If it introduces contaminants into my drinking water well making it unusable who will pay for a new well with clean water, if that is even possible, or for my drinking water?

Locating a 10-acre facility like this in between two important waterways in the area such as Mississagagon Lake which is a spring fed headwater and Kashwakamak Lake which is in the direct path of water flowing from the indicated BESS site does not make any sense when you consider how it will affect our quality of life. The site is also next to the existing 506 dump which is likely to compound any problems. Has the Mississippi Valley Conservation Authority provided any comments on this location?

I understand that a fire due to thermal runaway at a BESS of the type presented by Alectra is a very real possibility and can have severe consequences on air quality in the area in addition to the normal risks associated with a fire. If a fire occurs it would be allowed to burn until it is out. How does the municipality intend to protect the safety of the residents and wildlife in the area and their properties should a fire occur? What happens if the fire burns for many days or reaches other properties? What effects could this have on tourism in the area, a key source of income for residents and the municipality?

How will the construction of this facility impact our local roads and traffic and what is the estimated cost to taxpayers?

Who will pay for all of the costs associated with closing down, dismantling and cleaning-up after the BESS contract expires? Any costs beyond what Alectra will cover are likely to fall on the municipality and therefore its taxpayers.

Has the council researched and considered other types of BESS than the one proposed by Alectra to ensure it is the safest for the community, or is Alectra only offering the cheapest system available to obtain approval by the IESO?

Overall, I see many risks associated with building and operating a BESS next to the 506 waste site, but I do not see many benefits to the community or the municipality as most of the jobs are likely to go to workers from other areas. What amount of income does the municipality expect to generate from locating a BESS by the 506 waste site? Why have they not considered other sites within the municipality?

In conclusion, I ask that council vote NO and turn down the offer from Alectra Energy Solutions to build and operate a BESS at the proposed site. Council needs consider the safety of local residents as its top priority. It is their responsibility in addition to Alectra to protect individuals from any potential hazards associated with the construction and operation of a Battery Energy Storage System within the municipality of North Frontenac.

The potentially huge costs of liabilities associated with the BESS, beyond those covered by Alectra would be the responsibility of the municipality and therefore the taxpayers.

Sincerely,

Eileen Flieler

# Opposition to the BESS; Vote NO!

## CONTRADICTIONS TO THE OFFICIAL PLAN & BY-LAW ZONING

### Official Plan and Zoning by-laws 101

The Ontario Planning Act (OPA) and Provincial Policy Statement (PPS) sets the framework for land use at the Municipal level. Municipalities are given the power to implement the OPA through Official Plans and by-laws. Official Plans guide development within Municipal boundaries, whereas legally binding by-laws regulate land use in more detail. Here's why this is important!

The North Frontenac (NF) Official Plan designates the subject BESS property as Rural. As for by-law zoning, it too is Rural; not commercial or industrial. However, there is a very important difference between rural zoning and designation as follows:

- **An Official Plan relates to designations**, and outlines broad land use categories and general planning policies for future development. It includes designations like residential, rural, hamlet, conservation, waterfront, crown land etc. AND lists broad uses, such as rural residential, commercial, Industrial, recreational, tourist commercial, home business, agriculture etc. However, these broad designations act as a guideline, rather than requirements, for growth and development. **In CONTRAST....**
- **Zoning Bylaws**, are legally enforceable. They specify and provide detailed requirements and regulations for permissible land use within specific zones. If construction or new development doesn't comply with a zoning by-law it's not allowed, and the municipality will refuse to issue permits or amendments.

[\(Official plans | Citizen's guide to land use planning | ontario.ca, Microsoft Word - What is an OP\)](#)

### North Frontenac [Official Plan \(OP\)](#) & [Zoning By-law #55-19](#)

The OP defines a "Rural Area" as land located outside settlement and prime agricultural areas (pg. 135). The OP designates the subject BESS property (hereon referred to as BESS) as rural. However, this designation does not mean broad OP industrial and commercial land uses are permitted nor appropriate in all rural locations. In fact, such uses contradict NF's legally binding rural zoning by-laws, which will be explained next.

### Zoning By-law #55-19

#### *Part 3: General Provisions (pg. 42)*

All property use must comply with both the general and zoning provisions applicable to the specific lot. General provision are regulations applicable to all properties regardless of the specific zoning. Zones have site specific controls that correspond to permitted uses and location restrictions. **The BESS is not zoned as commercial or industrial (it is rural) yet it's proposed land use is industrial/commercial.** What's worse, according to the General Provisions, section 3.1, (sub-section 3.1.1 G), ***"in the case of commercial and industrial Zones, the total lot coverage of all accessory buildings or structures shall not exceed five percent (5%) of the lot area, unless otherwise specified in the zoning By-laws"***.

**BY-LAW CONTRADICTION:** If the BESS was zoned commercial or industrial, which it is NOT, a strict maximum of 1 out of the approximate 20 BESS acres can be occupied by buildings or structures. Yet, the BESS proposal grossly exceeds this limit!

#### 4.7 Rural – RU (pg. 85)

No person shall use any land or erect, alter or use any building or structure in the Rural Zone except in accordance with the provisions of this section and any other relevant sections of this By-law. The following are permitted uses for rural zoning:

- **4.7.1 Permitted Uses – Principal:** Agricultural Use, Cemetery, Commercial Greenhouse, Community Facility Continuum-of-Care Facility, Day Nursery, Dwelling – Mobile Home, Dwelling – Single Detached, Equestrian Establishment, Group Home, Live/Work, Maple Syrup Processing and Sales Establishment, Place of Worship, Principal Storage Unit, Refreshment Vehicle, School – Private, School – Public, Studio, Wayside Pit, Wayside Quarry
- **4.7.2 Permitted Uses – Accessory (the following accessory uses are permitted subject to the General Provisions in Section 3):** Accessory Buildings and Structures, Backyard Chickens, Bed and Breakfast, Garden Suite, Hobby Farm, Home Based Business, Kennel, Secondary Dwelling, Swimming Pool.

**BY-LAW CONTRADICTION:** The BESS and it's uses are not permitted in rural zoning. Nor are they compatible with the majority of the surrounding sensitive land and uses (e.g. residential, cottage, waterfront, recreational, crown land).

#### 4.7.3 Zone Requirements

As per the table titled “Principal Uses – all uses except agricultural and equestrian establishments”, lot and land use coverage cannot exceed 15%.

**BY-LAW CONTRADICTION:** If rural zoning even permitted BESS uses, which it does NOT, a maximum of 3 of the 20 acres would be permitted. However, the BESS proposal far exceeds 15%

#### 3.27 Minimum Distance Separation, Influence Areas and Special Setbacks (pg. 57)

**Waste Management Facility (WMF) (pg. 58):**

- The influence area of a WMF will be measured 500 metres from the perimeter of the active fill area boundary of the WMF to the nearest proposed land use.**
- No development or land use shall be permitted within 30 metres of the perimeter of the active fill area boundary of an active WMF;**
- No WFM shall be permitted within 30 metres of any water body or on land covered by water or in any area subject to flooding.**

**BY-LAW CONTRADICTION:** The BESS is located adjacent to the 506 WMF and a river/stream that directly feeds into Brown’s Bay (Kashwakamak Lake), which is the source drinking/well water for many homes and cottages. Ground water and runoff also flow into Kashwakamak and Mississagagon Lake which is a source of drinking water and recreation for many (swimming, camping etc.). By combining WMF and BESS land use, it amplifies the negative environmental impact on surrounding sensitive land uses.

## Summary of OP Priorities & Obligations:

### *OP Introduction (pg. 5)*

NF has unique social and environmental conditions requiring varied approaches to land development. OP objectives and policies guide land use changes by **protecting and managing the natural environment**, directing and influencing growth patterns and facilitating the vision to develop a strong and diverse economy in the Township, and **ensuring all aspects necessary for a healthy community are protected, managed and made available to existing and future residents.**

### *Section 2.2 VISION (pg. 10)*

**To maintain an environment that facilitates a healthy life style, with little to no pollution while providing a myriad of recreational choices for locals and tourists. Council has an obligation to:**

- **Preserve NF's unique and pristine natural environment** to promote a strong and resilient rural community.
- Embrace sustainable development through land use decisions that integrate human needs with the natural and built environment.
- Create a strong community identity that reflects the unique rural recreational character of the area.
- **Maintain and enhance the quality of the natural environment.**
- Provide sustainable development that:
  - Meets the needs of the present without compromising future generation abilities (e.g. prevent pollution and create a desirable living/recreational space).
  - Manages change whereby exploitation of resources, the direction of investments, the orientation of technological development, and institutional change are all in harmony. Thus, **enhancing both current and future potential to ensure a balance between humans and the biophysical environment (i.e., fauna, flora, the air, water and soil).**
- Recognize how the effects of climate change (CC) can alter NF's land use:
  - The impact of warmer weather, drought, flooding etc. leads to unpredictable water levels and fire risks. This increases the demand on emergency services and impacts locals, tourism and recreation.
  - **Council must integrate CC considerations into planning by protecting natural systems (e.g. wetlands) and their support systems (groundwater source areas) to reduce the effects of drought and extreme weather events, improve resilience, and protect carbon sequestration potential.**

### *2.3 Objectives of the Plan (pg. 11)*

Provide for a variety of land uses that are appropriate and sustainable within a rural environment **AND plan for new development that is sensitive to and preserves the unique feature, recreational character and amenities of the community, and natural environment** (sub-section 2.3.6, pg. 12).

#### **BESS CONTRADICTION TO THE OP VISION & OBJECTIVES:**

- **Creates noise, vibration, construction and severe fire hazard/threat** (especially during common fire bans).

- **Pollutes** waterways (on a river/stream and within 1500-2000' of 2 major lakes), drinking/well water, surrounding land etc.
- **Does NOT preserve, maintain or enhance** NF's unique and pristine natural environment nor rural recreational character.
- **Does NOT create a desire to live in or travel to NF** (thus creating revenue from tax payers and tourism) due to the non-environmentally friendly nature of the BESS.
- **Does NOT balance human and biophysical environment needs** due to the negative environmental impact.
- **Worsens the negative impact that climate change** is having on NF by contributing to (1) environmental pollution and (2) **hazardous fire risks** (with limited fire management capacity).
- **BESS planning is NOT sensitive to the preservation** of NF's natural environment and recreational character.
- **BESS land uses are incompatible with the sensitive land uses and waterways surrounding it; it would be better suited in other areas away from such uses.**

### *3.8 Influence Areas and Separation Distances (pg. 22):*

**Sensitive land uses** are buildings/areas where normal activities occur (e.g. dwellings, schools, day care centres, health facilities, etc.). **An Influence area** is where sensitive land uses can be located only when (1) the appropriate studies and public consultation is completed or (2) information is provided to **determine if and where the land use can be placed to avoid or mitigate adverse effects** such as:

- harm or damage to a property or the health of a person;
- injury or damage to plant and animal life;
- impairment of the safety of any person;
- interference with normal conduct of business.

**Per section 3.8.1**, council prioritizes the use of influence areas (and separation distances when appropriate) to **prevent adverse effects from occurring when potentially incompatible land uses are located too close together**. This is the case when sensitive land uses are negatively affected by close proximity to mineral aggregate sites, waste disposal sites, wrecking yards, highways, livestock operations or similar, ; like the BESS.

### *4.2 Rural Area, subsection 4.2.1. General (pg. 49)*

- OP recognizes the economic value of renewable and non-renewable resources within the Rural Area (e.g. forestry, minerals, agriculture, water) and **the need for the stewardship of these resources**.
- OP provides for resource development and **measures that minimize land use conflicts** that can arise from development. Planning principles must apply to all development for the respective land uses while **ensuring it is environmentally sound and is complementary to the physical and scenic attributes of the natural environment**.

#### **BESS CONTRADICTION TO THE OP:**

- The location of the BESS in itself potentiates and will undoubtedly cause adverse effects outlined in section 3.8 above.
- The combination of the BESS and adjacent WMF demands council to seriously consider their influence on surrounding sensitive land uses; the ill effects will be twofold and exacerbated. Not to mention, there are also separation distances that need to be maintained between the BESS and WMF.

- The BESS jeopardizes resource preservation due to its environmentally hazardous nature. This does not complement the wellbeing of NF's natural beauty and environment.

#### 4.5 Rural Commercial and Industrial Uses (pg. 57)

##### 4.5.1. Permitted Uses

Permitted commercial **uses are small-scale** and cater to the needs of local residents and traveling public (e.g. auto service, RV sales/service, general store, tourist outfitter, accommodation services, an eatery etc.).

Industrial uses include a Class I, II or III (Ministry of the Environment classification):

- *4.1.2 (i) Class I Industry– Light Industrial (pg. 44)* is small scale in a self-contained building that produces, manufactures, assembles or stores a product (contained in a package); has low probability of fugitive emissions (e.g. noise, odour, dust and vibration); only operate during the day; has infrequent movement of products and/or heavy trucks; and no outside storage (e.g. electronics repair, furniture refinishing, crafting services, auto parts supply etc.).
- *4.1.2 (ii) Class II Industry– Medium Industrial (pg. 45)* is medium scale processing/manufacturing with outdoor storage of wastes or materials. It has periodic/occasional fugitive emissions, shift operations, and frequent product movement/heavy trucks during daytime hours (e.g. dry-cleaning, tradesman shops, heavy vehicle repairs, warehousing etc.).
- ***Class III Industrial uses (APPLICABLE TO BESS):*** has emissions such as noise, smoke, odour, fumes or vibrations; has extensive outside storage as part of their normal operations; and operations need to be secluded from residential/sensitive land uses to limit adverse effects on the environment/surrounding areas/public health. **“No industrial use will be permitted that produces noise, smoke, odour, fumes and/or vibrations to such an extent that the reasonable use and enjoyment of surrounding lands, buildings and/or uses is impaired and/or the air quality, water resources and/or public health of the area are negatively impacted.”**

##### 4.5.2. Planning Principles

The following site development and zoning standards must apply to commercial and industrial Rural Area uses:

- Ensuring lot size is adequate for the proposed use;
- Access to uses will be carefully controlled to avoid creating a traffic hazard;**
- Where commercial uses are located adjacent to residential uses, provisions may be made for increased setbacks, buffering or screening to **avoid land use conflicts;**
- New industrial development shall have regard to the applicable planning principles:
  - Uses must be directed away from residential uses.**
  - An Influence Area must apply between industrial and sensitive land uses (reciprocally) and must be incorporated into the implementing Zoning By-law. Uses will not be permitted unless its proven (to council) that adverse effects are clearly and fully mitigated and, where applicable, environmental approvals have been obtained from the Ministry of the Environment and Climate Change. **The influence area will be measured from the nearest point of the property boundary of the sensitive land use as follows:**
    - Class I Industry 70 m (230 ft.)
    - Class II Industry 300 m (984 ft.)

### c) Class III Industry 1,000 m (3,820 ft.) – reflective of the BESS

NOTE: Minimum separation distances (MDS) will be established in the implementing Zoning By-law for each industrial classification which are consistent with Ministry of the Environment and Climate Change Guideline D-6, 'Compatibility Between Industrial Facilities and Sensitive Land Uses'.

- iii. Lot area must be sufficiently large to accommodate the intended use including parking, on-site maneuvering of vehicles, loading, storage, waste, access by emergency vehicles and landscaping.
- iv. Building coverage and height comply with the Zoning By-law... **and must not exceed Municipal firefighting capabilities.**
- v. Services must be evaluated to determine if they adequately meet fire protection and road requirements.

E) Site plan control shall apply in governing the massing and layout of buildings and storage areas, waste disposal, access, parking/loading...and drainage;

#### **BESS CONTRADICTION TO THE OP:**

- BESS aligns with Class III industrial and its location grossly diminishes the use and enjoyment of surrounding land by impairing air quality, water resources and/or public health.
- Lot size is NOT adequate for the proposed BESS use based on % provided above); this includes structure/building coverage.
- Construction and roadway use poses a risk to traffic hazards;
- Provisions such as setbacks, buffering or screening cannot eliminate water contamination and fire risks to adjacent sensitive land and residential uses. Thus, causing a clear conflict between BESS and adjacent land use.
- Class III Industry Influence area needs to be 1000m from the nearest point of the sensitive land use boundary. The BESS plan and property use location undoubtedly does not comply with this setback. Even Class II Industry is likely non-compliant.
- BESS related fire hazard far exceeds local fire protection resources. This poses an enormous health, safety and environmental hazard.

## Summary

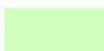
The purpose herein is to outline how the BESS contradicts NF zoning by-laws and OP as follows:

- The OP outlines broad land designations and general policies that act as a guideline rather than requirements. Whereas legally binding zoning Bylaws dictate rules and regulations for permissible land use within specific zones. If development doesn't comply with a zoning by-law it's not allowed.
- Just because the OP suggests a rural designation (which is a large % of NF) can have industrial/commercial uses, it doesn't mean they are compatible with surrounding sensitive land uses.
- The BESS property is zoned as rural which does not permit its intended uses and operations as per NF's zoning by-laws.
- Every neighbouring property is zoned as rural or crown land, which consists of waterfront zoning as well as cottage, residential and recreational land uses. Thus, the BESS is NOT compatible to surrounding areas nor its future well-being and environmental sustainability.
- The nature of the BESS and surrounding landscape makes it impossible to eliminate, protect and buffer adjacent properties from the noxious, obtrusive and environmentally hazardous of the BESS.

On a final note, the adverse environmental impact and cost of decommissioning the BESS far outweigh the short-term and minimal employment that its start-up creates. In fact, construction will likely consist of outside contractors and ongoing operations will offer little employment opportunities. Moreover, the negative impact of the BESS will decrease the desire to live in or visit the impressive land and waterways that surround it (e.g. Kashwakamak and Mississagagon Lake). This will reduce tax payer and tourism dollars that contribute to the preservation and sustainability of NF. Therefore, it can not be stressed enough that council must VOTE NO to the BESS; doing so aligns with the OP, zoning by-laws and values of the NF community!

## Official Plan Designation Map:



-  Crown Land
-  Rural
-  Waterfront Area

# Zoning By-law Map:

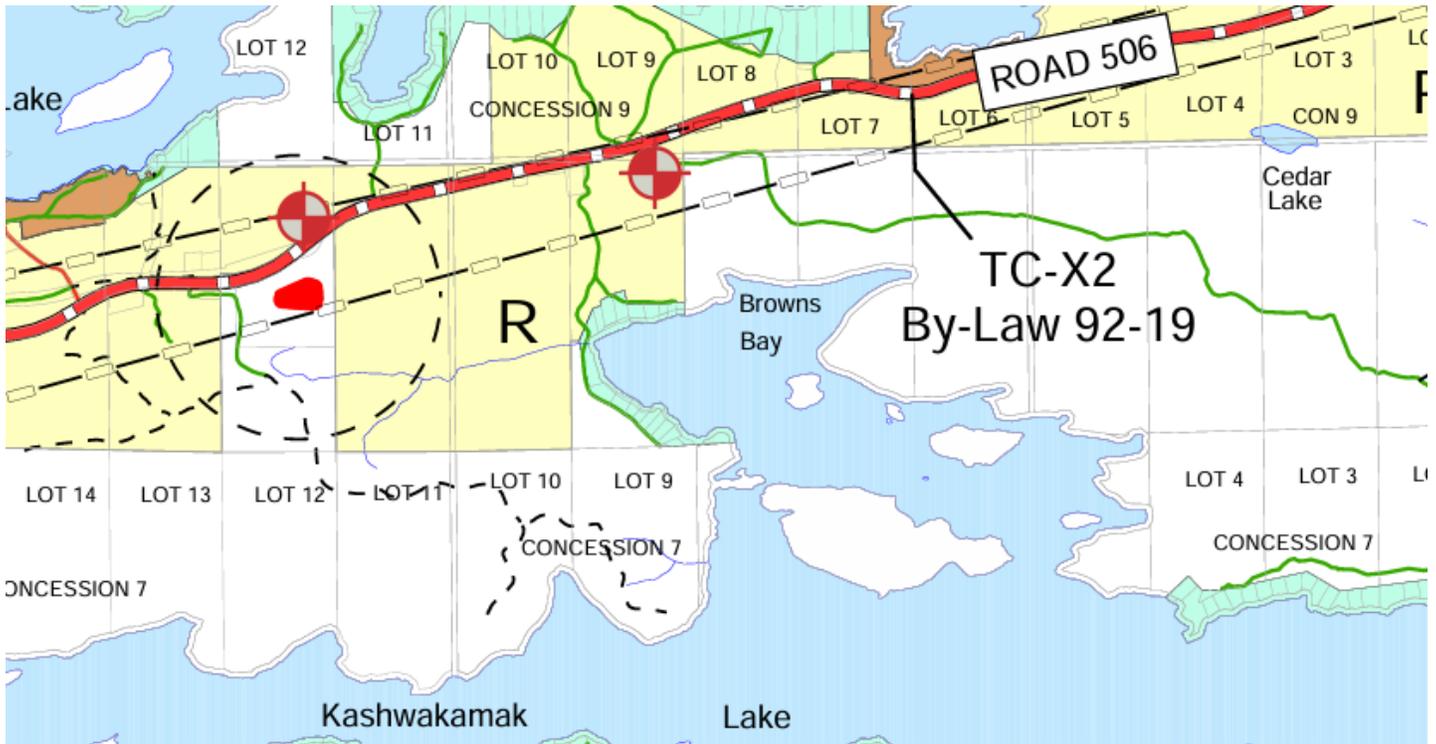
## 5. Rural & Environmental Zones

Rural (R)

Rural & Limited Service Rural (LSR)

Environmental Protection (EP)

Organic Soils (EP-1)



Mayor Lichty, Deputy Mayor Inglis and Councillors Good, Regent, Huetl, Hermer and Fowler, :

Thank you for the opportunity to participate in this consultation process and to provide you with our input.

In summary, Brenda and Craig Webster, as well as our family of 3 adult children, request that you vote "No" to the request by Alectra Energy Solutions to install its proposed Battery Energy Storage System (BESS) at its proposed location near the 506 Waste Site in North Frontenac.

Our reasoning for this request is:

1. North Frontenac's existing natural environment, particularly the lakes and forests, is the primary reason that people want to live in and visit the area.
2. Construction of the proposed BESS - in the proposed forested location will:
  - a. destroy a significant amount of forest - essentially forever; and,
  - b. the fire risks associated with a lithium battery based facility will increase the threats of a major forest fire and of irreversible contamination of Kashwakamak and Mississagagon Lakes, two of the most pristine lakes in the Township, as well as contamination further downstream through the watershed.
3. The proposed site is zoned "Rural" and both the full and part-time residents of the Township have a reasonable expectation that this zoning will not be changed to "Industrial" every time a firm wants to acquire inexpensive land for an industrial use which is in direct conflict with the best interests of the residents of North Frontenac.

As background information, which we expect that you will already be aware of as a result of your own and the Township staff's research, the current literature associated with site selection for BESS implementations indicates that forested locations are poor choices for the following reasons:

1. Fire and Safety Risks
  - a. Wildfire hazard
  - b. Forested areas are inherently high fire-risk zones.
  - c. Lithium-ion batteries can ignite due to thermal runaway, manufacturing defects, or external damage.
    - i. A BESS fire in a forest can spread quickly and become uncontrollable.
    - ii. Emergency response access is typically limited, delaying fire suppression and increasing environmental damage.

- d. Limited emergency response capability
  - i. Forest sites often have restricted road access, no hydrants, and poor communication coverage.
  - ii. Firefighting and hazmat teams need clear perimeters, fire breaks, and non-combustible buffer zones (typically 30–50 meters around the BESS).
- 2. Environmental and Ecological Impacts
  - a. Habitat disruption
    - i. Clearing forest for a BESS means loss of natural habitat, fragmentation, and potential harm to endangered species.
    - ii. Environmental assessment laws (e.g., Canada’s Impact Assessment Act, U.S. NEPA, EU EIA Directive) usually restrict or heavily regulate such development.
  - b. Groundwater and soil contamination risk
    - i. Batteries contain electrolytes, heavy metals, and fluorinated compounds that can leak during failure or decommissioning.
    - ii. In natural soils and aquifers, cleanup is very difficult.
- 3. Visual and Acoustic Intrusion
  - a. Even if not highly visible, BESS sites require fencing, access roads, lighting, HVAC systems, and transformers, all of which disrupt the natural character of the area.
- 4.

Finally, if Council does determine that it would like to support a BESS facility, which will essentially be used to support the electricity supply to Ottawa, then we suggest that the following best practices for BESS site selection be applied prior to proceeding:

- 1. The BESS should be in an existing "Industrial" or "Commercial" zoned Brownfield site.
  - a. Best practice is to select a location near the demand (which in this case would be Ottawa), the second best alternative would be a location near the supply or generation. The least effective location is mid-transmission line as is the case for the Alectra Energy Solutions proposal.
  - b. It should be located near an existing substation.

If Council were to agree to Alectra Energy Solutions locating a BESS in the Township, at a site other than the currently proposed location which would be selected in accordance with best practices (other than the consideration of efficiency losses associated with a mid-transmission line location), then we suggest that Council take the actions necessary to ensure that the parent company of Alectra Energy Solutions would be responsible for all costs and damages associated with any failures of Alectra Energy Solutions facility including, but not limited to, firefighting and remediation of fire damage including contamination of soil, ground water and subsurface water as well as any costs related to returning the selected brownfield site to its original pre-BESS installation state. Therefore, we suggest that Council require the **parent** of Alectra Energy Solutions to provide a guarantee, in the form of a financial instrument acceptable to Council, in an amount which is sufficient to cover all of these potential costs. We recommend that this guarantee be executed through the parent of Alectra Energy Solutions providing the Township with a letter of credit, in favour of the Township, through a financial institution acceptable to Council.

Again, thank you for the opportunity to participate in this consultation.

Brenda and Craig Webster  
1281 Otto Lane  
North Frontenac, Ontario

Cc: Kirk Webster  
Troy Webster  
Derek Webster

Dear Mayor, Council Members, and Township Staff,

My name is Garth McLeod. My wife and I are part owners in Frontenac Shores.

As you may be aware, Frontenac Shores is the closest resort to the proposed Battery Energy Storage System (BESS) site near the 506 Waste Centre. Our nearest cottage is approximately 1,085 meters from the edge of the proposed development, based on the mapping provided on your public engagement website.

**We are writing to express our strong opposition to this project due to the significant risks it poses to our community, our natural environment, and our local economy.** Additionally, we have

submitted several questions to the township and Alectra Energy Solutions (AES), which remain unanswered. However, even with the limited information currently available, it is clear that the proposed BESS presents unacceptable risks and uncertainties for our area.

## **Key Concerns**

### **1. Environmental and Health Risks**

- **Noise Pollution:** Acoustic experts we've consulted predict that industrial fan noise and a 120Hz hum could be heard up to 10 km away, especially during quiet nights and early mornings. This would directly impact not only our resort, but every resort on Mississagagon and Kashwakamak Lakes but also potentially communities as far away as Plevna, Ardoch, and even Bon Echo.
- **Light Pollution:** There is no clear information provided on how light from the facility will be contained. BESS sites are known to operate with significant lighting for safety and security—compromising our Dark Sky Preserve status.
- **Water Contamination:** In the event of a thermal runaway or fire, toxic runoff from firefighting efforts could contaminate our lakes, streams, and drinking water. This poses a serious threat to aquatic life, recreational use, and human health.

### **2. Fire Risk and Emergency Response Limitations**

- The 2018 Master Fire Plan states that our local fire department takes an average of 19 minutes to respond with only 3–4 firefighters and a limited water supply (3–8 minutes of handheld hose operation).
- Recent BESS fires in the U.S. (Salt River Project, Townsite Solar Facility, California Flats) required:
  - Multiple Fire departments and HazMat teams
  - Specialized ladder trucks
  - Hundreds of thousands if not millions of gallons of water
- **North Frontenac lacks this equipment and staffing**, and we are not part of a mutual aid agreement with better-equipped municipalities like Napanee.
- Expecting our 36 volunteer firefighters spread over 439 square miles to manage an industrial fire of this scale is unrealistic and unsafe for them and the surrounding

communities.

### **3. Economic and Tourism Impacts**

- Frontenac Shores pays over \$26,000 annually in property taxes and supports local businesses through consistent tourism.
- If the area loses its natural peace and safety, many of our owners may choose to leave—effectively closing the resort.
- The project threatens to undermine the very essence of what attracts visitors to North Frontenac: tranquility, nature, and a clean environment.
- What plans does the Township have to mitigate lost revenue and tourism if this project moves forward?

### **4. Unanswered Questions and Lack of Transparency**

- Does North Frontenac have a HazMat team or protocol in place for monitoring air and soil contamination near the site?
- What zoning and noise regulations are in place to protect nearby residents?
- What safeguards are in place to protect the facility itself in the event of a forest fire?
- How will the \$2.8 million in grants be used, and has the Township accounted for inflation and timing of payments (over 20 years) in its assessment?

### **Our Position**

Frontenac Shores, along with nearby resorts, have united in opposition to this development. To our knowledge, none of the tourism operators on Kashwakamak or Mississagagon Lakes support this project.

We have always worked in cooperation with the Township and support our fire department. We've allowed local fire department to use our boat launch to fill tanker trucks in the past. Our appreciation for their service is unwavering.

But we are deeply concerned that this project places an impossible burden on these volunteers, and an unacceptable risk on our community.

### **Our Request**

Before any lease agreements are signed or zoning amendments approved, we respectfully request a formal meeting with Council to present our concerns and questions directly. We believe this conversation is critical before making any irreversible decisions that could alter the future of this area.

We strongly urge Council to:

- **Vote NO** to any leasing or zoning changes related to the proposed BESS site.
- Prioritize the health, safety, and long-term sustainability of North Frontenac's

communities, lakes, forests, and tourism economy.

The IESO RFP process requires a signed land lease agreement. Denying this lease is the most straightforward and effective way to prevent this industrial project from moving forward in our township.

Thank you for your time and attention.

We look forward to your response and hope to work together to protect the values and environment that make North Frontenac such a special place.

Sincerely,

Garth and Mary McLeod

To Members of the North Frontenac Council

Re: Opposition to BESS Proposal from Alectra Energy Solutions

I am writing to ask you to vote NO to the proposed BESS facility being considered by the Township of North Frontenac and submitted by Alectra Energy Solutions.

I own property on Mississagagon Lake and have lived there for a few years; my immediate family, as well as my extended family, friends and even neighbours (whenever I lived elsewhere), have enjoyed and hoped to continue to enjoy the incredible scenery, as well as quiet, slow pace of life in this pristine area. My father and his friends come for the fishing opportunities and because he actually loves the well water at our place (he is a chemical engineer by trade and has worked at one of the Water Purification Plants in Toronto, so when he raves about the incredible quality of the drinking water in this area, I take him seriously!); my adult children and their friends come for hiking at Bon Echo, canoeing, kayaking, celebrating birthdays. My husband and I come to enjoy the forest and lake, but also our neighbours and community, whom we got to know and became so fond of! My extended family and friends "borrow" our place to catch their breath and recharge... We all love North Frontenac for different reasons and I am afraid that the proposed BESS facility will be the end of all of those unique features.

This massive 140 MW, 20 acre BESS industrial project proposed is to be located just 1,500 feet from Kashwakamak Lake and 2,000 feet from Mississagagon Lake, where we are, and literally squeezed in between two pristine lakes that feed the Mississippi River system. The site sits on fractured bedrock, meaning contamination could spread rapidly and unpredictably through groundwater, finding its way into aquifers that our wells tap into, as well as our lakes. When we dug our well, B Marquardt and Son LTD used fracking to get the water flowing, and they did this for other wells as well, according to them- meaning that leakage from the storage facility will travel through the existing cracks in the bedrock, pollute the water table and render all the properties unusable. Once contamination enters the groundwater or a nearby lake, it cannot be reversed. No filtration system can protect families from PFAS (per- and polyfluoroalkyl substances), heavy metals, or fire-suppression toxins- according to my dad. Even with modern technology, such an event is irreversible and absolutely catastrophic to the people that live here!

The loss from tourism will be irreversible, too, because once a couple of lakes such as Mississagagon and Kashwakamak are polluted, it will be known and people will be afraid of the area, whether or not other lakes will be affected (still a possibility!); besides, the noise from the construction, the constant low-frequency noise from the facility, plus the security lighting, and just the general presence of a toxic battery storage system will keep people away from here, changing the character of the area permanently and negatively affecting both residents and wildlife. The importance of a quiet, clean environment and dark nights should not be undervalued. We have a few friends that travel from all corners of Ontario to come here for the dark sky reserve and for whom it has become an annual ritual since we have been here! And while they are here, they shop and dine and fuel their cars, break our chairs, screens, doors and dock, burn our wood 😊😄😁 - and it all gets replaced locally, which helps the local economy! However, once the contamination will reach the watertable, all the homes in the area will be useless, unliveable and therefore unsellable; the area will empty of tourists, eventually, of inhabitants and become a ghost community.

People living further away, in Plevna, Cloyne or Northbrook might feel safer from the danger or a contaminated groundwater (although not guaranteed), but with the loss of tourism and tourism-derived income, the economy of the entire North Frontenac will inevitably suffer. The cottages that bring so many people to the area DO contribute far more to the local economy than a battery storage facility will, in either the long or the short term. If the resorts close, if people, their friends and family, stop coming to cottages, there will be a massive loss of income derived from home renovations, contracting, buying wood, shopping at the local businesses in general.

The loss will be to the local people and businesses, local council and councillors included, and all that in order to maximize profit for a corporation that will employ, ultimately, no one?? Or no one local, in any case, because the facility, once it is running, will be electronically monitored remotely.

And since that will be the case, when an emergency will arise, the local administration of North Frontenac will be left spinning around, trying to contact representatives from Alectra Energy Solutions- a scenario that happened and happens over and over again, when small municipalities try to hold large corporations accountable for their actions.

Besides, large corporations bear responsibility towards their share holders, not the residents of North Frontenac and if their interests conflict with those of the residents, the residents will loose- because there is no way North Frontenac could hold such a large corporation accountable, nor be able to afford to do so.

While the BESS facility is an energy project, the company would sell the energy stored at the BESS facility to the grid, at a profit, while our community would bear associated risks. The company is looking for a 20 acre site in close proximity to high voltage transmission lines that have enough unused grid capacity to support the electricity coming from the BESS during discharge cycles. While the proposed site meets those requirements, other sites in more suitable environments are available to the company, but the land costs would be higher and cut into their profits - so they are looking to our township to reduce their costs and increase their profits at our risk.

Furthermore, such a facility has a limited lifetime, from 10 to 15 years. Decommissioning a facility at end of life would involve dismantling the facility and disposing of hazardous materials. For a 140 MW facility, related decommissioning costs are estimated to be \$20–30 million - before cleanup. We already know that large corporations just abandon these types of sites, at the end of their lifespan, without going through a proper clean-up. North Frontenac will not be able to afford holding them accountable, especially as the local economy will have suffered meanwhile...

You might, in the rather near future, be mayor and councillors to a gutted community, with empty lots and houses and sick people...

Not to speak of the contamination of the entire watershed of the Mississippi River, destruction of its ecosystem, but as well of the many communities and businesses located along it.

For all of these reasons, and many more, highlighted by other residents who were planning to write, please VOTE NO on this proposal!

Respectfully,

Ioana Murray

October 17, 2025

Dear Township of North Frontenac Officials  
Mayor Gerald Lichty [mayorlichtynorthfrontenac@gmail.com](mailto:mayorlichtynorthfrontenac@gmail.com)  
Deputy Mayor John Inglis [john@lwl.ca](mailto:john@lwl.ca)  
Councillor Stephanie Regent [councillorregent@gmail.com](mailto:councillorregent@gmail.com),  
Councillor Wayne Good [waynegood100@gmail.com](mailto:waynegood100@gmail.com),  
Councillor Roy Huetl [royhuetl@gmail.com](mailto:royhuetl@gmail.com), and  
Councillor Vernon Hermer [VernonHermerCouncillor@gmail.com](mailto:VernonHermerCouncillor@gmail.com)

CC Sue MacGregor, President, Kashwakamak Lake Association  
[president@kashwakamak.ca](mailto:president@kashwakamak.ca)

Re: BESS Proposal from Alectra Energy Solutions

**I strongly urge you to vote NO to the proposed BESS (Battery Energy Storage System) facility being considered by the Township of North Frontenac and submitted by Alectra Energy Solutions.**

I own waterfront property on Kashwakamak Lake, 1014 B East Flieler Lane, and also on Farm Lake. I am surprised that you let this proposal get this far. There are many risks for this proposal. Fortunately, our lake association has notified us of several of the issues:

The BESS facility is an emerging technology using lithium-ion batteries to store excess energy from the electrical grid, and then discharge the energy back to the grid in periods of high demand. Electra makes money by selling stored electricity at a profit - by buying low and selling high. You will be aware that the massive 140 MW, 20-acre BESS industrial project is being proposed to be located just 1,500 feet from Kashwakamak Lake and 2,000 feet from Mississagagon Lake - between two pristine lakes that feed the Mississippi River system. **The risks posed by this project are severe and irreversible - far outweighing the minimal, questionable and shorter-term community benefits being claimed.** For these reasons, South Frontenac turned down a BESS proposal in 2023 as did Rideau Lakes Township and Prince Edward County.

While there may be some temporary jobs created, the number is questionable at best as companies usually bring in construction teams from outside the area. The jobs, if any, would be very short term and exist primarily only during the construction phase - so maybe a year at most. Information provided by the company has indicated there will be no one physically stationed at the facility once it is running because it will be electronically monitored remotely - so there would be no long-term quality jobs for our residents and no one on site to take charge and meet with/guide local responders in the event of an emergency.

Regardless, I feel that the environmental risks must have priority over economic gain.

The risks that need to be considered are:

### **1. Dangerously Close to Two Critical Lakes in the Mississippi Watershed**

- The facility would sit only 1,500 feet from Kashwakamak Lake and 2,000 feet from Mississagagon Lake - both feeders into the Mississippi River system.
- A fire, chemical leak, or system failure could contaminate Kashwakamak Lake and Mississagagon Lake as well as the downstream Mississippi watershed and ecosystem - so it would have a potentially huge negative impact on our local lakes and beyond.

### **2. Well Water/Drinking Water Is at Risk - With No Municipal Backup**

- The Township of North Frontenac has no municipal water system. Homes and cottages rely solely on private groundwater wells or draw their drinking water from these two lakes – many are within close proximity to the proposed site.
- The proposed BESS site sits on fractured bedrock, meaning contamination could spread rapidly and unpredictably through groundwater, finding its way into aquifers that our wells tap into as well as our lakes.
- Invisible groundwater contamination is one of the most serious and insidious risks posed by BESS facilities - especially when located near sensitive water sources like lakes, wetlands, or private wells. Unlike fires or noise, groundwater contamination is silent, invisible, and often not detected until it's too late. Because it is so important, more detailed information on the causes, dangers and consequences of groundwater contamination is included at the end of this email under my signature.
- Once contamination enters the groundwater or a nearby lake, it cannot be reversed. No filtration system at the home can protect families from PFAS (per- and polyfluoroalkyl substances), heavy metals, or fire-suppression toxins.

**You would be approving a facility with zero margin for error. A single failure could leave families without drinkable water, with no alternative source, and potential serious health issues.**

### **3. Toxic Fire Risk with No Way to Contain It**

- Lithium-ion battery fires are violent, release toxic gases and can involve explosions. Information provided in the public engagement summary says modern firefighting protocols are to let fires of this nature burn themselves out - one can only deduct that this is because it is so difficult, if not impossible to put them out. Burning out could take days, resulting in toxic smoke and severe environmental contamination... but in a forested area as is proposed, such a huge and intense fire would have to be contained at the very least or it would rapidly spread beyond the BESS site. Fighting the fire, even if just trying to contain it, requires large amounts of water, specially trained firefighters and specialized suppression systems not readily available locally.
- Volunteer fire services in our township have no hydrants, no foam, and no BESS-specific equipment or the required specialized training/experience. In addition to crippling

firefighting efforts, the lack of appropriate equipment, resources and training/experience would put the lives of our volunteer firefighters at risk.

- With winds, fire water runoff could reach the lakes in minutes and the fire itself would spread rapidly. We would be powerless to contain these events while awaiting specialized assistance from afar.
- Fire risk in the area is already a significant concern and threat. Even if the BESS facility was not the initial cause of a fire, should a forest fire start in its vicinity from, for example, a lightning strike (a very real and growing possibility given our increasingly dry, hot weather and volatile storms), and reach the facility, the situation would become disastrous. In a worst-case scenario, we would face a toxic smoke cloud, groundwater contamination, and an ecological disaster with no way to stop it.

#### **4. Electra Benefits BUT the Township Bears Risks - Decommissioning and Clean-Up Could Cost \$30–50+ Million Creating Long Term and Untenable Liability Risks for the Township:**

- While the BESS facility is an energy project, the company would sell the energy stored at the BESS facility to the grid, at a profit, while our community would bear associated risks. The company is looking for a 20-acre site in close proximity to high voltage transmission lines that have enough unused grid capacity to support the electricity coming from the BESS during discharge cycles. While the proposed site meets those requirements, other sites in more suitable environments are available to the company, but the land costs would be higher and cut into their profits - so they are looking to our township to reduce their costs and increase their profits at our risk.
- A BESS facility has a limited lifetime with estimates ranging from 10 to 15 years. That is not a long time. Decommissioning a facility at end of life would involve dismantling the facility and disposing of hazardous materials. For a 140 MW facility, related decommissioning costs are estimated to be \$20–30 million - before cleanup.
- If soil or water is contaminated, remediation costs could exceed \$50 million, and it may not even be realistically possible to remediate the lake water and aquifers.
- Without legally secured guarantees, these costs could fall on the township and future taxpayers. It is rare that facility owners would provide such secured financial guarantees thus the financial risk to the township would be enormous... and even if a guarantee were provided, if a company were to go bankrupt there would likely be no, or minimal, financial recourse for the township. There is a long history in Canada of companies walking away from contaminated sites, their responsibilities and their promises - abandoning the communities that hosted them and leaving residents with a financial and environmental crisis.

#### **5. Long-Term Harm to Infrastructure, Nature, and Community**

- Construction will damage local roads as it will require hundreds of truckloads of heavy equipment on fragile rural roads not built for heavy industrial traffic. And this would be repeated during decommissioning.

- Residents will face at least a year of dust, vibration, noise, and traffic disruption for just the construction phase.
- Once operational, the site will emit constant low-frequency noise and security lighting, changing the character of the area permanently and negatively affecting both residents and wildlife. The importance of a quiet, clean environment and dark nights should not be undervalued.
- Property values will fall (lowering the municipality's tax base - Kashwakamak Lake is the most densely populated lake in North Frontenac and your highest municipal tax source), tourism could decline, and the community will suffer.

**This Project Belongs in a Safer, Environmentally Appropriate Location**

- Industrial parks, brownfields, or lands near existing substations offer lower risk and better emergency access.

**There is no justification to place this project in one of the most environmentally sensitive areas of the region. This Site Is Too Close to Our Waterways. The Environmental and Financial Risks Are Too High. The Reward Is Too Low.**

I grew up in the area and have family and friends in the region still, and we still come to our cottage regularly. This is not a good economic proposal.

Once again, I ask that you **VOTE NO** to this proposed BESS project, thus exercising your elected duty to act on behalf of the best interests of your constituents, the township, and future generations to come.

Respectfully,

Susan Martin

P.S. Read the recent article on the CBC website where the Toronto Police Chief says that Lithium Ion Batteries are a major concern.

<https://www.cbc.ca/news/canada/toronto/toronto-fire-chief-lithium-ion-battery-regulation-request-1.7642318>

--and it is very easy to find more info about the hazards.

<https://www.cbc.ca/news/canada/montreal/montreal-lithium-battery-fire-concerns-1.7336652>

To Members of the North Frontenac Council

Re: Opposition to BESS Proposal from Alectra Energy Solutions

I am writing to ask you to vote NO to the proposed BESS facility being considered by the Township of North Frontenac and submitted by Alectra Energy Solutions. I, like others who live in the township, spend their summers here, or simply pass their holiday time here, chose the area because of the quiet, clean, natural setting it offers, away from the noise and pollution of larger cities and industrialization. The proposed BESS facility puts all of those priorities at risk.

The BESS facility is an emerging technology using lithium-ion batteries to store excess energy from the electrical grid, and then discharge the energy back to the grid in periods of high demand. Electra makes money by selling stored electricity at a profit - by buying low and selling high.

As you are no doubt aware, the massive 140 MW, 20 acre BESS industrial project is being proposed to be located just 1,500 feet from Kashwakamak Lake and 2,000 feet from Mississagagon Lake - literally squeezed in between two pristine lakes that feed the Mississippi River system. The risks posed by this project are severe and irreversible - far outweighing the minimal, questionable and shorter term community benefits being claimed. For these reasons, South Frontenac turned down a BESS proposal in 2023 as did Rideau Lakes Township and Prince Edward County.

While there may be some temporary jobs created, the number is questionable at best as companies usually bring in construction teams from outside the area. The jobs, if any, would be very short term and exist primarily only during the construction phase - so maybe a year at most. Information provided by the company has indicated there will be no one physically stationed at the facility once it is running because it will be electronically monitored remotely - so no long term quality jobs for our residents and no one on site to take charge and meet with/guide local responders in the event of an emergency.

The risks that need to be considered are as followings:

**1. Dangerously Close to Two Critical Lakes in the Mississippi Watershed**

- The facility would sit only 1,500 feet (500 yards!) from Kashwakamak Lake and 2,000 feet (666 yards!) from Mississagagon Lake - both feeders into the Mississippi River system.
- A fire, chemical leak, or system failure could contaminate Kashwakamak Lake and Mississagagon Lake as well as the downstream Mississippi watershed and ecosystem - so a potentially huge negative impact on our local lakes and beyond.

## **2. Well Water/Drinking Water Is at Risk - With No Municipal Backup**

- The Township of North Frontenac has no municipal water system. Homes rely solely on private groundwater wells or draw their drinking water from a lake - many within close proximity to the proposed site.
- The proposed BESS site sits on fractured bedrock, meaning contamination could spread rapidly and unpredictably through groundwater, finding its way into aquifers that our wells tap into as well as our lakes.
- Invisible groundwater contamination is one of the most serious and insidious risks posed by BESS facilities - especially when located near sensitive water sources like lakes, wetlands, or private wells. Unlike fires or noise, groundwater contamination is silent, invisible, and often not detected until it's too late. Because it is so important, more detailed information on the causes, dangers and consequences of ground water contamination is included at the end of this email under my signature.
- Once contamination enters the groundwater or a nearby lake, it cannot be reversed. No filtration system at the home can protect families from PFAS (per- and polyfluoroalkyl substances), heavy metals, or fire-suppression toxins.
- You would be approving a facility with zero margin for error. A single failure could leave families without drinkable water, with no alternative source, and potential serious health issues.

## **3. Toxic Fire Risk With No Way to Contain It**

- Lithium-ion battery fires are violent, release toxic gases and can involve explosions. Information provided in the public engagement summary says modern fire fighting protocols are to let fires of this nature burn themselves out - one can only deduct that this is because it is so difficult, if not impossible to put them out. Burning out could take days, resulting in toxic smoke and severe environmental contamination... but in a forested area as is proposed, such a huge and intense fire would have to be contained at the very least or it would rapidly spread beyond the BESS site. Fighting the fire, even if just trying to contain it, requires large amounts of water, specially trained firefighters and specialized suppression systems not readily available locally.
- Volunteer fire services in our township have no hydrants, no foam, and no BESS-specific equipment or the required specialized training/experience. In addition to crippling fire fighting efforts, the lack of appropriate equipment, resources and training/experience would put the lives of our volunteer firefighters at risk.
- With winds, fire water runoff could reach the lakes in minutes and the fire itself would spread rapidly. We would be powerless to contain these events while awaiting specialized assistance from afar.

- Fire risk in the area is already a significant concern and threat. Even if the BESS facility was not the initial cause of a fire, should a forest fire start in its vicinity from, for example, a lightning strike (a very real and growing possibility given our increasingly dry, hot weather and volatile storms), and reach the facility, the situation would become disastrous. In a worst-case scenario, we would face a toxic smoke cloud, groundwater contamination, and an ecological disaster with no way to stop it.

#### **4. Electra Benefits BUT the Township Bears Risks - Decommissioning and Clean-Up Could Cost \$30–50+ Million Creating Long Term and Untenable Liability Risks for the Township:**

- While the BESS facility is an energy project, the company would sell the energy stored at the BESS facility to the grid, at a profit, while our community would bear associated risks. The company is looking for a 20 acre site in close proximity to high voltage transmission lines that have enough unused grid capacity to support the electricity coming from the BESS during discharge cycles. While the proposed site meets those requirements, other sites in more suitable environments are available to the company, but the land costs would be higher and cut into their profits - so they are looking to our township to reduce their costs and increase their profits at our risk.
- A BESS facility has a limited lifetime with estimates ranging from 10 to 15 years. Decommissioning a facility at end of life would involve dismantling the facility and disposing of hazardous materials. For a 140 MW facility, related decommissioning costs are estimated to be \$20–30 million - before cleanup.
- If soil or water is contaminated, remediation costs could exceed \$50 million, and it may not even be realistically possible to remediate the lake water and aquifers.
- Without legally secured guarantees (, these costs could fall on the township and future taxpayers. It is rare that facility owners would provide such secured financial guarantees thus the financial risk to the township would be enormous... and even if a guarantee were provided, if a company were to go bankrupt there would likely be no, or minimal, financial recourse for the township. There is a long history in Canada of companies walking away from contaminated sites, their responsibilities and their promises - abandoning the communities that hosted them and leaving residents with a financial and environmental crisis.

#### **5. Long-Term Harm to Infrastructure, Nature, and Community**

- Construction will damage local roads as it will require hundreds of truckloads of heavy equipment on fragile rural roads not built for heavy industrial traffic. And this would be repeated during decommissioning.

- Residents will face at least a year of dust, vibration, noise, and traffic disruption for just the construction phase.
- Once operational, the site will emit constant low-frequency noise and security lighting, changing the character of the area permanently and negatively affecting both residents and wildlife. The importance of a quiet, clean environment and dark nights should not be undervalued.
- Property values will fall (lowering the municipality's tax base), tourism could decline, and the community will suffer.

### **This Project Belongs in a Safer, Environmentally Appropriate Location**

- Industrial parks, brownfields, or lands near existing substations offer lower risk and better emergency access.
- There is no justification to place this project in one of the most environmentally sensitive areas of the region - literally squeezed in between two precious lakes.

### **Conclusion: This Site Is Too Close To Our Waterways. The Environmental and Financial Risks Are Too High. The Reward Is Too Low.**

You have been tasked with considering a massive BESS industrial project within 1,500 feet of a critical lake system - with no fire suppression, no water infrastructure, and questionable minimal local benefit that in no way comes close to outweighing the risks, disadvantages, and detrimental impact on local residents.

I am asking you to VOTE NO to this proposed BESS project, thus exercising your elected duty to act on behalf of the best interests of your constituents, the township, and future generations to come.

Respectfully,

**As mentioned in point 2 above, because it is so important to our health and futures, here is additional information on groundwater contamination:**

**Invisible Groundwater Contamination from a BESS Facility: What It Is and Why It Matters**

## 1. What Causes It?

A BESS facility contains a complex mix of hazardous materials, including:

- Electrolytes (often organic solvents or fluorinated compounds)
- Heavy metals (nickel, cobalt, manganese, lithium)
- PFAS (“forever chemicals”) used in fire suppression systems
- Coolants, oils, and corrosion-resistant coatings
- Plasticizers and binders that degrade over time

Contamination can occur through:

- Slow leaks from battery containers or cracked foundations
- Faulty or corroded seals, pipes, or drainage systems
- Rain or snowmelt carrying chemicals into the ground
- Fire suppression runoff, especially when mixed with toxic fire suppressants

These leaks might be microscopic, intermittent, or below the surface, making them invisible to the naked eye—but devastating over time.

## 2. Why Is It So Dangerous?

- You can’t see it, smell it, or taste it. Many of these chemicals do not have colour, odour, or taste.
- Contaminants can move quickly through fractured bedrock, especially in areas like North Frontenac, where geology includes cracks, fissures, and shallow soils.
- Even small leaks can accumulate over months or years, spreading outward in a plume.
- A homeowner might not notice until they get sick or a well test comes back positive—often long after the source has been buried or removed.
- Some chemicals, like PFAS and lithium salts, persist in the environment for decades.

### **3. What Are the Consequences?**

- Permanent contamination of private wells — no safe drinking water.
- Destruction of lake or wetland ecosystems, as chemicals migrate to surface water.
- Massive costs for bottled water, filtration systems, or property abandonment.
- Devaluation of homes and cottages near the site — even if they are not yet contaminated.
- Legal and financial liability for the township if cleanup is not pre-funded or if insurance fails.

### **4. Why Is It Hard to Detect or Prove?**

- Groundwater flows beneath the surface, often unpredictably.
- Testing is not continuous. Unless there's regular multi-point well testing, contamination may go unnoticed for years.
- By the time a problem is detected, the source may have migrated, making legal attribution difficult.
- Most BESS developers do not monitor groundwater long-term unless specifically required by permit or law.

## **Bottom Line**

A BESS facility poses an unacceptable invisible threat to public health and the environment in an area with:

- No municipal water
- Shallow soils and fractured bedrock
- A pristine lake system that feeds the Mississippi River

<b>Date</b>	<b>Name</b>
2025-09-15	Nana Larson
2025-09-15	Lauren Cahill
2025-09-15	Sandy Taiman
2025-09-15	David Tasch
2025-09-15	Eric Sigurdson
2025-09-15	Margaret Huchinson
2025-09-15	Wendy Allport
2025-09-16	Stephanie Birkett
2025-09-16	Rhonda Watkins
2025-09-16	Brent Smith
2025-09-16	William Morrison and Elizabeth Stevens
2025-09-16	Rob Smith
2025-09-16	Richard Newman
2025-09-17	Krista Hall and Mike Goosney
2025-09-18	Wanda Parks
2025-10-08	David Williams

**To:** Mayor and Members of Council  
**From:** Darwyn Sproule, Public Works Manager, P. Eng.  
Tara Mieske, Clerk/Planning Manager, Dipl.M.A. Dipl.M.M.  
**Approved by:** Corey Klatt, Chief Administrative Officer  
**Date of Meeting:** 24 Oct 2025  
**Re:** Battery Energy Storage System (BESS) Project Update

### Recommendation:

**Be It Resolved That** Council receives for information the Clerk Planning Manager's (CPM) and Public Works Manager's (PWM) Administrative Report entitled "Battery Energy Storage System (BESS) Project Update";

**And That** Council will consider the Municipal Support Resolution (MSR) and Lease Option Agreement (LOA) at the next regular meeting of Council on October 31, 2025.

### Background:

The Province of Ontario has recognized a need for a greatly expanded electricity system in the near future. In response, the Independent Electricity System Operator (IESO) has issued a procurement process (LT2) to private sector developers focused strongly on renewable energy generation and electricity storage. Companies are invited to propose projects, with submissions due in December 2025. IESO will review the submissions and identify preferred proponents / projects in 2026.

The Environmental Task Force's (ETF) 2025 Work Plan includes investigating battery storage opportunities. A sub-committee of the ETF reviewed the potential of a Battery Energy Storage System (BESS) in North Frontenac Township. A report from the ETF was taken to Council at the meeting held on April 25, 2025. Council passed Resolution #146-25:

### Battery Energy Storage Investigation

**Be It Resolved That** Council receives for information Deputy Mayor John Inglis' Administrative Report entitled "Battery Energy Storage Investigation, on behalf of the Environmental Task Force",

**And That** Council directs Staff and the Environmental Task Force to continue discussions with potential proponents and that an update with options be provided to Council in the future for discussion;

**And That** once more information is obtained and provided to Council for consideration, a process will be initiated seeking public input from North Frontenac rate payers to assist Council in determining whether or not there is interest in being a willing host for a Battery Energy Storage System in North Frontenac.

On May 15, 2025, staff and some members of Council met with Alectra Energy Solutions (AES) representatives at the proposed BESS site. The proposed site is within a 100 +/- acre property owned by the Township adjacent to the 506 Waste Site. If the project is approved by Council and appropriate terms can be negotiated, a 10 +/- acre parcel would be leased to AES for the duration of the project.

After discussion at an ETF meeting regarding the timing and available options to provide information and engage residents, Council passed Resolution #168-25 at a meeting on May 15, 2025:

### **Battery Storage Project**

**Be It Resolved That** Council receives for information the Minutes of a Meeting of the Environmental Task Force dated April 29, 2025;

**And That** Council requests the Task Force wait until after the next Council meeting before providing information to the public on battery storage projects.

At the Council meeting on June 12, 2025, Kevin Whyte (Government Relations and Development, Alectra Energy Solutions) made a presentation to Council - Battery Energy Storage System Project Proposal, and Council passed Resolution #175-25:

### **Presentation by Kevin Whyte - Alectra**

**Be It Resolved That** Council receives for information the presentation for Kevin Whyte, Government Relations and Development with Alectra Solutions; and thanks him for his time spent today;

**And That** Council directs the Clerk's Department to work with Alectra Energy Solutions to conduct Public Consultations regarding the proposed Battery Energy Storage System in North Frontenac Township;

**And That** the Environmental Task Force is directed to work with Alectra Energy Solutions to develop information regarding a potential Battery Energy Storage System in North Frontenac for the Township's Website and Social Media;

**And That** the Public Works Manager is directed to work with Alectra Energy Solutions to negotiate potential use of municipal land for Council's consideration at an upcoming meeting.

After the June 12, 2025 Council Meeting, the Engage Frontenac page (<https://engagefrontenac.ca/battery-energy-storage-systems-bess>) was prepared to provide details on the project to the public. It includes the Frequently Asked Questions prepared by the Environmental Task Force Sub-Committee. The presentation from Alectra at the June 12, 2025 meeting was also provided. It also included contact information for Alectra and Township staff. Throughout the process information has been added to keep the public informed.

Details on the two information sessions were added prior to the sessions. Following the sessions, the presentation and recording of the information sessions were added to the site.

Information about the Special Council Meeting on October 24, 2025, was added and the public were requested to submit comments prior to October 14, 2025 to the Clerk to be provided to Council. Public comments received have been included in the agenda for Council's information.

The site was recently updated to include an updated Frequently Asked Questions section prepared by the ETF Sub-Committee, including details from Alectra, in response to public questions and concerns.

### **Researched By:**

Tara Mieske, Clerk Planning Manager  
Darwyn Sproule, Manager of Public Works

### **Comments:**

The Township has retained legal services to review the potential agreements, financial aspects, procedural requirements and to participate in negotiations with AES should the project proceed. The Solicitor has considerable experience with energy projects across the entire industry.

AES have provided a draft Lease Option Agreement and Land Lease Agreement. These documents have been reviewed by staff and the Solicitor, and comments will be provided to Council for consideration. A redacted version (to protect confidential financial information) of the Solicitor's presentation will be prepared and presented at the public meeting. The Solicitor's presentation will also provide an overview of the requirements to administer the review process for the proposed project.

The mandatory Pre-engagement Confirmation Notice from AES and the draft Municipal Support Agreement Template (will be completed by Alectra prior to the October 31st Council Meeting) are attached to this report.

AES are holding discussions with the Algonquins of Ontario (and member organizations), and will provide an update regarding First Nation consultations at the meeting. AES will also provide an overview of the regulatory and approval requirements moving forward should Council and the IESO approve AES's proposal.

### **Financial Impact:**

The financial terms will be addressed by the Lease Option / Land Lease and Community Benefit Agreements. The financial terms are confidential given proprietary information and the competitive nature of the BESS procurement process. The Solicitor's presentation at the public meeting will address the required process and decisions to be made.

In general terms, we are able to provide the following regarding financial benefits to the Township: there are 3 streams for Revenue as part of the BESS project (Lease Payments, Community Benefit Payments and additional Property Tax Revenue). With these three streams it could potentially represent 3% - 5% of our current Tax Levy amount.

Should the project go forward and once amounts are known, Council would determine how the funds would be allocated.

Lease Payments – A negotiated agreed amount per acre/month between the Township and Alectra Energy Solutions

Financial benefit:

- Stable, predictable revenue stream
- Can be directed to reserve funds, sustainability projects, or tax relief.

Community Benefit Payments – A negotiated amount by either a flat rate or based on an amount per MW generated. This would be negotiated between the Township and Alectra Energy Solutions

Financial benefit:

- Tangible community value
- Council can direct the funds to programs such as Community Improvement Plans (CIP), community / recreational programs and facilities, support local environmental initiatives etc.

Property Tax Revenue

•BESS is a taxable infrastructure, therefore additional Assessment generated on land that is currently exempt.

**Attachments:**

[North Frontenac Pre-Engagement Confirmation Notice](#)

[Template - Evidence of Municipal Support](#)

Corey Klatt, CAO  
The Township of North Frontenac  
6648 Road 506,  
Plevna, Ontario, K0H 2M0

Date: October 3rd, 2025

Re: Pre-Engagement Confirmation Notice under the LT2(c-1) RFP

Dear Mr. Klatt

The Proponent (defined below) is proposing to construct and operate a Long-Term Capacity Services Project located on Municipal Project Lands, as defined and with the characteristics outlined in the table below, under the Long-Term 2 Capacity Services (Window 1) Request for Proposals (“LT2(c-1) RFP”) issued by the Independent Electricity System Operator (“IESO”).

We, the Proponent intend to submit a Proposal under the LT2(c-1) RFP and seek to confirm applicable land-use details in relation to the Municipal Project Lands identified below.

Unique Project ID of the Long-Term Capacity Services Project (if available): **Not Available**

Legal name of the Proponent: **North Frontenac Energy Storage 1 Holdco Inc.**

Name of the Long-Term Capacity Services Project: **North Frontenac Energy Storage 1**

Technology of the Long-Term Capacity Services Project: **BESS**

Maximum potential Contract Capacity of the Long-Term Capacity Services Project (in MW):  
**140MW AC**

Property Identification Number (PIN), or if PIN is not available, municipal address or legal description of the Municipal Project Lands: (the “Municipal Project Lands”)

**PIN 36178-0131 - LOT 11 CONCESSION 8 BARRIE PARTS 3, 4, 5, 6, 7, 8 AND 9 13R21365; S/T BC1937; TOWNSHIP OF NORTH FRONTENAC**

We intend to undertake community engagement in respect of the Long-Term Capacity Services Project and appreciate your confirming the applicable land-use details in relation to the Municipal Project Lands.

If desired, we will undertake community consultation on the Long-Term Capacity Services Project before submission, or, if awarded, prior to the required municipal approvals before construction.

We will be happy to coordinate with you and receive your feedback in respect of our planned engagements.

PROPONENT NAME: North Frontenac Energy Storage 1 Holdco Inc.

Per: 

Print Name: Ammar Nawaz

Print Title: Authorized Officer

(I have authority to bind the Proponent)

This page sets out the instructions for completing the Prescribed Form: Evidence of Municipal Support (Capacity).

All capitalized terms used in these instructions and the Prescribed Form: Evidence of Municipal Support (Capacity), unless otherwise stated, have the meanings ascribed to them in the LT2(c-1) RFP.

### **INSTRUCTIONS APPLICABLE TO ALL PRESCRIBED FORMS:**

- a. The first page of a Prescribed Form should be marked with the name of the Long-Term Capacity Services Project that is the subject of the Proposal. The Proponent should use the name given to the Long-Term Capacity Services Project in the Prescribed Form: Proponent Information, Declarations and Workbook (Capacity).
- b. This instruction page is not required to be submitted as part of the completed Prescribed Form.
- c. The Prescribed Form is required to be submitted electronically via email to the IESO at [LT2.RFP@ieso.ca](mailto:LT2.RFP@ieso.ca).
- d. Information provided in each Prescribed Form should be consistent with the information provided in the Proposal.
- e. Where the Prescribed Form has multiple pages, the pages of the Prescribed Form should be kept together in the Proposal in sequential order.
- f. Where a blank field for a section/page reference is provided in a Prescribed Form, enter the section/page reference of the Proposal where the substantiating evidence for that particular item can be found.
- g. Apart from the completion of any blanks, drop down lists, check boxes or similar uncompleted information in a Prescribed Form, no amendments may be made to the wording of a Prescribed Form.
- h. Each Prescribed Form must be completed in its entirety. Fields marked <if applicable> must be completed if applicable to the Proposal. If not applicable, they should be marked " Not Applicable".
- i. If a signature is required for a Prescribed Form, the Prescribed Form must be signed by a person with authority to bind the Proponent. The Prescribed Form may be printed, signed and scanned, or may be signed digitally through Adobe (Digital ID, or Fill and Sign), Apple Preview or DocuSign.
- j. With the exception of this instruction page, instructions within a Prescribed Form will be enclosed in brackets.

### **INSTRUCTIONS SPECIFIC TO THIS PRESCRIBED FORM: EVIDENCE OF MUNICIPAL SUPPORT (CAPACITY)**

- k. To meet the mandatory requirements of Section 4.2(c) of the LT2(c-1) RFP, where the Project Site is proposed to be located in whole or in part on Municipal Project Lands, a Proponent is to complete and submit in the Proposal a) the main body of this Prescribed Form and b) a copy of the applicable Municipal Support Confirmation, as indicated in Section 3, from each Local Municipality with authority over the Municipal Project Lands.
- l. Where the Municipal Support Confirmation is in the form of a Municipal Resolution in Support of Proposal Submission, such resolution must be dated no earlier than seven (7) months prior to the RFP Effective Date.
- m. Where the Municipal Support Confirmation is in the form of a Blanket Municipal Support Resolution together with a Blanket MS Confirmation Letter, such Blanket MS Confirmation Letter must be dated no earlier than seven (7) months prior to the RFP Effective Date.
- n. A copy of the Municipal Support Confirmation must be provided in Exhibit B.
- o. Councils of Local Municipalities have the option of using the form of Municipal Resolution in Support of Proposal Submission provided Exhibit A, should they so choose. An alternative to the Municipal Resolution in Support of Proposal Submission is a Blanket Municipal Support Resolution provided together with a Blanket MS Confirmation Letter.
- p. A Municipal Support Confirmation is not required if the Project Site of the Long-Term Capacity Services Project is located wholly on Indigenous Lands, Crown lands managed by the Ministry of Natural Resources and located outside of Municipal Project Lands, Unincorporated Territory, or any combination thereof.

#### **GUIDANCE FOR MUNICIPALITIES:**

The IESO is undertaking the LT2(c-1) RFP to competitively procure year-round energy generation services, on a Contract Capacity basis from New Build Electricity generating facilities equal to or larger than one (1) MW registered or able to become registered in the *IESO-administered markets*.

Should a Local Municipality wish to support the submission of a Proposal for a particular Long-Term Capacity Services Project, a group of Long-Term Capacity Services Projects, or one or more particular technology types, they must either pass a Municipal Resolution in Support of Proposal Submission (project-specific) or a Blanket Municipal Support Resolution. In the case of a Blanket Municipal Support Resolution, a Blanket MS Confirmation Letter (project-specific), containing the same project-specific information and statements as set out in template Municipal Resolution in Support of Proposal Submission, must be provided together with the Blanket Municipal Support Resolution.

Local Municipalities are encouraged to use the template Municipal Resolution in Support of Proposal Submission in Exhibit A. Should a Local Municipality wish to develop its own resolution, the resolution must:

- (A) identify:

- (i) the Unique Project ID of the Long-Term Capacity Services Project (if applicable/known)
  - (ii) the name of the Long-Term Capacity Services Project
  - (iii) the name of the Proponent
  - (iv) the generation technology type of the Long-Term Capacity Services Project
  - (v) the maximum potential Contract Capacity of the Long-Term Capacity Services Project (which must not be less than, and may exceed, the largest Contract Capacity ultimately provided in the Prescribed Form: Proponent Information, Declarations and Workbook (Capacity) in respect of the Long-Term Capacity Services Project); and
  - (vi) the Property Identification Number (PIN), municipal address, legal description or GPS coordinates of the Municipal Project Lands; and
- (B) confirm that the Proponent has, no later than sixty (60) days prior to the Proposal Submission Deadline, delivered a Pre-Engagement Confirmation Notice to an applicable Local Body Administrator in respect of the Local Municipality that includes the information above, except for the Unique Project ID which should only be required as part of the Pre-Engagement Confirmation Notice if available, and a sample of a Pre-Engagement Confirmation Notice has been provided in Exhibit C for your convenience; and
- (C) state:
- (i) that the Local Municipality supports the submission of a Proposal for the Long-Term Capacity Services Project located on the applicable Municipal Project Lands. The statement in such resolution may be qualified as being solely for the purposes of satisfying the mandatory requirements under Section 4.2(c) of the LT2(c-1) RFP, and does not supersede any applicable permits or approvals under applicable Laws and Regulations that may be required for a particular Long-Term Capacity Services Project;
  - (ii) that that the Proponent has undertaken, or has committed to undertake, Indigenous and community engagement activities in respect of the Long-Term Capacity Services Project to the satisfaction of the Municipality;
  - (iii) whether or not the Municipal Project Lands are designated as Prime Agricultural Areas as set out in the Local Municipality's Official Plan as of the date of the resolution; and
  - (iv) if the Municipal Project Lands are designated as Prime Agricultural Areas:
    - (a) the Municipal Project Lands are not designated as Specialty Crop Areas;
    - (b) the Long-Term Capacity Services Project is not a Non-Rooftop Solar Project;
    - (c) the Proponent has satisfied the AIA Component One Requirement to the satisfaction of the Local Municipality; and
    - (d) if the Proponent is selected as a Selected Proponent under the LT2(c-1) RFP, the Local Municipality will engage in good faith with the Selected Proponent to enable the Selected Proponent to complete the AIA Components Two and Three Requirement.

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Capitalized terms not defined herein have the meanings ascribed to them in the LT2(c-1) RFP.

**Section 1 – Information of the Proponent and the Long-Term Capacity Services Project**

a.	Unique Project ID of the Long-Term Capacity Services Project: <input Unique Project ID>	
b.	Name of the Long-Term Capacity Services Project: <input name of the Long-Term Capacity Services Project>	
c.	Legal name of the Proponent: <input legal name of the Proponent>	
d.	Property Identification Number (PIN), or if PIN is not available, municipal address or legal description of Properties included in the Municipal Project Lands: <input PIN(s) (if a PIN is not available, use Municipal Address or legal description) or GPS coordinates, if applicable>	
e.	Name(s) of all Local Municipalities with authority over the Municipal Project Lands: <input name of the Local Municipality(ies)>	Local Municipality 1:  Local Municipality 2 (if applicable):

**Section 2 – Pre-Engagement Confirmation Notice**

a.	A Pre-Engagement Confirmation Notice has been delivered to all Local Municipalities with authority over the Municipal Project Lands in accordance with Section 2.1(c)(iii) of the LT2(c-1) RFP:	Yes, a Pre-Engagement Confirmation Notice was delivered to Local Municipality 1 named above in Section 1(e) no later than sixty (60) days prior to the Proposal Submission Deadline  AND (if applicable)  Yes, a Pre-Engagement Confirmation Notice was delivered to Local Municipality 2 named above in Section 1(e) no later than sixty (60) days prior to the Proposal Submission Deadline
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**Section 3 – Municipal Support Confirmation**

a.	The form of Municipal Support Confirmation used for Local Municipality 1 named above in Section 1(e), attached in Exhibit B, which has not been revoked, amended or supplemented in any material respect as of the date hereof, is:	<p>A Municipal Resolution in Support of Proposal Submission dated no earlier than seven (7) months prior to the RFP Effective Date</p> <p>OR</p> <p>A Blanket Municipal Support Resolution with a Blanket MS Confirmation Letter dated no earlier than seven (7) months prior to the RFP Effective Date</p>
b.	The form of Municipal Support Confirmation used for Local Municipality 2 (if applicable) named above in Section 1(e), attached in Exhibit B, which has not been revoked, amended or supplemented in any material respect as of the date hereof, is:	<p>A Municipal Resolution in Support of Proposal Submission dated no earlier than seven (7) months prior to the RFP Effective Date</p> <p>OR</p> <p>A Blanket Municipal Support Resolution with a Blanket MS Confirmation Letter dated no earlier than seven (7) months prior to the RFP Effective Date</p>

I hereby confirm that I am an individual with the authority to bind the Proponent and that, if applicable, by signing this form using electronic signature, I agree to the content, terms and conditions set out in the document on behalf of the Proponent.

**PROPONENT NAME:** \_\_\_\_\_

Per: \_\_\_\_\_

Print Name:

Print Title:

(I have authority to bind the Proponent)

Date Signed:

**EXHIBIT A**  
**FORM OF MUNICIPAL RESOLUTION IN SUPPORT OF PROPOSAL SUBMISSION**

Resolution NO: \_\_\_\_\_ Date: \_\_\_\_\_

*[Note: The Municipal Resolution in Support of Proposal Submission must not be dated earlier than seven (7) months prior to the RFP Effective Date.]*

**WHEREAS:**

1. The Proponent is proposing to construct and operate a Long-Term Capacity Services Project located on Municipal Project Lands, as defined and with the characteristics outlined in the table below, under the Long-Term 2 Capacity Services (Window 1) Request for Proposals ("**LT2(c-1) RFP**") issued by the Independent Electricity System Operator ("**IESO**").
2. Capitalized terms not defined herein have the meanings ascribed to them in the LT2(c-1) RFP.
3. The Proponent has delivered, no later than sixty (60) days prior to the Proposal Submission Deadline, a Pre-Engagement Confirmation Notice to an applicable Local Body Administrator in respect of the Municipal Project Lands that includes the details outlined in the table below, except for the Unique Project ID which should only be required as part of the Pre-Engagement Confirmation Notice if available.

Unique Project ID of the Long-Term Capacity Services Project (if available): <i>&lt;input Unique Project ID&gt;</i>	
Legal name of the Proponent: <i>&lt;input legal name of the Proponent&gt;</i>	
Name of the Long-Term Capacity Services Project: <i>&lt;input name of the Long-Term Capacity Services Project&gt;</i>	
Technology of the Long-Term Capacity Services Project: <i>&lt;input technology of the Long-Term Capacity Services Project&gt;</i>	

<p>Maximum potential Contract Capacity of the Long-Term Capacity Services Project (in MW):</p> <p><i>&lt;input the maximum potential Contract Capacity of the Long-Term Capacity Services Project (in MW)&gt;</i></p>	
<p>Property Identification Number (PIN), or if PIN is not available, municipal address or legal description of the Municipal Project Lands:</p> <p><i>&lt;input the applicable description&gt;</i> (the "<b>Municipal Project Lands</b>")</p>	

- Pursuant to the LT2(c-1) RFP, if the Long-Term Capacity Services Project is proposed to be located in whole or in part on Municipal Project Lands, the Proposal must include Municipal Support Confirmation which may be in the form of a Municipal Resolution in Support of Proposal Submission;

**NOW THEREFORE BE IT RESOLVED THAT:**

- The council of *<insert name of Municipality>* \_\_\_\_\_ supports the submission of a Proposal for the Long-Term Capacity Services Project located on the Municipal Project Lands.
- This resolution's sole purpose is to satisfy the mandatory requirements of Section 4.2(c)(iii) of the LT2(c-1) RFP and may not be used for the purpose of any other form of approval in relation to the Proposal or Long-Term Capacity Services Project or for any other purpose.
- The Proponent has undertaken, or has committed to undertake, Indigenous and community engagement activities in respect of the Long-Term Capacity Services Project to the satisfaction of the Municipality.
- The Municipal Project Lands *<does/does not>* \_\_\_\_\_ include lands designated as Prime Agricultural Areas in the *<insert name of Municipality>* \_\_\_\_\_'s Official Plan.
- Where the Municipal Project Lands does include lands designated as Prime Agricultural Areas in the *<insert name of Municipality>* \_\_\_\_\_'s Official Plan as of the date of this resolution:
  - The Municipal Project Lands are not designated as Specialty Crop Areas;

- b. The Long-Term Capacity Services Project is not a Non-Rooftop Solar Project;
  - c. The Proponent has satisfied the AIA Component One Requirement to the satisfaction of the Local Municipality; and
- If the Proponent is selected as a Selected Proponent under the LT2(c-1) RFP, the council of *<insert name of Municipality>* \_\_\_\_\_ will engage in good faith with the Selected Proponent to enable the Selected Proponent to complete the AIA Components Two and Three Requirement

**DULY RESOLVED BY THE LOCAL MUNICIPALITY**

on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

<Signature lines for elected representatives. At least one signature is required.>

**EXHIBIT B**  
**MUNICIPAL SUPPORT CONFIRMATION**

*Note: Attach the Municipal Support Confirmation (i.e., Municipal Resolution in Support of Proposal Submission or a Blanket Municipal Support Resolution with a Blanket MS Confirmation Letter).*

**EXHIBIT C  
SAMPLE OF PRE-ENGAGEMENT CONFIRMATION NOTICE**

Date: \_\_\_\_\_

Re: Pre-Engagement Confirmation Notice under the LT2(e-1) RFP

Dear <insert name of the Local Body Administrator> \_\_\_\_\_,

The Proponent (defined below) is proposing to construct and operate a Long-Term Capacity Services Project located on Municipal Project Lands, as defined and with the characteristics outlined in the table below, under the Long-Term 2 Capacity Services (Window 1) Request for Proposals ("**LT2(c-1) RFP**") issued by the Independent Electricity System Operator ("**IESO**").

We, the Proponent intend to submit a Proposal under the LT2(c-1) RFP and seek to confirm applicable land-use details in relation to the Municipal Project Lands identified below.

Unique Project ID of the Long-Term Capacity Services Project (if available): <input Unique Project ID>	
Legal name of the Proponent: <input legal name of the Proponent>	
Name of the Long-Term Capacity Services Project: <input name of the Long-Term Capacity Services Project>	
Technology of the Long-Term Capacity Services Project: <input technology of the Long-Term Capacity Services Project>	
Maximum potential Contract Capacity of the Long-Term Capacity Services Project (in MW): <input the maximum potential Contract Capacity of the Long-Term Capacity Services Project (in MW)>	
Property Identification Number (PIN), or if PIN is not available, municipal address or legal description of the Municipal Project Lands: <input the applicable description> (the " <b>Municipal Project Lands</b> ")	

We intend to undertake community engagement in respect of the Long-Term Capacity Services Project and appreciate your confirming the applicable land-use details in relation to the Municipal Project Lands. *[Note: Consider detailing planned engagement events, if known.]*

We will be happy to coordinate with you and receive your feedback in respect of our planned engagements.

**PROPONENT NAME:** \_\_\_\_\_

Per: \_\_\_\_\_

Print Name:

Print Title:

(I have authority to bind the Proponent)

Date Signed:

**The Corporation of the Township of North Frontenac**

**By-law #2025-45**

**Confirming By-law**

**Being a By-law of the Corporation of the Township of North Frontenac to confirm all actions and proceedings of the Council of the Corporation of the Township of North Frontenac for a Special Council Meeting held October 24, 2025**

**Whereas** Section 9 of the *Municipal Act, S.O.2001, c.25* and amendments thereto provides that a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under this or any other Act;

**And Whereas** Subsection 2 of Section 11 of the *Municipal Act, S.O. 2001, c.25* and amendments thereto provides that a lower-tier and an upper-tier municipality may pass by-laws respecting matters within the spheres of jurisdiction described in the Table to Subsection 2, subject to certain provisions;

**And Whereas** Section 5(3) of the *Municipal Act S.O. 2001, c.25* – A Municipal power, including a municipality’s capacity, rights, powers and privileges under Section 9, shall be exercised by by-law unless the municipality is specifically authorized to do otherwise;

**And Whereas** it is deemed expedient that the proceedings of the Council of The Corporation of the Township of North Frontenac for the October 24, 2025, Special Council Meeting, be confirmed and adopted by by-law;

**Now Therefore** the Council of The Corporation of the Township of North Frontenac hereby enacts as follows:

1. That all actions and proceedings of the Council of The Corporation of the Township of North Frontenac taken at its Special Council Meeting held October 24, 2025, be confirmed as actions for which The Corporation of the Township of North Frontenac has the capacity, rights, powers and privileges of a natural person;
2. That all actions and proceedings of the Council of The Corporation of the Township of North Frontenac at its Special Council Meeting held October 24, 2025, in respect of each recommendation contained in the Minutes and each motion and resolution passed and other actions taken by the Council of The Corporation of North Frontenac at the Meeting, are hereby sanctioned, ratified and confirmed as if all such proceedings were expressly embodied in this By-law;
3. That the Mayor and proper officials of The Corporation of the Township of North Frontenac are hereby authorized and directed to do all things necessary, and to obtain approvals where required, to give effect to the actions passed and taken by Council at the said Meeting;
4. That this by-law shall come into force as of the final passing thereof.

**Read** a first and second time this 24<sup>th</sup> day of October 2025.

**Read** a third time and finally passed this 24<sup>th</sup> day of October 2025.

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**Gerry Lichty, Mayor**

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**Tara Mieske, Clerk**