



REPORT TITLE									
IESO Procurement, Venfor Inc. and Wind Turbines									
FROM (Name and Position)									
Morgan Calvert, CAO									
Council Meeting Date:	June 16, 2025				Report Date:	June 8, 2025			
Decision Required:	Yes	X	No		Type of Meeting:	Open	X	Closed	
Outcome:	Information Only		Direction	X	Priority:	High		Low	X

BACKGROUND

From the Independent Electricity System Operator (IESO) website:

“Ontario’s electricity sector today is seeing growing demand, an evolving supply mix and a drive toward grid decarbonization. Combined, these factors are spurring the IESO’s ongoing large-scale resource acquisition effort to ensure sufficient supply will be available into the 2030s and beyond.”

To respond to the growing demand within the electricity sector, the IESO is expected to run multiple Request for Proposals (RFP) to procure resources to meet the electricity system’s needs.

Through the IESO’s procurement process, there are several requirements that will need to be addressed, from technical specifications, recognition of local and Indigenous support, community engagement to production timelines.

However, more specifically to the Township there is a requirement for a proponent to include a municipal support resolution from a municipality declaring itself a willing host of a particular project or a blanket willing host to any projects captured within its jurisdiction by the IESO’s procurement processes.

On September 16, 2024 Township Council received an unsolicited delegation from Peter Budd of Venfor Inc. regarding a potential proposed wind turbine project within Adelaide Metcalfe and Brooke-Alvinston. This prompted the Township to better understand the IESO procurement process, review historical issues related to green energy production as it relates to development proposals in agricultural areas, and to design a process that informs Council and the community of the potential green energy project.

January 13, 2025 Township Council received a staff report that outlined a number of questions that Council and staff had regarding the development framework being proposed, from the Road User Agreement, Community Benefit Agreement, proposed locations to better understanding the

agricultural impacts of a potential green energy project in the community, being a proposed wind farm in this case.

During the January 13th, 2025 Council meeting, Council directed the CAO to partner with Brooke-Alvinston who had retained the law firm Miller Thomson to assist in compiling the necessary information required by Council to make an informed decision regarding whether or not the Township wishes to provide a Municipal Support Resolution to be a host to a potential wind turbine project.

In March of 2025, a Letter of Intent was entered into between Adelaide Metcalfe, Brooke-Alvinston, and Venfor Inc. that obligates Venfor Inc. to produce and pay for several documents for Council's review at the sole cost of Venfor Inc. which also covers the legal fees incurred by Adelaide Metcalfe and Brooke-Alvinston. The Letter of Intent also outlines additional obligations of Venfor, including undertaking a community engagement session, completing the necessary agricultural impact assessments, ensuring the municipality is aware of the general locations, setbacks and use surrounding the wind turbine locations, and providing any information requested by the applicable Medical Officer of Health. The only commitment of Brooke-Alvinston and Adelaide Metcalfe is to consider issuing a Municipal Support Resolution at an appropriate time but in line with the IESO's procurement schedule.

On June 2, 2025 Council received a delegation from Venfor Inc. consisting of information responding to the information request of Council. As the municipality typically only has one regular council meeting scheduled in June, the Township opted to schedule a special meeting of Council to support the timelines of the IESO's procurement window. This meeting also included a closed session of Council at the request of Venfor Inc. as some of the information contains confidential material that will be submitted to the IESO's competitive procurement process.

It is important to note that the primary driver for this project is the IESO's call to action for energy investment in Ontario. Although the municipality plays an integral role in the potential location of a green energy project, the IESO has several criteria they require from any potential project and is ultimately the approval authority of the development framework. The IESO will not accept projects that are not supported by a Municipal Support Resolution from the host community.

If the IESO approves a green energy project, the project is still subject to local development processes and approvals, including Official Plan Amendments, Zoning Bylaw Amendments and entering into the appropriate agreements prior to construction.

The following link can be used to obtain more information on the [IESO's procurement of energy production](#).

Link: <https://www.ieso.ca/Sector-Participants/Resource-Acquisition-and-Contracts/Long-Term-2-RFP>

ANALYSIS

On June 2, 2025, Council received a response from Venfor Inc. addressing questions raised at the January 13, 2025 meeting. At that time, Council also requested additional follow-up information relating to the following areas:

- Updated Agricultural Impact Assessment (AIA) rules
- Further clarification on setback requirements
- Clarification of number of turbines and the anticipated annualized municipal revenue
- Additional information regarding noise and wildlife impacts due to the potential larger turbines

Venfor Inc. has also proposed an updated draft Community Benefits Agreement that will require business and legal review. As well, staff still need to have the draft Road User Agreement reviewed by our consulting engineer with a risk management review to be completed by our municipal insurance provider.

Next Steps

Based on the IESO's procurement process, Venfor Inc. must be able to submit a Municipal Support Resolution from the municipality in which the Project is located for it to be eligible to participate in the procurement activity.

Municipal Support Resolution copied from the IESO:

Should a Local Municipality wish to support the submission of a Proposal for a particular Long-Term Energy Project, a group of Long-Term Energy 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.

The Municipal Support Resolution (attached as Appendix A) would generally state:

(i) that the Local Municipality supports the submission of a Proposal for the Long-Term Energy 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(b) of the LT2(e-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 Energy Project;

(ii) that that the Proponent has undertaken, or has committed to undertake, Indigenous and community engagement activities in respect of the Long-Term Energy 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 Energy Project is not a Non-Rooftop Solar Project;

(c) the Proponent has satisfied the Pre-AIA Submission Filing Requirement to the satisfaction of the Municipality; and

(d) if the Proponent is selected as a Selected Proponent under the LT2(e-1) RFP, the Municipality will engage in good faith with the Selected Proponent to enable the Selected Proponent to complete an Agricultural Impact Assessment.

If Council has a suitable understanding of the development framework being proposed at this time, the next step is to direct the developer to undertake a Community Engagement Session so that they can present the project to the community to solicit feedback. The feedback shall be compiled and

presented back to Council as another input into Council's overall information request and in consideration of a potential Municipal Support Resolution.

Once Council has heard from the community through the Community Engagement Session as compiled, it will have a few options to consider: from requesting additional information or clarifications, consider what a municipal support resolution may look like, defer any decisions to a future meeting of Council, or withdraw support from the Project.

FINANCIAL IMPACT

There will be no costs to the Adelaide Metcalfe taxbase as any costs associated to this project would be the responsibility of the developer proposing the energy project.

There will be staff time associated to organizing and facilitating various discussions, while reviewing and advising on any information received throughout the process.

If Council chooses to provide a Municipal Support Resolution, and if the Project is awarded by the IESO, and further if the Project is constructed, a Community Benefit Agreement associated with the Project would result in new revenues for the Township based on how much energy is being produced within the Township's jurisdiction.

New Tax Assessment Revenue would also be realized.

RECOMMENDATION

THAT Council direct staff to work with Venfor Inc. to schedule and undertake a Community Engagement Session.

AND FURTHER THAT staff work with Venfor Inc. to compile the findings and feedback to be delivered back to Council at the next subsequent Council meeting immediately following the Community Engagement Session.

APPROVED by the CAO
Morgan Calvert

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

All capitalized terms used in these instructions and the Prescribed Form: Evidence of Municipal Support (Energy), unless otherwise stated, have the meanings ascribed to them in the LT2(e-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 Energy Project that is the subject of the Proposal. The Proponent should use the name given to the Long-Term Energy Project in the Prescribed Form: Proponent Information, Declarations and Workbook (Energy).
- 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.
- 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:

- k. To meet the mandatory requirements of Section 4.2(b) of the LT2(e-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 **[February 27, 2025]**.
- 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 **[February 27, 2025]**.
- 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 Energy 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(e-1) RFP to competitively procure year-round energy generation services, on a Contract Capacity basis from New Build Electricity generating facilities 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 Energy Project, a group of Long-Term Energy 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 Energy Project
 - (ii) the name of the Long-Term Energy Project
 - (iii) the name of the Proponent
 - (iv) the generation technology type of the Long-Term Energy Project
 - (v) the maximum potential Contract Capacity of the Long-Term Energy Project (which may not exceed the largest Contract Capacity ultimately provided in the Prescribed Form: Proponent Information, Declarations and Workbook (Energy) in respect of the Long-Term Energy 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
- (C) state:
- (i) that the Local Municipality supports the submission of a Proposal for the Long-Term Energy 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(b) of the LT2(e-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 Energy Project;
 - (ii) that the Proponent has undertaken, or has committed to undertake, Indigenous and community engagement activities in respect of the Long-Term Energy 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 Energy Project is not a Non-Rooftop Solar Project;
 - (c) the Proponent has satisfied the Pre-AIA Submission Filing Requirement to the satisfaction of the Municipality; and
 - (d) if the Proponent is selected as a Selected Proponent under the LT2(e-1) RFP, the Municipality will engage in good faith with the Selected Proponent to enable the Selected Proponent to complete an Agricultural Impact Assessment.

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

Section 1 – Information of the Proponent and the Long-Term Energy Project

a.	Unique Project ID of the Long-Term Energy Project: <i><input Unique Project ID></i>	
b.	Name of the Long-Term Energy Project: <i><input name of the Long-Term Energy Project></i>	
c.	Legal name of the Proponent: <i><input legal name of the Proponent></i>	
d.	Property Identification Number (PIN), or if PIN is not available, municipal address or legal description of Properties included in the Municipal Lands: <i><input PIN(s) (if a PIN is not available, use Municipal Address or legal description) or GPS coordinates, if applicable></i>	
e.	Name(s) of all Local Municipalities with authority over the Municipal Project Lands: <i><input name of the Local Municipality(ies)></i>	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(e-1) RFP:	<p>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</p> <p>AND (if applicable)</p> <p>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</p>
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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 [February 27, 2025]</p> <p>OR</p> <p>A Blanket Municipal Support Resolution with a Blanket MS Confirmation Letter dated no earlier than [February 27, 2025]</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 [February 27, 2025]</p> <p>OR</p> <p>A Blanket Municipal Support Resolution with a Blanket MS Confirmation Letter dated no earlier than [February 27, 2025]</p>



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F 416-967-1947
www.ieso.ca

**DRAFT Prescribed Form: Evidence of
Municipal Support (Energy)**
LT2.RFP@ieso.ca

LT2(e-1)PF-MS100

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:

DRAFT

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 **[February 27, 2025]**.]*

WHEREAS:

1. The Proponent is proposing to construct and operate a Long-Term Energy Project located on Municipal Project Lands, as defined and with the characteristics outlined in the table below, under the Long-Term 2 Energy Supply (Window 1) Request for Proposals ("**LT2(e-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(e-1) RFP.
3. The Proponent has delivered 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 Energy Project (if available): <input Unique Project ID>	
Legal name of the Proponent: <input legal name of the Proponent>	
Name of the Long-Term Energy Project: <input name of the Long-Term Energy Project>	
Technology of the Long-Term Energy Project: <input technology of the Long-Term Energy Project>	

<p>Maximum potential Contract Capacity of the Long-Term Energy Project (in MW):</p> <p><i><input the maximum potential Contract Capacity of the Long-Term Energy Project (in MW)></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><input the applicable description></i> (the "Municipal Project Lands")</p>	

- Pursuant to the LT2(e-1) RFP, if the Long-Term Energy 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 Energy Project located on the Municipal Project Lands.
- This resolution's sole purpose is to satisfy the mandatory requirements of Section 4.2(b)(iii) of the LT2(e-1) RFP and may not be used for the purpose of any other form of approval in relation to the Proposal or Long-Term Energy 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 Energy 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;
 - The Long-Term Energy Project is not a Non-Rooftop Solar Project;

- c. The Proponent has satisfied the Pre-AIA Submission Filing Requirement to the satisfaction of the Municipality; and
- d. If the Proponent is selected as a Selected Proponent under the LT2(e-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 an Agricultural Impact Assessment.

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).

DRAFT



Municipal Energy Procurement Toolkit

Guidance for Municipal
Decision-Makers and
Staff on Long-Term
Energy Procurement
Projects

Updated: February 3, 2025



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About this Guide

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Introduction

Ontario's Independent Electricity System Operator (IESO) estimates that Ontario will need 75 per cent more electricity by 2050 – the equivalent of adding four and a half cities the size of Toronto to the grid. The Government of Ontario's "[Powering Ontario's Growth](#)" lays out a path to increasing Ontario's energy supply to support housing growth, economic development, and decarbonization.

As part of the plan to meet growing electricity demand, the government has tasked the IESO with managing a series of competitive electricity resource procurements focusing on delivering new electricity generation and capacity (e.g. storage) resources. Municipal governments have an important role in these procurements, determining whether to host projects in their communities, and overseeing local development approvals. Without municipal approval of projects where they make sense, the province may be unable to procure enough electricity to meet demand.

This toolkit is intended to support municipal officials' review and decisions on proposed energy projects to help support informed decisions. The Association of Municipalities of Ontario (AMO) created it with input from municipal staff, senior leaders and elected officials that have previously considered proposed energy projects. It consolidates answers to common questions and highlights resources that municipalities found useful when engaging with energy developers and assessing proposed projects. Energy project developers may also gain useful insights into what type of information municipalities are likely to be looking for when considering applications for municipal support.

This toolkit includes:

- An overview of the municipal role in the procurement process
- Key considerations municipalities have considered when evaluating energy projects
- Third-party resources municipalities may use to support local review of energy projects

Additional Resources

IESO Resources

The electricity resource procurement processes referred to throughout this document are led by the IESO in accordance with direction issued by the Ontario government. Requirements of procurements may change. This toolkit is based on the “[Long-Term 2](#)” procurements (LT2) which are live. LT2 will have annual intakes between 2025 and 2029. The IESO may choose to prioritize different types of projects during each intake, and regularly engages with stakeholders to consult on, and communicate their approach to procurements. Additional future procurement processes may be announced in the future.

Municipalities and energy developers should ensure they refer to the most up-to-date information and guidance from the IESO to inform local decision making. The IESO also has an “[Electricity Toolkit for Municipalities](#)” and a resource called “[How Electricity Projects are Developed in your Municipality](#)” that can provide insight about the procurement process and requirements.

Third-Party Resources

This toolkit includes links to third-party resources that may be helpful for municipalities considering energy projects. These documents are from a wide range of sources and may include examples from jurisdictions with different regulatory frameworks. These are provided as examples of how municipalities may wish to explore energy projects and are not intended to replace expert or legal advice.

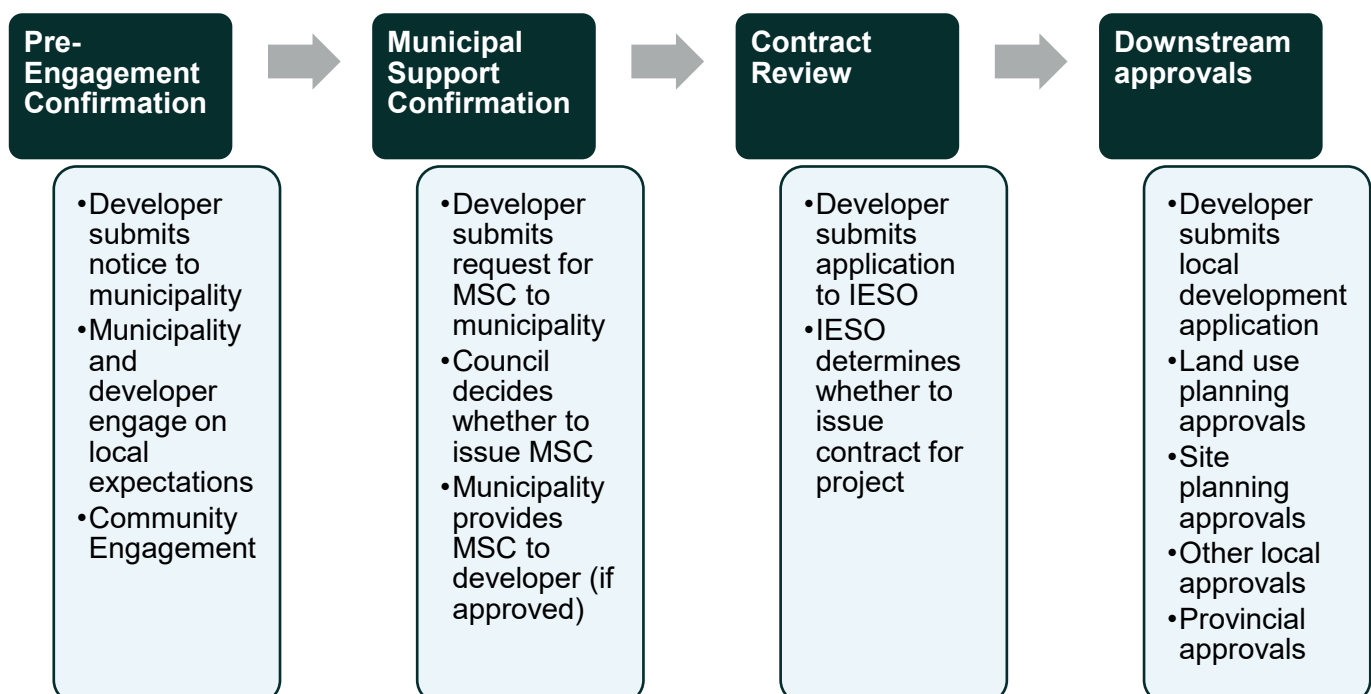
The Municipal Role in Energy Procurements

The Procurement Process

On [the direction](#) of the Minister of Energy and Electrification, all electricity project developers are required to obtain written confirmation of municipal support for energy projects within municipal boundaries under the Long-Term 2 (LT2) procurement. This requirement is intended to ensure that municipalities have control over what electricity projects they wish to host within their communities.

To deliver on this direction, the IESO requires project developers to engage early with municipalities to better understand local preferences and needs. Engagement will occur at different stages of the process, including pre-engagement consultation, municipal support confirmations, and downstream approvals. Municipalities have an opportunity for ongoing engagement and communication of local expectations to developers throughout the development process. Like other types of development, the full process from application to construction may be a multi-year process depending on the complexity of each project.

Successful completion of one stage of engagement does not guarantee that municipalities will provide local support or approvals in later stages, nor are municipalities required to give support if they are not satisfied with the information provided by an energy project developer. It is the responsibility of developers to work closely with municipalities to ensure development activities and all associated reporting requirements are completed in a way that is satisfactory to municipal expectations. It is up to municipalities to determine whether a project is in the best interest of the community, and whether they have enough information to make that determination. If a municipality does not support a project at the time of proposal submission, it will not be eligible for an LT2 contract.



Pre-Engagement Confirmation

All energy project developers are required to provide a “pre-engagement confirmation” notice to municipalities early in the development process which informs municipalities of the intent to submit a proposal. This notice includes a request to confirm what land use requirements may be applicable on the proposed project site.

This pre-engagement is the first formal opportunity for municipalities to engage with developers on proposed projects – although developers may choose to engage earlier. As with other development projects, early engagement between municipalities and developers can help identify local expectations and processes. Municipalities should be prepared to provide information about:

- What local approvals may be needed as part of a development project (examples include those in the “Key Considerations when Evaluating Energy Projects” section of this Toolkit)
- Any expectations for public engagement (e.g. public meetings or notices), and
- What timelines developers should expect for decision-making including zoning decisions, and permit applications.

Pre-engagement is also the first opportunity for municipalities to raise any general questions or concerns about a project to the developer. Although developers may not have exact project details at this early stage of the process, they should be able to answer questions around best practices, safety characteristics, and likely impacts of a project. Communicating these questions early can help ensure that answers are made available as the project proposal progresses, and that developers are prepared to answer questions during public meetings.

Conversely, where municipalities are not willing hosts for certain types of electricity project(s), this pre-engagement offers the first opportunity to indicate to a developer that a project is unlikely to be approved. If a municipality is opposed to a particular project, or type of project (e.g. natural gas, wind turbines, battery storage, etc.), it may be beneficial to communicate this as soon as possible to avoid additional resources being directed to a project that is unlikely to be approved. Some municipalities have started proactively adopting local energy plans, or resolutions indicating which types of energy projects may be considered or excluded (e.g. types of generation or storage), and any expectations for projects being brought forward for consideration (e.g. engagement requirements, local approvals such as submission of emergency management plan, negotiation of community benefit agreements).

Municipalities should be prepared to receive requests and engage with developers at this stage. AMO has prepared a document called [“Navigating Municipal Relations: A Guide for Energy Developers Proposing Projects under Ontario’s Long Term Electricity Procurements”](#) that municipalities may want to share with prospective developers.

Municipal Support Confirmations

As a project progresses past pre-engagement consultation, electricity project developers are required to obtain a “Municipal Resolution in Support of Proposal Submission” (“MRSPS”) ¹ or

¹ Under previous procurements, these were called “Municipal Support Resolutions” or “MSRs”.

blanket support resolution before a project proposal will be considered by the IESO. The MRSPS takes the form of a local resolution confirming several items, including but not limited to:

- that the developer has engaged with the municipality
- that the developer has completed (or committed to completing) public engagement activities to the satisfaction of the municipality
- for projects in prime agricultural areas, that the developer has provided evidence of having considered alternative locations by completing the Pre-Agricultural Impact Assessment (AIA) Submission Filing Requirement
- that the municipality is willing to host the project should it receive a contract and obtain all necessary permits and approvals, and
- any additional items or conditions that the municipal may choose to include.

MRSPSs are a key mechanism to meet provincial direction that energy projects only move forward with the consent of the host community. They are the formal decision-making process through which municipal councils assess information provided by developers about projects and determine whether a project is a fit for their community. Municipalities retain the right to decline a request to issue an MRSPS if they do not support a project moving forward.

MRSPSs provide municipalities with an opportunity to:

- Express a willingness to host a specific energy project subject to any local land-use, site planning, or other approvals
- Identify any local conditions that must be met moving forward for the MRSPS to remain in place (for example completing a safety plan, or entering into a community benefit agreement)
- Ensure there is adequate public engagement, and that any feedback from the community has been received and addressed before a project moves forward.

The IESO has provided a [prescribed form](#) that must be submitted as evidence of municipal support, and which includes an example municipal resolution which can be used as a template for MRSPSs. However, municipalities do not have to use this template and can provide an MRSPS in any form so long as the MRSPS includes the required information identified by the IESO (a list of mandatory elements for an MRSPS is included as Appendix A of this document). Municipalities can also choose to include additional content (e.g. conditions requiring additional approvals).

Importantly, MRSPSs are only a moment-in-time expression of support – they are not binding final approvals, and do not guarantee that a project will be awarded a contract. Additionally, because the MRSPS is only intended to indicate support in principle prior to IESO issuing a contract, once a contract has been awarded to a project, there is no effect to revoking an MRSPS. Even after a MRSPS is passed and an IESO contract is issued for a project, municipalities retain the right to:

- Require developers to submit applications or technical studies to obtain development approvals (e.g. zoning, site plan) and other local approvals required by the municipality, and
- Withhold or withdraw any locally required approvals if local expectations or conditions are not met.

Given the complex nature of many energy projects, municipalities may wish to consider retaining an energy consultant, or legal expert to negotiate with energy companies, and advise on elements of a proposed project, and what to consider prior to deciding whether to approve an MRSPS. Municipalities should consider retaining someone with expertise or experience dealing with electricity sector proposals,

Once an MRSPS is issued, the project moves forward to the IESO to determine whether to issue a contract for the project. Following the issuance of a contract, most projects are subject to provincial review which may include a Renewable Energy Assessment (REA) which includes assessment of projects' impacts on the environment, and public engagement. The REA process generally takes place concurrently with other local approvals.

Public Engagement Sessions

A notable change between LT2 and previous procurements is that developers are no longer required to demonstrate that discrete public engagement sessions were arranged when submitting a proposal to the IESO. Instead, they are expected to work in collaboration with municipalities to deliver public engagement to the satisfaction of the host municipalities. Municipalities must confirm that this engagement has taken place as part of the MRSPS. Municipalities should be prepared to communicate expectations on public engagement to energy project developers, and may wish to consider working with developers to deliver engagement activities.

LT2 projects may impact asserted or established Aboriginal or treaty rights, and project developers may be delegated by the provincial Crown to carry out procedural aspects of consultation with First Nation and Métis communities. Municipalities may wish to conduct their own engagement with First Nation and Métis communities, and consider the proponent's consultation and engagement efforts with Indigenous communities, to help inform their MRSPS decision, and to support relationships with First Nation and Métis communities.

Optional: Blanket Resolutions

Municipalities may also choose to issue a “blanket” municipal support for energy projects. Where these resolutions have been used in the past, direction is typically delegated to the CAO or other staff member, establishing the authority to provide support confirmations for projects that meet pre-determined criteria outlined in the Council resolution. Under this delegated authority, municipal staff can determine whether a proposed project meets the criteria set out under the blanket resolution and issue an MRSPS without each project having to go to Council for a separate decision.

Criteria included in blanket resolutions often outline which types of projects will or will not be considered (e.g. wind, gas, solar, battery storage, etc.), and identify local approvals or agreements that are pre-conditions of support such as entering into a [community benefit agreement](#), or providing documentation to the municipality (e.g. site plans, emergency management plans, and/or decommissioning plans).

When issuing blanket resolutions, municipalities may wish to consider setting an effective lifespan for the resolution. For example, municipalities could indicate that the blanket resolution is only applicable to the LT2 procurement, a specific intake under the procurement, or for any procurements moving forward until the resolution is revoked.

Blanket resolutions can streamline decision making on projects and proactively signal to developers whether a municipality is open to different types of energy project. Where blanket support is provided, projects are still expected to complete downstream approvals, and municipalities continue to reserve the ability to determine whether to issue permits or other local approvals.

Downstream Approvals

The IESO requires evidence of an MRSPS prior to issuing a contract for an energy project. The MRSPS does not however replace any other local or provincial approvals. This includes local development applications, permits and processes (e.g. those under the Planning Act, or Municipal Act), as well as any necessary provincial approvals (e.g. renewable energy approvals, approvals under the Public Lands Act for Crown land projects). After an MRSPS is issued, municipalities continue to reserve the to determine whether to issue permits or other local approvals.

Successfully obtaining these approvals is a condition of the contract between the IESO and project developers and as such, does not need to be set as a local condition for an MRSPS. However, some municipalities may prefer to consider whether downstream approvals such as rezoning, or site plan approvals are likely to be successful prior to issuing an MRSPS.

The decision of a municipality to provide an MRSPS to a specific project is not intended to replace, or guarantee that additional approvals will be provided.

Key Considerations When Evaluating Energy Projects

There are a range of policy and technical considerations that municipalities may wish to contemplate when determining whether to provide an MRSPS, or other local approvals. The details and interests may differ between communities. This section outlines some of the key issues considered by municipalities to date when reviewing projects. Depending on local preference, these considerations may be taken into account at different (or multiple) stages of a project as outlined in the previous section. Like with other development projects, municipalities should be prepared to communicate their preferences and expectations to energy project developers.

Land-Use and Site Planning

Decisions regarding official plan designations, zoning, and site-planning are not required to be made prior to issuing an MRSPS. However, municipalities often take high-level land-use questions into account while considering whether to provide support for a project. Even if these considerations are not addressed prior to an MRSPS, municipalities and project developers should also be prepared to work together to address these key issues during downstream approvals.

Project Siting

Municipalities have considered some of the following key issues while reviewing projects:

- What requirements exist under the Provincial Planning Statement, local official plan, zoning by-laws or other local policies? Does the project meet these requirements?
- How would projects impact, or be impacted by surrounding land-uses?
 - What areas of the municipalities, or surrounding uses are preferred locally? For example, some municipalities have found that projects located in industrial areas or former aggregate pits receive more community support than projects located in agricultural areas or near residential areas.
 - How would the project interact with future growth planned in the area?
 - Is the project located in proximity to electricity transmission lines that are required to connect the project to the energy grid?
- What mitigation should be in place regarding noise, vibration, environmental impacts? What setbacks or minimum distances from other land uses should be required? (Note: setbacks can often be addressed through downstream approvals such as through noise studies, or fire safety plans.)
- What servicing may be required for the project site (e.g. water service, road access)?

Agricultural Protection

Under LT2, ground-mounted solar projects are prohibited in prime agricultural areas. All other LT2 projects proposed in prime agricultural areas are required to submit the IESO's Pre-AIA Submission Filing Requirement to the satisfaction of the municipality. This document outlines how a project developer considered alternative locations and arrived at their chosen project site. In addition, if a contract is awarded to a project located in a prime agricultural area, an Agricultural Impact Assessment (AIA) must be completed by the proponent, and to the

satisfaction of the host municipality within 18-months of the IESO contract having been offered. The Ministry of Agriculture, Food and Agribusiness [has issued draft guidance](#) on how to complete and review an AIA and is preparing additional guidance to support the LT2 procurement.

The IESO has [provided guidance](#) on AIAs and how they should be addressed under the procurement process. In particular, municipalities should be aware that there is not a requirement for an AIA to be submitted, reviewed, and approved by a municipality until 18 months after a contract is issued. This means that a full AIA may not be available prior to a municipality making an MRSPS decision. However, as part of the MRSPS process, developers must provide alternative locations for the project prior to the MRSPS in case the original proposed site cannot be approved under the AIA. The template MRSPS from the IESO includes a requirement for municipalities to verify that these alternative locations have been identified.

Resources Available to Support Land Use Planning and Siting Considerations

- Ontario Ministry of the Environment, Conservation and Parks
 - [Renewable Energy Approvals](#)
 - [Technical Guide to Renewable Energy Approvals](#)
- Ontario Ministry of Natural Resources
 - [Renewable Energy Project Approval and Permit Requirements](#)
- Independent Electricity Systems Operator
 - [Agricultural Impact Assessment Questions and Answers](#)
- Ministry of Energy and Electrification
 - [Ministerial Directives Issued to the IESO for LT2](#)

The following additional resources from other jurisdictions may provide valuable technical assistance. However, it is important to note that these resources may not align with Ontario's specific legal and regulatory requirements and should be treated as guidance only:

- Quest Canada
 - [Integrating Energy Planning and Land-Use Planning: Taking Stock and Looking Forward](#)
- Pacific Northwest National Laboratory (On Behalf of the US Department of Energy)
 - [Energy Storage in Local Zoning Ordinances](#)
- American Planning Association
 - [Zoning Practice: Battery Energy Storage Systems](#)

Emergency Management and Environmental Protection

Municipalities have reported that residents are concerned about ensuring that proposed projects are safe and may expect municipal review of safety and mitigation plans. Further, as the primary provider of certain emergency services, municipalities should be actively engaged in discussions with energy developers to ensure that adequate emergency response plans are in place, and appropriate.

The approval of fire safety and emergency management plans is frequently completed as part of downstream approvals rather than prior to issuing an MRSPS. However, some municipalities have included the successful completion of these plans as a condition for issuing an MRSPS.

Municipalities do not have sole responsibility for assessing safety or environmental impacts. The provincial government also has several reviews and approvals that must be completed before a project can move forward.

- A Renewable Energy Approval (REA) from the Ministry of the Environment, Conservation and Parks (MECP) is required for most solar, wind, or bio-energy projects in Ontario.²
- Battery energy storage system (also called “BESS”) facilities require registration to the Environmental Activity & Sector Registry. Natural gas fired facilities require an Environmental Compliance Approval.
- New water powered facilities are subject to the Environmental Assessment Act, and Ministry of Natural Resources (MNR) approval under the Lakes and Rivers Improvement Act.
- For all project types, an Endangered Species Act permit may be required from MECP if species at risk or their habitats are impacted.

These environmental permissions processes include a review of environmental impacts to ensure that projects are unlikely to have adverse impacts on communities. All energy projects are generally subject to safety and building code requirements, similar to any other development.

Fire Safety and Emergency Management

Fire safety, particularly around proposed BESS projects, has been routinely identified by municipalities and residents as being of high interest. The Office of the Ontario Fire Marshall (OFM) has indicated that all Fire Chiefs in Ontario have access to an advisor at OFM who can provide support when reviewing energy projects.

Municipalities have considered some of the following key issues while reviewing projects:

- Does the project have an emergency management plan that outlines key risks, mitigation, and responses? Does the emergency management plan align with best practices from the Ontario Fire Marshall or other experts?
- Will the project have on-site staff monitoring the facility during the life of the project? How would these staff be able to work with the municipality to ensure safety and minimize potential impacts of an emergency incident.
- How would local first responders need to respond in the event of an incident?
 - Does the municipality have the capacity, equipment, and/or training to respond?
 - Will the proponent cover the costs of any training or equipment needed to improve local capabilities?
- Does the proposed site have the right infrastructure to facilitate access by first responders?
- Would the impact of an incident be localized to the project site, or widespread? What mitigation needs to be in place to minimize impacts?

² An REA is not required for rooftop solar, some classes of small-scale wind and ground-mounted solar, and certain bio-energy and thermal treatment projects.

Environmental Protection

Ontario is home to many different types of energy projects that use various technologies to generate or store energy. The potential environmental impacts differ from project to project, and a wide range of environmental considerations apply to these projects including impacts to carbon emissions, natural habitats, or source water. Concerns about environmental impacts apply to both renewable projects and carbon emitting projects (e.g. leaks from natural gas pipelines, or battery cells at BESS sites).

Many environmental mitigation measures can be addressed through downstream land use processes and subsequent approvals (e.g. ESA permits, Fisheries Act approvals). Electricity generation projects are also subject to provincial assessment of environmental impacts through the Renewable Energy Approvals (REA) or Environmental Assessment (EA) process).

Municipalities have considered some of the following key issues while reviewing projects:

- What provincial assessments might apply to the project?
- Is the project subject to review by the local Conservation Authority?
- Does the project have a Stormwater Management Plan that meets local needs?
- What mitigation measures can be put in place to reduce risks to locally important sites, such as municipally-managed natural spaces, public parks, or culturally significant areas/buildings? Can these be addressed through existing processes such as the site plan process?

Resources for Fire Safety and Environmental Protection

- Ontario Fire Chief's Association Guide
 - [Solar Electricity and Battery Storage Systems Safety Handbook for Firefighters.](#)
- Ontario Ministry of the Environment, Conservation and Parks
 - [Technical Guide to Renewable Energy Approvals](#)
- Ontario Ministry of Natural Resources
 - [Renewable Energy Project Approval and Permit Requirements](#)
- Hydro One Guide
 - [BESS Fire Protection Risk & Response Assessment Standard](#)

The following additional resources from other jurisdictions can provide valuable technical assistance, though it's important to note that these resources may not align with Ontario's specific legal and regulatory requirements and should be treated as guidance only:

- Energy Storage Canada
 - [Battery Energy Storage: Thermal Runaway and Fire Risk](#)
- Canadian Association of Fire Chiefs
 - [Lithium-Ion Battery Resources for Fire Services including Battery Storage Systems](#)
- Case study: Weymouth Town, U.S.
 - [Risk Assessment Study for BESS at Fore River Energy Center](#)

Project Decommissioning

Under the current IESO procurement process, contracts are issued for a fixed duration. Contracts between the IESO and energy companies do not include requirements for decommissioning at the end of project life. At the end of a contract, energy companies may decide to end operations and decommission the project or apply for a contract extension or renewal. Contract extensions will likely require equipment upgrades or replacement.

Projects that are subject to the provincial REA process are required to include a Decommissioning Plan Report which describes how a project site will be restored as close as possible to its original condition (or to the land use designation of the area at the time of decommissioning). The costs associated with decommissioning are often covered in the land lease agreement with the participating landowners, and are generally expected to be borne by the owner/operator of the energy facility.

Municipalities may wish to consider:

- Is decommissioning for a specific project type addressed through provincial requirements (e.g. renewable energy approvals)? If not:
 - Who will be responsible for the cost, and process of decommissioning end of life assets? Is this addressed through an enforceable legal framework (e.g. the land lease agreement with the landowner, a municipal development agreement, or site plan tools)?
 - Through what local mechanisms could decommissioning requirements be set and upheld in the future (e.g. site plan control, community benefit agreement, municipal by-laws)?
- Does the energy company have a standard process in place for decommissioning and/or land reclamation?
- If an energy company does not remain solvent, or a project is abandoned, where does the responsibility for decommissioning fall?
- Does the municipality wish to include any priorities for decommissioning in an agreement with the developer (e.g. restoring lands to agricultural use, re-naturalizing land)?

Resources for Decommissioning

- Ontario Ministry of the Environment, Conservation and Parks
 - [Technical Guide to Renewable Energy Approvals](#)

The following additional resource from the United States may provide valuable technical assistance, though it's important to note that this resource may not align with Ontario's specific legal and regulatory requirements and should be viewed as providing guidance only:

- U.S. Energy Storage Association (ESA)
 - [End-of-Life Management of Lithium-ion Energy Storage Systems](#)

Community Benefits, Costs and Community Benefit Agreements

Cost and Benefits of Hosting Energy Projects

As with other economic development projects, municipalities may incur costs to service and host electricity generation and storage projects. This may include new infrastructure such as improvements to roads for emergency access, or water infrastructure for fire response. It may also include improvements to local services such as new equipment and training for firefighters. Municipalities may also incur costs to retain expert advice to support project review, downstream approvals, or negotiations.

Similarly, like other types of development, electricity projects may bring financial, or other benefits to the communities. This may include property tax assessment increases, employment opportunities, or progress towards local energy or climate plans. Some developers may also offer community funds or sponsorships to local organizations.

Some municipalities report that the potential benefits to the community may not offset the potential costs. For example, increased property tax assessment may not be sufficient to cover increased infrastructure or servicing costs. Benefits may also only be temporary – for example, while a project may result in short-term construction jobs, these may not be filled by local residents, and long-term jobs may not be created. It is important to engage with developers to build a shared understanding of what benefits a community may experience.

Community Benefit Agreements

Municipalities are increasingly looking to community benefit agreements (CBAs) as opportunities to recover costs, secure meaningful local benefits, and share in project revenues so they can be reinvested into the community in the long-term. CBAs are formal agreements through which municipalities and project developers negotiate terms to ensure that both parties are sharing in the potential benefits of a project, and that all costs can be recovered.

Although CBAs are not currently required as part of the procurement process, municipalities may ask for them as a condition of support in providing an MRSPS. As with other types of development, municipalities should work with developers to negotiate an agreement that is beneficial to the community. A best practice for municipalities choosing to negotiate a CBA is to retain expert legal counsel to represent the municipal interest in negotiations. A legal advisor with experience working with energy projects and commercial negotiations can provide guidance about what terms to include as part of an agreement and support negotiations with project developers.

When considering potential costs and benefits, or whether to pursue a CBA, municipalities may wish to consider:

- What costs may the municipality incur to support the project? (e.g. infrastructure, local services and equipment, professional services, consultants for downstream approvals)
- What benefits may the project bring? (e.g. energy reliability, assessment growth, development opportunities)

- Is the developer proactively offering a community benefit agreement, or another form of support to the municipality? (e.g. access to a community fund)
- What expertise does the municipality need to procure to negotiate a community benefit agreement with the project developer?

Some common CBA contents include:

- A payment to the municipality based on the amount of energy generated or stored that would become general revenues for the municipality to direct towards local services
- A financial contribution from project developers to the municipality to support project related costs such as:
 - New or upgraded infrastructure related to supporting the project
 - Municipal services required to support the project
 - Professional fees incurred by the municipality to support CBA negotiations (e.g. legal fees), technical consultant project review, and downstream approvals
- A requirement for energy proponents to bear the cost of decommissioning projects when they reach end-of-life

Resources for Community Benefit Agreements

There is no standardized template for CBAs related to electricity projects in Ontario. As a result, unique agreements are typically negotiated on a project-by-project basis. The following resources provide insight into CBAs content.

- Clean Air Task Force - List of Resources on Community Benefits
 - [Community Benefits Resource Inventory](#)
- Columbia Law School's 35 Recommendations for Developers and Host Communities
 - [Expert Insights on Best Practices for Community Benefits Agreements](#)
- Clean Coalition Organization CBA Research
 - [Finding the Balance: Benchmarking Solar, Wind and Energy Storage Community Benefits Agreements](#)
- World Resources Institute Insights
 - [US Clean Energy Projects Need Public Buy-in. Community Benefits Agreements Can Help](#)
- Government of Scotland
 - [Community benefits from onshore renewable energy development](#) – Guidance on good practice principles for communities, businesses, local authorities, and others
- Local Energy Scotland- Community and Renewable Energy Scheme (CARES) CBA Support
 - [Resources: Community Benefits Toolkit, document template for Community Benefits agreement, community benefit Memorandum of Understanding guidance and template, related case studies](#)
- [University of Michigan](#)
 - [Renewable Energy: Providing a Spectrum of Potential Community Benefits](#)
 - [Beyond Renewable](#): Incorporating social sustainability & community benefits into renewable energy projects

Appendix: Mandatory Elements of a Municipal Resolution in Support of Proposal Submission (MRSPS)

Should a municipality wish to develop its own resolution, to meet the minimum requirements of the IESO's RFPs, the resolution must:

(A) identify:

- (i) the Unique Project ID of the Project
- (ii) the name of the Project
- (iii) the name of the Proponent
- (iv) the generation technology type of the Project
- (v) the maximum potential Contract Capacity of the 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 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

(C) state:

- (i) that the Local Municipality supports the submission of a Proposal for the 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(b) of the LT2 RFP, and does not supersede any applicable permits or approvals under applicable Laws and Regulations that may be required for a particular Project;
- (ii) that that the Proponent has undertaken, or has committed to undertake, Indigenous and community engagement activities in respect of the 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 Project is not a Non-Rooftop Solar Project;

(c) the Proponent has satisfied the Pre-AIA Submission Filing Requirement to the satisfaction of the Municipality; and

(d) if the Proponent is selected as a Selected Proponent under the LT2 RFP, the Municipality will engage in good faith with the Selected Proponent to enable the Selected Proponent to complete an Agricultural Impact Assessment.



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