



Date: December 15, 2025

To: Mayor and Council

Author: Allen Burgess, Manager of Planning

RE: Municipal Support Resolutions for Submission Proposals to Independent Electrical System Operator for Long Term 2

RECOMMENDED ACTION

That Council **support** the submission of the following Proposal(s) for Long-Term Energy Projects at the following locations _____;

And that this resolution's sole purpose is to satisfy the mandatory requirements of Section 4.2 (c) (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; and further;

And that each 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;

And that the proposed projects include lands designated as Prime Agricultural Areas in the Town of Kingsville's Official Plan, but these lands are not designated as Specialty Crop Areas, and if selected, each proponent will engage in good faith with the Town of Kingsville to complete Agriculture Impact Assessment requirements;

And further that any successful proponent will be required to satisfy all municipal planning, regulatory or permitting processes as may be required;

And furthermore that successful proponents will be required to provide community benefit associated with the scale and scope of proposed project with the Town of Kingsville.

BACKGROUND

In August/September, the Town of Kingsville received interest from several parties seeking municipal support for the Independent Electricity System Operator (IESO) Long-Term 2 (LT2) procurement process to help meet Ontario's projected electricity needs between 2029 and 2034.

As part of the LT2 process, applicants are required to engage with municipalities and provide a Municipal Support Resolution. A Municipal Support Resolution is not an approval of any specific project or proposal, and does not imply endorsement of any project, proponent or technology. It simply confirms that the Municipality is aware a project is being proposed within its boundaries and does not object to the proponent submitting their application to the IESO.

The Recommended Action is consistent with the resolution of support statements required by the IESO.

DISCUSSION

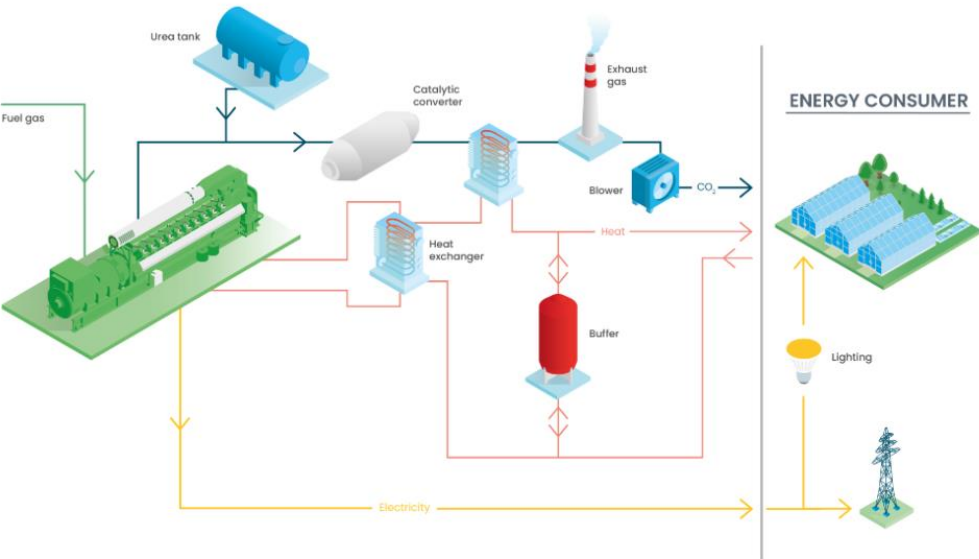
To be considered under the LT2 RFP, proponents must submit complete proposal, including Municipal Support Resolution (MSR), along with IESO’s proposal fees, securities and other application requirements by December 18, 2025.

Planning Review

Planning Services has met with each applicant to discuss proposals, identify where on site the proposed project is to be constructed, and have completed a preliminary review of zoning, setbacks and other zoning regulations associated with each proposal.

Each of the proposals are located and/or integrated into farm (greenhouse) operation demonstrating to administration that their co-generation activity is considered subordinate to farm operations, and as such are considered accessory use to the farm activities.

The key component in allowing these proposals is the integration into the greenhouse’s operations. The utilization of the waste heat, waste exhaust gases and the hydro generated creates the co-generation opportunity.



Should any proposal not have a co-generation component with the attached or adjacent greenhouse facility, the generator will no longer be considered accessory to a farm activity, and would not comply with current planning policy and zoning regulations. This is consistent with how other local municipalities are interpreting co-generation facilities.

Compliance and Community Support

As part of the review process, Administration assessed each application for compliance with Building Permits, Site Plan, and relevant Town By-laws. This review specifically included By-law 28-2025, being a By-law to regulate the connection and discharge into Kingsville's Sanitary Sewer System by Greenhouses and Greenhouse Premises, ensuring that proposed projects align with the Town's environmental standards.

Administration also requested that proponents outline community benefit commitments proportionate to the size and scope of their proposed co-generation projects.

Based on this evaluation, Administration recommends that Council grant municipal support resolutions only to those proposals that have demonstrated both compliance with municipal requirements and a commitment to providing meaningful community benefits.

FINANCIAL CONSIDERATIONS

The value of the properties will increase, and as a result the tax assessment will increase accordingly. There will also be community benefits along with these projects.

ENVIRONMENTAL CONSIDERATIONS

Council's support of the resolution enables proponents to complete their submissions for consideration by the IESO and satisfy a step in the submission process.

Should any proposals be selected through the LT2 process, they will still be subject to all applicable approvals, including:

- Planning Act applications, including site plan control, and zoning by-law amendments if required
- Environmental and technical assessments
- Heritage, archaeological, or visual impact reviews, where applicable

CONSULTATIONS

- Proponents and/or agent on behalf of the proponents
- Town of Kingsville Business Relations Officer
- Town of Kingsville Technical Advisory Committee

PREPARED BY:



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