Power Playbook

Preparing for renewable energy proposals

Lia Codrington

Hamilton Climate Change Advisory Committee | June 17, 2025

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Agenda

1. Laying a foundation

2. Developing community criteria

3. Protecting the community
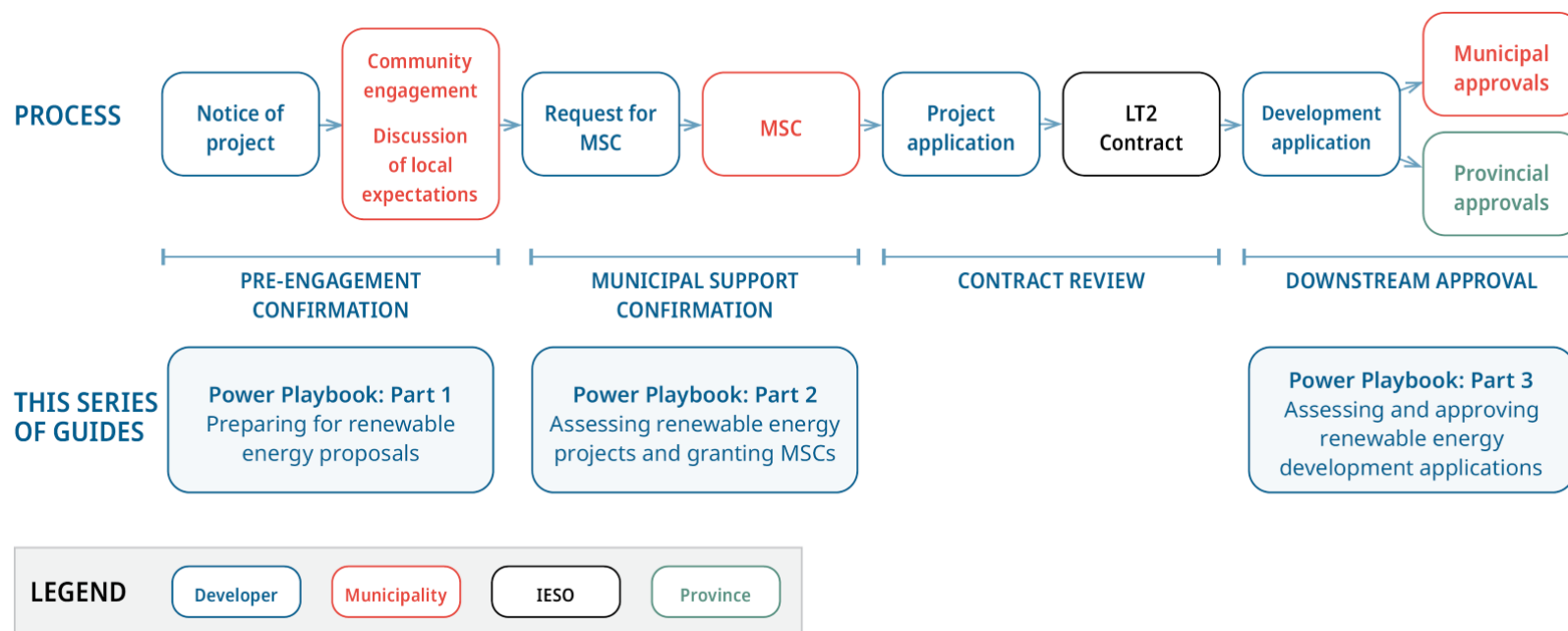
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Laying a foundation

- Municipalities decide where renewable energy projects can go

- Projects on agricultural land must provide the municipality with the first part of an Agricultural Impact Assessment (AIA)

- Official Plans and Zoning By-laws must be up to date and reference renewable energy development

Does the proposal align with local land use planning?

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Municipalities' role in the LT2

PROCESS

Notice of project → Community engagement / Discussion of local expectations → Request for MSC → MSC → Project application → LT2 Contract → Development application → Municipal approvals / Provincial approvals

PRE-ENGAGEMENT CONFIRMATION — MUNICIPAL SUPPORT CONFIRMATION — CONTRACT REVIEW — DOWNSTREAM APPROVAL

THIS SERIES OF GUIDES

Power Playbook: Part 1
Preparing for renewable energy proposals

Power Playbook: Part 2
Assessing renewable energy projects and granting MSCs

Power Playbook: Part 3
Assessing and approving renewable energy development applications

LEGEND Developer Municipality IESO Province

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Ramara's Official Plan

Renewable energy facilities shall not be permitted as the primary use on lands designated Agriculture. *Renewable energy facilities* may be permitted in the Agricultural designation as an on-farm diversified use in accordance with Section 7.3.4 and applicable provincial policies.

Where

ı. For any proposed *renewable energy facility*, the Township shall require the proponent to proceed through an Application for Site Plan Approval under the *Planning Act*.

How

Proponents of large-scale renewable energy projects are encouraged to attempt the highest levels of cooperation, consideration and communication with the township, host property owners and the local community during all phases of project development and operation.

Expectations

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Developing community criteria

- Financial contributions through increased property taxes or developer payments

- In-kind benefits like community events, sponsorship for local initiatives, or environmental conservation efforts

- Boosts to the local economy through prioritizing local labour and suppliers

How will benefits be shared with the community?

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Community Benefit Agreements

Ramara's Official Plan

The Township, in partnership with the Province as appropriate, shall enter into agreements with renewable energy proponents to address emergency response, development, dispute resolution, use and alterations to municipal drains, community benefit funds or securities for the provision of same, and after-project site decommissioning and rehabilitation.

Haldimand's Blanket Support Resolution

Requires an annual community benefit payment of $1,100/MW of capacity for the lifetime of the project, with an annual max of $300,000, subject to increase due to cost of living

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Protecting the community

- Municipalities can charge an application fee to help cover the cost of staff time used to process proposals

- Developers who receive contracts for their projects should also cover any upgrades required to host the energy facility (such as road use agreements or emergency services training)

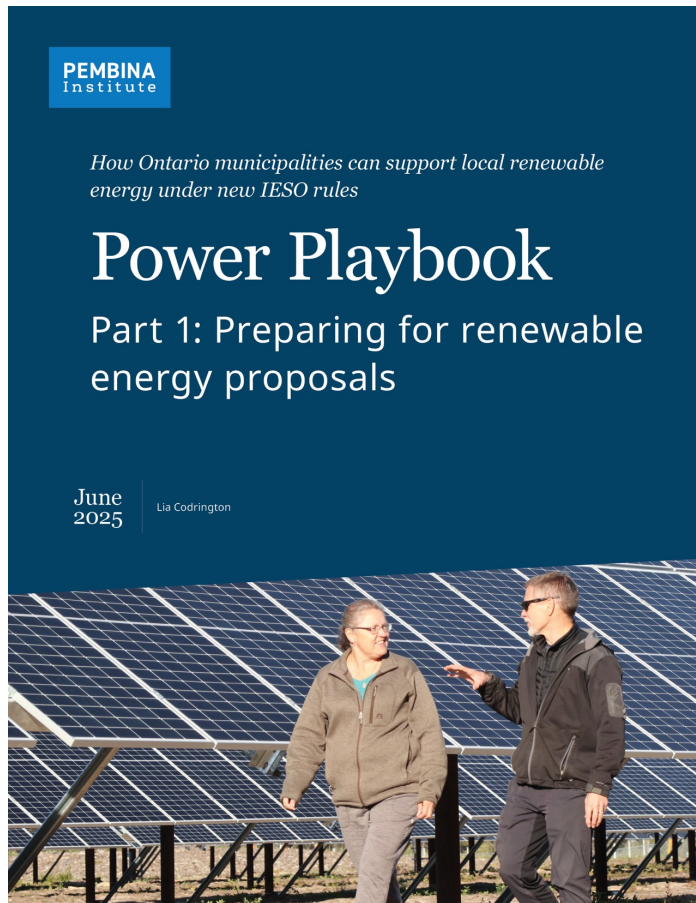**How will the developer cover the municipality's costs?**

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Clearview's process protocol

4-page document for developers that explains:

- Location criteria

- Municipal consultation requirements

- Application steps & expectations

- Applicable fees

www.clearview.ca/media/44663

More examples can be found online in Power Playbook: Part 1

www.pembina.org/pub/power-playbook

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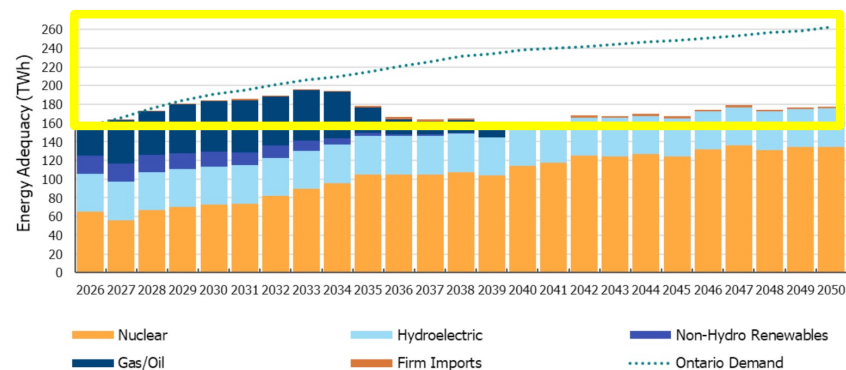Receive our perspectives in your inbox.

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Appendices

Filling the electricity gap

- Ontario's electricity demand is expected to rise 75% by 2050.

- IESO has launched a series of procurements to bring more generation online.

- All generation types are eligible except offshore wind. Nuclear and hydro are not expected to participate due to their long timelines.

- These procurements will be frequent.

Supporting projects

Municipal Resolution in Support of Proposal Submission	Blanket Municipal Support Resolution
Each project is evaluated individually by Council	**All projects that meet a list of criteria receive support**
✅ Good for municipalities who are still determining evaluation criteria or aren't expecting a large volume of proposals	✅ Good for municipalities who have previous experience through LT1 and know exactly what they want from developers
⏱ Proposal presentations are time consuming and introduce potential bias	⏱ Requires more work up front to determine criteria

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