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**IESO** -“ [The Independent Electricity System Operator \(IESO\)](#) works at the heart of Ontario's power system. The IESO delivers key services across the electricity sector including: managing the power system in real-time, planning for the province's future energy needs, enabling conservation and designing a more efficient electricity marketplace to support sector evolution.” — see also the [form for municipal support](#): E-LT1\_Prescribed-Form\_Evidence-of-Municipal-Support\_20221206-5.pdf

**Cordelia BESS** - Established September 2025, this firm is unconnected with the established firm Cordelia Power, which also operates in Canada. It is listed as an “Ontario-incorporated project company” created by [Aegis Critical Energy Defence Corp](#) (formerly Energy Plug Technologies), a very small, Vancouver-based energy-technology company that designs and integrates battery energy storage systems (BESS) for utilities, and [Seetel New Energy Co. Ltd.](#) (Taiwan) to participate in Ontario’s grid-scale energy storage market. The company partners with [Malahat Battery Technologies](#), an Indigenous startup on Vancouver Island.

Local representation for the company is provided by former mayor [Dan Mathieson](#). His remuneration in company shares is tied to “successful awards which include, financial closing for four energy projects in excess of \$10 Million each in the Province of Ontario, a successful Long-Term 2 RFP award in Ontario and finalizing a project that is currently under a confidentiality agreement.”

**Festival Hydro** - distributor of electrical power to approximately 20,000 customers in the municipalities of Stratford, Brussels, Dashwood, Hensall, St. Marys, Seaforth and Zurich. Mayor Ritsma, Councillor Sebben, and Councillor Beatty are on the board of directors of Festival Hydro.

**Municipal Support Resolution:** The Independent Electric System Operator (IESO) plans the province’s grid, and wants good candidates for energy projects. It asks cities

to submit letters of support, which will earn points for company applications. If the application is approved, the company will have a contract with the IESO. Under the law, the city can withdraw its support, but if the contract has already been awarded, this has little effect. Although city councils can still have a voice in land-use planning, zoning, site plan, building permits, fire safety, and environmental rules, **they cannot refuse the project**: "...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. (See AMO Energy Procurement Toolkit, page 7)

**The AMO Municipal Energy Procurement Toolkit** is a guide to help Ontario municipalities deal with new IESO long-term energy procurements, including BESS, wind, and solar projects. It explains the procurement process, outlines municipal roles and powers (like Municipal Support Resolutions), and offers practical tools—such as checklists, sample policies, and guidance on using community benefit agreements and local conditions—to evaluate and negotiate proposed energy projects. ([Link](#))

**Peak shaving:** Using power from a battery or solar panels during high use times, instead of taking it all at once from the grid.

## TRANSCRIPT

### **(47:40) Staff**

7.2 a request for municipal support resolution from Cordelia BESS Inc at 465 Wright boulevard through your worship. It is my understanding that the director of building and building services will be providing an overview of the report.

### **(47:41) Director Betteridge, Director of Infrastructure Services**

So we received a request that is the first of its kind for the city of Stratford. There was one roughly about 10 years ago, another regime, but the Independent Electricity Operators System, or IEOS, of Ontario is uh released an RFP, a request for proposals for private electricity sources, battery electricity storage systems.. So these are where the systems are the property storage systems., and there would be system of facilities, source containers that would each house batteries, and it would hold energy off the grid and release it back to the grid. When there's energy, — when there's the need for energy or a peak in demand. And this allows more energy to be released to the grid.

**(48:52)** I will note, and that I did provide council with a comprehensive report. I do apologize for the lengthiness of it, but it was, as I said, My Reports twofold. One is

to assess the request that we've received from Cordelia Best Incorporated for their proposal at 465 Wright Boulevard. And secondly, there is the option, or there's the likelihood that the city could receive more of these fixture proposals over the coming years, This is a 4-year program.

The way it works is the IESO will have certain windows. This is the first window under this program, and there could be three more. So in the event that the city receives future requests, we would have a program, a procedure, in place to analyze and assess those. So what I hope the proponent is asking for, I do note that the company or the proponent did not send any representatives to speak here tonight. I note that the individual who submitted the formal request does, I believe, revised in Vancouver, so he's not able to attend.

**(49:58)**

We received this request about 60 days ago. That's the minimum consultation timeframe that the IESO requires. So when we did receive it, is the ... we've typically dealt with these sorts of things before. We deal with similar processes with electricity, sorry, telecommunication powers and those sorts of things. So this is not a municipal approval, per se, but my, what my report does stipulate is that they're looking for municipal support resolution tonight. If this moves forward, if they are granted approval through the IESO, what my report does stipulate is that the real work will begin with site specific review and analysis under a site plan control process, without looking at anything as stated my report, aesthetics, safety, making sure there's not water in the events of potable or even in the event of fire and those sorts of things, security, egress, but also site commissioning and site decommissioning. In my research for these projects, with the amount of batteries sitting on our property, there could be a situation where, in the event of an absentee project owner, the city's left with a site full of unused batteries, that could pose a site contamination concern and what my research has found, is some municipalities are requiring site decommissioning plans, where in those plants that municipality holds a financial security bond that would allow the city to, in this case, deal with with circumstances if it arises. So with that, what I might do your worship is I did provide a lengthy report.

If there's any questions or clarifications, I'm able to go through those, but what I might do is open them for questions or comments.

**(51:57) Mayor Ritsma**

Thank you. Go ahead.

**Cllr Henderson**

Through the chair. I have a question. I'm just a little bit confused about this. We use Festival Hydro here. Are they the keeper of this right now?

**(52:06) Director Betteridge**

Through your worship. Good question. The lands are owned by festival hydro. It's ... there's two parts of the land here. If folks have driven through that part of the Wright Boulevard, Festival Hydro has their transformers in their site adjacent to the north, and there's an underutilized parcel that they own adjacent to the south. In 2016 - 17 I believe the city did review and approve a building that was going to be used for battery energy storage, as I understand, I believe that project is no longer being utilized. I don't know if the building is vacated, but that that project is not moving forward, so there is a building on the site, but what this project is proposing is a number of storage containers across the property.

Back to the original question, festival hybrid does own the property. If this proponent is successful through the IESO program and moves forward, they will have to enter into a lease agreement with Festival Hydro loans.

**(53:13) Cllr Henderson**

So does this affect the money that festival hire makes from...

**(53:20) Director Betteridge**

Through your worship. I might leave that to Festival Hydro... I did circulate Festival Hydro on this proposal for both mid respond with practical comments on the project, but that would be between festival hydro and this project.

If there was, if there was any need for festival hydro, to come and seek sort of approvals or a direction for council in that regard, I will let Mr. Grant deal with that, but I'm not sure if I'm I have to be done

**(53:51) Mayor Ritsma** if I could, sir, I did connect with Festival Hydro on this item, and it did. They did indicate that... I'm just trying to make sure that I have the right information... This would be also an opportunity for us to lease lands and generate additional revenue to offset rates. So that's one item that they did share. And the other item that they did share, this is the President CAO speaking... that " I have no concerns with the this as it relates to the new project."

**(54:22) Cllr Henderson**

Yeah, I was just ... They are just worried about, you know, private and we own the corporation.

**(54:33) Mayor Ritsma**

I was concerned about that item as well

**(54:45) Cllr Henderson**

And are you saying that the battery storage that was there is no longer there?

**(54:50) Director Betteridge**

Through your worship. There's a building on the site. It's a steel five building that was put forth as far as a battery energy storage system proposal in 2017 under the IESO program of the day. I think the technology has changed and the program has evolved. My understanding is that building is no longer being utilized for battery storage.

**55:07 Cllr Henderson**

Wow.

**(55:09) Mayor Ritsma**

Let's see... Councillor Burbach, Hunter and Beatty.

**(55:12) Cllr Hunter**

Thank you, mayor. First, I'd like to thank you for the summary provided, because this was all new to me, so that I found it helpful and and just generally, I think maybe our residents, reading deeper, of course, would find that helpful. So I appreciate that when I look at this project, I mean, there's a number of questions and potential concerns, but I think this, this is too early to get into those. Is my understanding, and I'd be supportive of at least getting the ball started, and then take a look into those issues

**(55:55) Director Betteridge**

Through your worship. Generally, I don't disagree and what my report stipulates that the bulk of the work will take place at the site of (unclear) *banner meeting process*. I will be coming back to council with likely a procedure of sorts or information that council may want to consider if any other proposals come forth. I know that the IESO would allow municipalities to get blanket support resolutions. In essence, if a proponent moved forward, it would be an automatic direction to staff if... providing criteria is met. There's a... it doesn't have to come to Council for consideration. But on this one, it's a municipal support resolution that if a process like move forward like this, I or staff would come forward and ... with a staff report and a minor presentation of what's being put forth and a recommendation of whether or not to move forward with this municipal support resolution.

I will admit that generally, some of the research and the precedence for building municipalities has been limited. I've tried to be as comprehensive in my report as possible, but I'll admit we weren't expecting this. We didn't know it was coming. I'd say there's not many other municipalities yeah, so there's not much to lean on.

**(57:17) Cllr McCabe**

Thanks for the report, the comprehensive nature of it. And you know, I think ultimately, I have been watching the IESO process, and was expecting that this would come forward at some point, and it's good that we are as a municipality, are seeing this early on. I think there's certainly benefits for CCAP (Community Climate Action Plan), and the community, and also for the rate payers, if we have the kind of balancing that battery storage facility would provide to our festival hydro, it would possibly lower their overall infrastructure costs so they don't have to build out and ultimately that helps our rate payers as far as what they are going to be paying and it what I did want to sort of recommend, is that we look at as part of this resolution to negotiate a post community benefit framework, as I understand it, that is possible in relationship to this so funds could be earmarked for climate action energy projects, grid resilience, backup power, EV infrastructure, something like that, so that or a community benefit Preserve. But if this is going to be something that we're seeing going forward, it would be good that we have a clear understanding of how that could benefit the community, possibly with our community climate action plan, as well as making sure that the people who are coming in to do business in the community are providing a broader benefit to the community.

**(58:58) Mayor Ritsma**

Thank you, Councilor McCabe. Councilor Burbach and then Councillor Beihn

**(59:00) Cllr Burbach**

Thank you through the chair. Have a bunch of questions that are sort of personally answered here and there. So first of all, we do have a facility like this to answer Councillor Henderson. So we have one, yes, that's owned by Festival Hydro that has batteries in it that is functioning as a backup. So I've been on a tour, so that's, that's correct information, right?

**(59:30) Director Betteridge**

I have not been on a tour of that facility. It is brought to my (? church).

**(59:35) Cllr Burbach**

So you're talking about a different building that doesn't have anything in it. Is that correct?

**(59:40) Director Betteridge**

Through your worship — I direct Council on page 68 of the agenda, there's a site. There's a site sketch there in the ... great ... thank you. So the building that Councilor Henderson mentioned is this building. Is this gray roof building — Conceptually, the project would entail a number of small scale shipping container like structures, each of which would contain batteries within sort of not a second standalone building. It's separately.

**(1:00) Cllr Burbach**

So my understanding is that, and I've seen it, unless it's been decommissioned, have a battery facility already that is Festival Hydro's. So I would assume that this project would fall under some similar requirements from us.

I guess the next question I had was, would maybe be for Councilor McCabe, like we were talking about a how this could financially benefit the city, and that we could put a reserve together with put towards other initiatives. How do we generate money from this? Is it? Is it from tax? Are we collecting tax, property tax from Festival Hydro?

**(1:57) Staff**

Through the chair — yes, every property owner has the requirement to pay the taxes. It's zoned as or classified as industrial land, but that particular section that was referenced would be as vacant, because it's not.. there's nothing on it. There's nothing on parallel there.

**(1:01) Cllr Burbach**

So currently it's vacant, and then it would come up in class into being used as industrial Okay... another question? No, I've forgotten it .. but maybe later

**(1:02) Director Betteridge**

Thank you, through your worship. if I could speak to Councilor Burbach's question about the existing process.

So if we would call that a site concept, the city site bank control includes buildings that are being constructed in zones for commercial, industrial, higher density residential ... site plan doesn't capture smaller structures. So what I want to make sure is that whether you're constructing one or 28 smaller structures, that's essentially not exempt from site plan control. So what the procedure needs to occur

is making sure that A. —we have a site plan make sure we capture, catch all the safety, aesthetic, security type matters, but also the time it takes and the resources for staff to review, circulate the agencies and have Council consider these types of proposals in front so similar to any applications. So in that regard, I did, I am recommending the similar, or simply the same, as the state specific zoning by law amendment fee.

**(1:02) Cllr Burbach**

So there would be a fee associated with putting forward the applications.

**(1:03) Director Betteridge**

Yes.

**(1:03) Cllr Burbach**

I did remember my other question. — Yeah, so we talked a little bit about the site decommissioning plan, and then there's a number of items that have been flagged by infrastructure and engineering that like water usage and different things. So is this the point at which we're making an approval that we can put those conditions on? Or would that be the future? So this is just sort of, you can go ahead and investigate this, but it has to come back to us to have more information so we can make a real decision?

**(1:03) Director Betteridge**

through your worship. The circulation took place with staff to see whether or not if this move forward it was okay at this location, at this scale, at this magnitude, etc, or not. Generally, there was some comments that question and raise some flags. But generally, it can move forward. If it does move forward, and Cordelia BESS says, We've got people from IESO, we're coming back. We want .. We're ready to do this. Okay, you're going to go through site plan control guys.

That is a process we already in place. I want to make sure that council passes the by law that says, notwithstanding, battery storage systems are subject to site plan control. In essence, they're not exempt. They can't do this without agency circulation and comments in an agreement in place, so making sure that if they would, if they get approval and they come back to us ready with building permits, there's a more stringent review process and a legal agreement that will be executed to make sure that we get these requirements done at this stage of the process.

**(1:04) Cllr Burbach**



Thank you. So site plan control would catch some some of these things that were flagged — the noise study that the water study.

**(1:04) Mayor Ritsma**

Councilor Biehn and Councilor Sebben and Henderson

**(1:04) Cllr Biehn**

Thank you for the mayor. My concerns are mostly safety things that I would like to just ask publicly so that people can hear the answers to them. I have reached out to Chief Anderson, and my question to the chief here the first one is in a worst case scenario, if there was a fire at this site? Does the fire department feel that they have the equipment that would be necessary to contain a fire of a lithium ion battery facility?

**(1:05) Chief Anderson**

Thank you, Councilor Biehn, for that, and I love the terminology used. And yes, I am very confident you do that the equipment and fire experience, let alone the water supply. It's the highest level water supply with those hybrids, 1500 gallons per minute plus. So that's what the biggest thing would be in containing these fires, would be to cool the surrounding areas' exposures. We would not attempt to put the fire out if it's impinging on the container. We just protect a shelter in place for people. I did a quick book on that here, and typically start your evacuation or entering people from including first responders about 150 feet away. That's the initial response on the size of the area and that population.

But the closest neighbourhood's almost a kilometre and a half away, not a spend once you produce a couple barns south of it, but that's in the north area, plenty of area to protect in place or a Shelter In Place, given that, I'm very confident that we have experience to meet that.

**(1:06) Cllr Biehn**

I do have a followup, and this question will be for Director Betteridge.

If there was again a worst case scenario and then a lot of water was used to try and contain the fire, I know that there is potential that they have a water containment unit. The water goes down could be contained. But again, worst case scenario, is there a risk to our drinking water or the water system in place, if the water that is used would contain heavy metal?

**(1:06) Director Betteridge**

Yeah, to the chair, part of those those details will be worked out in the site plan review process, but we don't have all those details at this point. In terms of there was a significant fire required suppression for a prolonged period of time. That's one question being asked on it.

Typically, those systems are designed for the worst case scenario anyway. So they're they're built in to have ... asked to deal with the worst case scenario. In terms of what' you're speaking of there, it would mean that the worst case a little bit into our sanitary sewer system and be treated downstream plant. They have mechanisms there to deal with a lot of the material that could be put int here or that would be something triggered to let them know that they might have altered their process to respond in such a situation. Those are the kind of details they were going through.

Yes, thank you. Your Worship. So the concerns that you've raised and have been responded by the chief admin director

The proponent would have to retain their own consultants qualified and specialists, qualified and specialists in bio safety and engineering to provide and demonstrate documented in reports to meet the satisfaction of the city in those regards. So that will be a requirement that is to be submitted with their site plan application to be reviewed by our staff and our department heads, and if it does with the satisfaction of of our staff member, what we do is we send it back and we say we need to fix this or address this, and then once it comes back and we are good with it, hopefully we're good with it, then they can proceed, and they get site plan approval, they'll be signing the agreement and go ahead.

**(1:08 ) Cllr Sebben**

Thank you. I just, I have a number of questions and and I'm just wondering, so through this process, so what would happen if, if we did not support this, this resolution, I just like, is this the equivalent of, like, I guess an approval, because after that, for council's enrolment anyway, because after this, council no longer involved in site plan anything. And so I just as part of that question, I'm just wondering, why does the IESO, why do they need a resolution? It, just to me, it sort of makes it seem like there's maybe potential downfalls that I'm not aware of. And this is sort of the last stop for Council, and then it's opens the door in a way.

**(1:09) Director Betteridge**

Thank you. Your Worship. In my research, some, some of these are taking place in municipalities that are either for alternative or sustainable energy solutions or

alternative energy.

Some of these are taking place in indigenous communities. Some of these are taking place in, arguably, in areas that may or may not have the support or may if projects or installation of these are coming in, and they're arguably going to bring a lot of money or come with some sort of lucrative arrangement for a project proponent. That's where the municipality would want to leverage the community benefits. But but also, the IESO is willing to work with private proponents, but only on the basis that they are working with municipalities or indigenous communities that are supportive of these things to be given.

So through my report, I talked about our community climate action plan, our zoning file, our official planning, the provincial planning statement, all of which push for and guide sustainable energy solutions. So the the IESO, it started with the wind turbines in some communities that were for or against it. We know that 10, 20 years ago, some of those remote communities were well against them those it's the same sort of same sort of regime, same sort of process, making sure that they are working with municipalities that are supportive or defensive.

**(1:10) Mayor Ritsma**

So to my understanding, then this would come back to Council

**(1:10) Director Betteridge**

Through your worship, the process the site plan control over environment, and the bylaw to subject private energy storage systems would come back to council through a bylaw amendment, and with that, some criteria to which council may want to see when future requests come forward.

**(1:11 ) Cllr Sebben**

So then, just as a follow up. So if we, if we adopted this resolution prior to having what you were just mentioning in place, does that open us up to sort of like, should we would it be better to defer this, put those, put those in place, and then for a resolution when we already have those? Because I'm just worried about we put it forward. We don't have those, those safeguards in place.

**(1:11) Director Betteridge**

Thank you. Your Worship. I don't believe there's anything missing. If anything, it's the community benefit. City web is what

Councilor McCabe is some municipalities, and in my research, it's the municipalities where these are being proposed, indigenous communities and making sure that the

indigenous communities benefit financially, economically from these installations, and using local labor and firms within the construction of these installations.

Beyond that, there's been a comprehensive analysis about what this is going to be and what it's going to entail through the safe and control process. More importantly, battery energy storage systems do exist in private installations already that have been established by private entities, private businesses that don't have the financial resources it needs to do it themselves for their own business benefit. This is something that is trying to leverage the ISO funding program in order to install this so our building department, our planning staff, our departments and our fire chief and others are well capable of analyzing this to make sure that it's both safe, appropriate and aesthetically appropriate in the business park, our zoning, by law, allows these sorts of things. If this is putting forward on someone's property, next to a children's bay area or next to the market at the Rotary, we might not be as we might process the request, but we might be in front of council saying, We don't support this,

**(1:13) Mayor Ritsma**

Councillor Henderson and then Hunter and McCabe.

**(1:13) Cllr Henderson**

So through the Chair, I have a few questions that will help us clarify more. Is this when they... if we approve this, and they build these units, Is the energy going to be going into our grid, and will this lower hydro bills and give us a stronger grid? Am I just misunderstanding that or just...

**(1:14) Director Betteridge**

I am quite confident the energy will be going into our grid, the grid that's provided to us by Festival Hydro, it can be assumed, safely assumed, that it should lower now that is again, as the mayor mentioned, I don't want to speak on behalf of festival hydro, and I do want to remind Council and those listening at the end, this is a project that's going to take place on festival hydro owned lands. Festival hydro is going through their own due diligence, with the project proponent to make sure that this is a good deal, a good product that's based on federal hydro programs.

**(1:14) Cllr Henderson**

And my last one is, is it necessary, or should we be looking at putting barriers up to protect the areas to the east, west, north and south of them?

Like you know, like the building that central housing is,— you know, I think it's a metal building and everything inside of a hydro pit there. So ..., sorry, so is that something we need to worry about?

**(1:15) Director Betteridge**

Yes, we will be addressing that through site manager, whether fencing, whether it's buffering investigation, berms.

**(1:15) Cllr Henderson**

So that was interesting to hear the part about it's another way similar to solar and wind and battery. So those three are sort of...

**(1:16) Cllr Hunter**

Yes. Thank you. My understanding of projects like this is there are two benefits. One is it provides the missing link with renewable energy, because the sun doesn't always shine, but you need energy, same with wind turbines, and I don't know how long the storage lasts, probably not from the summer through winter, but, but it would be it. It fills that gap the energy storage the other thing, and I don't know if these specific units do, but when end of life, electric vehicle batteries still have life in them, and the estimate is 60, 80% life when they're no longer viable for electric cars and facilities, potentially can take those batteries, put it into the storage systems, and still get some use so they create help and again, I don't know if this project is specific to that, but it gives the municipality a potential to deal with those used batteries.

So I think there are some pluses to this. Whether this is the right project or not is a different question, but generally, I think this type of thing is good for our community.

**(1:16) Cllr McCabe**

I'm excited that this is coming in front of us here now, before other municipalities, ultimately, energy is going to be located in your community in every sense. And we have an opportunity to sort of define a little bit better if we figure out a framework for community benefits that could also, you know, lead to fast chargers, something of that nature. So we're actually spiking our fund for the CCAP.

And also on the indigenous part of this, there's a lot of investment going into indigenous companies in battery storage. It is possible that we will be seeing proponents coming to this municipality, and I think that that's a great potential for truth reconciliation, to be seeing that kind of proposal coming into the community as well. So I'm very happy to see this moving or potentially moving forward, is

there something that I should add to this resolution to include some sort of negotiation of the community benefits

**(1:17) Director Betteridge**

Through you Your Worship. So at the end of the report, I provided the draft resolution that the clerk's department would issue in and what I've drafted your role in. And I'll send this to you, but what so after the last sentence, number 10, if council was interested in adding one more, number 11, which would say something to the effect of "if the proposal receives approval from the EISO prior to project commencement, the proponent shall negotiate a community benefits agreement with the corporation city of Stratford, as per the requirement for the ISO, LT, 2c, one, RF,. With that, like I said earlier, what's a bill. what's able to be negotiated? The terms, I will require some more research and analysis between myself and staff and others, but I'll bring that forward when I... What we would see there is whatever that entails. We bring that forward for council consideration and approval.

**(1:19) Mayor Ritsma**

So Councilor Niger, I saw your hand. Then go back to Councillor Sebben and Cllr Henderson

**(1:19) Cllr Niger**

I think this technology has been used many years before, like it's just a newer technology, but data centres used something similar many, many years ago, where when the National Trust data centres, I'm sure the World Bank does it too. They have rooms full of batteries. These batteries are charged, and if they're they have they have a power failure, they can step in before the diesel engines fire up and generate energy before them. So it's a newer technology, but they're being used for many other so from the safety piece and along with the piece we've been talking about, those areas have been covered.

**(1:20) Cllr Sebben**

Thank you. I'm having trouble understanding the community benefit piece and how ...Where's that coming from exactly

**(1:21) Director Betteridge**

The ISO RFP requirements. So this is it's not the City's RFP. It's the Independent Electricity systems operator to the ISO has a RFP out there right now is the first year window, or sorry, Stage 2. And they've got the program requirements. Now, they list community benefits agreement, and we know what community

benefits are in terms of the Planning Act, but including that, and I've seen what a few other municipalities have done, and I'm not saying those are right or wrong, and I'm on page one... on the proponent's submission letter that's at the ...attached to the report they've written..."some of the project's community benefits include improved local power liability, and wallet... quality local construction and service jobs, industrial tax base contributions, and support for Festival Hydro to grade or modify foundations.

So essentially, what I've seen, as the councillor said, is some other municipalities are requiring a financial contribution per megawatt of generation. I've seen that being done in a few or a handful of other municipalities, but what makes their calculations —none of the calculations are the same. So I think there's just some research to be done about what is appropriate, what is eligible, and what Council could negotiate. But I don't have that, but it's not it's not lost if Council provides this resolution, if we look at the proponent's time frame on this we're not going to see this time frame on page, three to four, May 1 of 2030, is when this starts commercial operation. So there's a lot of time here. I don't I can't speak to why it's going to take that long as of today's date...

**(1:21) Cllr Henderson**

Will this also help you know when an investor is trying to entice business to come here here — it's an extra added feature, telling them that less chance of having power outages?

**(1:22) Director Betteridge**  
**I don't know**

**(1:22)**

I can say to that end that probably the scope of this loan, uh loan investment, wouldn't, but at a larger scale it could possibly be enough back for during those peak times or those down times that it could, but I don't think this one alone would have much selling power.

**(1:23) Cllr Henderson**

So just my last thought is ...so this Cordelia BESS incorporated has reached out and want to do this here. But so my understanding is there's going to be a whole bunch of different companies like this, or do we know?

**(1:23) Director Betteridge**

No, it's no different like any planning applications like this. This is a entity or business who's instituted in Stratford, and are applying under window one. We're not seeing any more this year because the deadline to submit we received one. Next year, we could receive zero. We could receive five or 10. But, well, if Council provides the recommended recommendation report, it will get a process, in fact, the fee, a fee in place and and making sure these aren't subject to site control, but to answer your question, No, I don't know whether, perhaps, maybe Festival Hydro has more.

To the CEO at this time

**(1:24) Mr. Morin**

Yeah, through the Mayor, , just to provide one comment on that question. So the ISO was kind of identified in Ontario, the needs for power are going to almost double the next 25 - 30 years. So they put together programs to incentivize different forms of electricity, storage, etc. as they've been doing for several years. And this is the idea behind switch that the change in the way we use power and electricity is evolving and changing. Electric cars, cell phone batteries, AI, things have evolved, and they're trying to get ahead of that. You know, in Ontario, and this is where these incentives are coming from.

So you may see a lot more of these type of projects.

Again, Southern Ontario may not necessarily have the need today. A lot of projects probably. Etc., But we'll see this string.

**(1:25) Cllr Burbach**

I was just going to answer Councilor Henderson's question, since I did tour the existing battery facility. One of the benefits that I was told was that it not only helps with Powerage, but brownouts. So especially in that industrial area, there's been a great reduction in brownouts for people. So it's a more stable supply of electricity for manufacturing, which is a big benefit.

**(1:25) Mayor Ritsma**

Any other questions,

**(1:26) Cllr Wordofa**

Just my question, just for safety reasons and just move a little bit outside town, you know, in case if something happened, it's very dangerous and difficult to control, right? Like, as a zone, like a different side a little bit out of town. Underground... I don't know



**(1:26) Director Betteridge**

Through your worship So if council wants to consider not supporting this so that situates outside of town, that's that council discretion. But what I've looked at is the appropriateness in our zoning bylaw. We've consulted with the fire department and other departments about the appropriateness of this the project component will be that it ultimately demonstrates, with qualified expert analysis, with submissions and reports about how this will work. So the request from the project component is for 465, right now.

— also knowing that we don't have jurisdiction outside of town.

**(1:26) Mayor Ritsma**

Any other comments on council at this time?

**(1:27) Director Betteridge**

Would that be clerk with regards to the motion?

**(1:27) Staff**

Your worship the staff recommendation is that the report idle request for municipal support resolution by Cordelia vs Inc 465 Wright Boulevard, we received the Council supports the request by the company for the issuance of the municipal support resolution. And I would add to this portion as presented to councils to ensure that the draft resolution noted in the report by the director is the format that's provided in relation to a proposed heavy energy storage system facility at 465 wright boulevard, that staff be directed to issue the required municipal support resolution in the form prescribed by the Independent Electricity System Operator subject to the conditions and review framework outlined in this report, that staff be directed to prepare and bring forward for council's consideration a draft amendment to the city's fees and charges bylaw to add a fee for processing requests for municipal support resolutions related to energy projects, as outlined in this report, and that staff be directed to prepare and bring forward for council's consideration a draft amendment to the city site plan control bylaw to include a definition for private energy storage assistance and confirm that such facilities are subject to site plan control.

**(1:27) Mayor Ritsma**

Moved by councillor McCabe, seconded by Councillor Niger. Further discussion.  
Councillor Sebben

**(1:28) Cllr Sebben**

thank you. —just for referring to the fee for processing the requests. Is this being charged for this request? —It is. Okay.

I just, I do have some other comments I do — I'm apprehensive about this request. I'm apprehensive because there are being community benefits and incentives sort of provided, and that, to me, raises a bit of red flags. And this is new. I know we have site plan, we have we have framework in place to safeguard ourselves, but I just I'm also concerned about a private entity handling something that is being handled now by hydro, they're the only other ones we've been dealing with with that are doing this service and the accountability with a private entity who is a corporation is, in my mind, a lot less, and we can put framework in place to make it more accountable. But I just, I just have reservations. My preference would just see this be deferred until we can, you can have sort of those more safeguards and more things put in place ahead of this, it would just make me feel better, and so I don't support this at this time.

**(1:29) Cllr Burbach**

Thank you for the journey side. Question, is this time related— like if we didn't approve it tonight, they would miss the deadline of some sort?

**(1:30) Director Betteridge**

I don't know their deadline. But yes, this they need to submit by a certain date, and there's not another council meeting. I will note, though, that it's not like we've had for three or four or five months. They submitted on the 60 day deadline for that submission to the municipality,

One comment to perhaps last time to designs. I think I'll speak for myself. We're not electricity experts. The parameters put in place by the ieso and the companies who are in place to put these types of installations together.

I I'm not too sure if I appreciate the word red flag, but that's what staff are here to review. We are looking at it from a safety perspective, engineers working on behalf of the project proponent are going to have to do their due diligence and provide the appropriate documentation and studies that are important to make sure that there is all those concerns are mitigated to the greatest extent possible.

**(1:30) Mayor Ritsma**

I could add that's the comment that I received from Festival Hydro itself to that end.

**(1:31) Cllr McCabe**

I would just say, is that all of this is going to be built by private capital, the expansion of our our generation capacity in some way. And this will likely be happening in all formats throughout the province, and it I don't see this coming forth from a non private entity at this point, so I think that concern doesn't make a lot of sense. And you know, I'm in favour of moving ahead and showing leadership in this area.

**(1:31) Cllr Biehn**

through the mayor, um, in my mind, the safety is kind of number one, which I feel like is already there are lots of mechanisms in place to ensure the safety of this project. And I did speak with the CEO festival hydro, and I asked very specifically, does he have any reservations of this project report? And his answer to me was No, like he felt very confident in it. So I feel like if Festival Hydro is feeling confident, and then I don't think they feel threatened by the project being private.

MOTION CARRIED

**CORRESPONDENCE RECEIVED BY COUNCIL**

in relation to this motion

Date: December 8, 2025

For the attention of council, as an addendum to today's agenda.

I wish to raise some observations about the proposal from Cordelia BESS.

First, the site already has Canada's largest Battery Energy Storage System, originally installed by Arcadian Projects of New Hamburg. The owner, POWIN systems went bankrupt in July. In the US its assets were transferred to a company called Flexgen in Durham, North Carolina, but it is my understanding that Festival Hydro now runs the facility. It is unclear how this new proposal will interact with the existing facility.

Second, the proposal is from a company which only Incorporated on September 25 of this year so it is unclear what their history and resume

is. The CEO of the corporation is also the Controller of Energyplug, which has changed its name to Aegis. That company lists on its website several advisors, and I encourage you to look up that website.

In addition, the choice of name for this corporation may be confusing. There is a very large and well organized energy corporation called Cordelio power systems and there is another company operating in the US called Cordelia power systems. Cordelio operates in Canada as well as the US. The proposal is from a third corporation with a similar or same name.

The letter from the CEO suggests the facility would be used for 'peak shaving' whereby class A hydro users minimize or avoid the 'global adjustment' which is over half of our electricity price. It also suggests that the facility could help with power outages. Has the city considered peak shaving to lower its electricity bill?

Mike Sullivan  
Stratford

<https://calendar.stratford.ca/meetings/Detail/2025-12-08-1900-Regular-Council/7f4556cd-89af-4ac7-9983-b3ad01292c5d>