

# THE MUNICIPAL CORPORATION OF TOWNSHIP OF ARMOUR

## Agenda

The meeting will be held at the Katrine Community Centre,  
6 Brown's Drive, Katrine

January 13, 2026

### **VIDEO RECORDING DISCLAIMER AND LAND ACKNOWLEDGEMENT:**

#### **REGULAR MEETING AT 7:00 P.M.:**

Confirmation of the minutes of the regular meeting held on December 16, 2025 (1)

List of proposed resolutions (2)

#### **DECLARATION OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF:**

#### **DELEGATIONS:**

Dave Creasor, Roads Supervisor – January 2026 Report (3)

Sam Soja, Senior Planner, TULLOCH Inc. – PowerBank/Creasor OPA/ZBA Recommendation Report (4)

Connor Wright, Planner, Zelinka Priamo – PowerBank/Creasor OPA/ZBA Application Report (5)

Barry Burton, No Lithium Way Citizens United Inc. - PowerBank/Creasor OPA/ZBA Application (6)

#### **ACCOUNTS FOR APPROVAL:**

List of accounts for approval – January 2026 (7)

#### **APPLICATIONS:**

Consent Application: B-049/25 – Lot Addition - Concession 4, Part Lot 21 (Armstrong) (8)

Subdivision Application: S-01/24 – Request to Amend Condition #3 (Prentice) (9)

OPA/ZBA Applications: BESS – 219 Peggs Mountain Road (PowerBank Corporation/Creasor) (10)

#### **BY-LAW (S):**

#1-2026 – To authorize temporary borrowing (11)

#2-2026 – To provide for an interim tax levy, penalty charges and interest for 2026 (12)

#3-2026 – To confirm the proceedings of Council at its December meeting (13)

#4-2026 – To amend the Official Plan to permit Battery Energy Storage Systems (14)

#5-2026 – To amend the Zoning By-law to permit Battery Energy Storage Systems (15)

#6-2025 – To delegate routine Council powers and duties to staff (16)

#7-2026 – To convey original shore road allowance – 879 Three Mile Lake Road (17)

#### **REPORTS:**

Mayor's Report – January 2026 - Preparing for the Future in the Almaguin Highlands (18)

Planning Report – January 2026 (19)

Building Reports – Summary of 2025 and January 2026 (20)

By-law Enforcement Report – Summary of 2025 and AMPS Summary of 2025 (*Resolution*) (21)

AHHC – Meeting held on January 8, 2026 & Minutes from November 6, 2025 (22)

Other reports?

#### **CORRESPONDENCE:**

**#23 TO #29**

#### **UNFINISHED BUSINESS:**

Public Comment Submissions: PowerBank OPA/ZBA Applications (30)

#### **NEW BUSINESS:**

Association of Ontario Land Surveyors – Distribution of Plans of Survey (31)

#### **CLOSED SESSION:** NONE

#### **DATES TO REMEMBER:**

January 14, 2026 – OPP Detachment Board Meeting

January 15, 2025 – Agricultural Society Meeting

January 19, 2026 – Historical Society Meeting

January 21, 2026 – Library Board Meeting

January 22, 2026 – ACED Board Meeting

January 27, 2026 – Regular Council Meeting

January 28, 2026 – Planning Board Meeting

Any member of the public who wishes to attend the virtual Council meeting may contact the Clerk by **4:00 pm on Tuesday, January 13, 2026** via email at [clerk@armourtownship.ca](mailto:clerk@armourtownship.ca)



(1)

## THE MUNICIPAL CORPORATION OF THE TOWNSHIP OF ARMOUR

### MINUTES

December 16, 2025

The regular meeting of the Council of the Township of Armour was held on Tuesday, December 16, 2025 at 7:00 p.m. Those in attendance were: Mayor Rod Ward; Councillors Rod Blakelock, Jerry Brandt, and Wendy Whitwell; Councillor Dorothy Haggart-Davis attended via Zoom; Delegations: Amy Tilley, Waste Management Administrator, CEMC and Health & Safety Coordinator, David Creasor, Roads Supervisor, Danika McCann, Recreation Co-ordinator and Village of Burk's Falls Councillor Ryan Baptiste; Guests: Charlene Linstead, Hanna Baker, Lila Baptiste, Alice Hewitt, Carl Martin, Rowan Hildebrand, Grace McCoy, Terry Sharer, Darcy Prentice and Ana Cultraro; Staff: Dave Gray, CAO, and Charlene Watt, Municipal Clerk.

#### **VIDEO RECORDING DISCLAIMER:**

Participants were informed that the meeting will be recorded to provide a record of discussions and agreements held within the meeting. By staying in the meeting, virtually or in-person, participants consented to being recorded. Participants also agreed to recordings being posted to YouTube or other distribution services.

#### **INDIGENOUS LAND ACKNOWLEDGEMENT:**

Council acknowledged the traditional lands of the Anishinaabe and recognized the historical and contemporary contributions of the local First Nations and the peoples of Turtle Island.

#### **CONFIRMATION OF THE MINUTES OF THE PREVIOUS MEETINGS**

The minutes of the regular meeting held on November 25, 2025 were approved as circulated.

The minutes of the special council meeting held on December 4, 2025 were approved as circulated.

#### **DECLARATION OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF:**

Councillor Jerry Brandt declared a pecuniary interest on agenda item #10, Accounts for Approval. The expense includes a Christmas bonus to his wife as she is the Historical Society's President.

#### **DELEGATIONS:**

Amy Tilley, Waste Management Administrator, presented her December 2025 report and an updated bag tally. Council reviewed a staff report regarding the awarding of the RFP for the landfill's annual monitoring and reporting. Council passed a resolution to award the site monitoring contract per the recommendation in the report.

Amy Tilley, Community Emergency Management Coordinator (CEMC), presented a comprehensive report on the Municipal Emergency Control Group training session and exercise conducted on September 24, 2025. Council reviewed and discussed the report, including the key observations, outcomes, and recommendations arising from the exercise, and passed a resolution formally acknowledging receipt of the report and expressing appreciation for the CEMC's efforts.

Amy Tilley, Health and Safety Coordinator, presented the annual updates to the municipality's Health and Safety policies, as required under legislative and organizational standards. Following a review and discussion of the proposed policies, Council passed a resolution approving the documents as presented.

Dave Creasor, Roads Supervisor, presented his December 2025 report and his 2026 draft capital budget. A winter roads operations update was provided. Council passed a resolution approving the 2026 roads capital budget.

Danika McCann, Recreation Coordinator, provided Council with an update on recent and upcoming recreation activities, including program participation, community events, and operational matters discussed at the December 1, 2025 meeting. Highlights included successes with the Annual Gala, Christmas Market, and Seniors Dinner,

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## MINUTES

December 16, 2025

### DELEGATIONS: cont'd.

planning for upcoming programs such as the Winter Karnival, March Break Day Camp, and workshops, as well as ongoing support for the Dolly Parton Imagination Library to promote early literacy across the region. Operational considerations were also reviewed, including the need to replace the kitchen stove and oven to improve safety and maintenance, and staff continue to explore ways to enhance participation and program delivery in 2026. It was recommended that the gas line be examined by a technician. Council passed a resolution approving a donation to the Dolly Parton Imagination Library.

Ryan Baptiste, Councillor for the Village of Burk's Falls, attended as a delegation to request financial support for local youth participating in the Muskoka Hornets Hardball program. Councillor Baptiste outlined the benefits of the program and noted that the requested donation would assist with team-related costs, helping ensure that youth from the area can continue to participate in the upcoming season. Council passed a resolution approving a donation.

### ACCOUNTS FOR APPROVAL:

The list of accounts for December 2025 was approved by resolution.

### APPLICATIONS:

Council reviewed a request from the owners of 78 Skyline Drive to purchase a portion of the shore road allowance fronting the property on Three Mile Lake. Council passed a resolution supporting the partial sale of the shore road allowance.

### BY-LAWS:

By-law #70-2025 being a by-law to confirm the proceedings of Council at its November 2025 meetings was read in its entirety and passed by resolution.

By-law #71-2025 being a by-law to regulate the use of corporate resources for election purposes and repeal By-law #49-2021 was read in its entirety and passed by resolution.

By-law #72-2025 being a by-law to appoint an integrity commissioner and to repeal By-law #63-2022 was read in its entirety and passed by resolution.

By-law #73-2025 being a by-law to enter into a road maintenance agreement with the Township of Ryerson and repeal By-law #28-2022 was read in its entirety and passed by resolution.

By-law #74-2025 being a by-law to authorize the execution of a Memorandum of Understanding between the Township of Armour and the Almaguin District Snowmobile Club for the use of municipal property and unopened road allowances was read in its entirety and passed by resolution.

### REPORTS:

Council reviewed the December 2025 Planning Report and the year end statistics.

Council reviewed the December 2025 Building Report.

Council reviewed a report from NBMCA providing statistics regarding on-site sewage inspections within the Township for the years 2022 – 2025.

Council reviewed the Library Board's November 19, 2025 agenda and CEO's October 2025 report.

A verbal report was given on the November 26, 2025 Planning Board meeting. The Town of Kearney has provided notice to withdraw from the Board.

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## MINUTES

December 16, 2025

### REPORTS: cont'd.

Council reviewed the November 27, 2025 ACED's Director's Report and October 23, 2025 minutes. A resolution was passed supporting the appointment of Courtney Metcalf as the Director of Economic Development and directed staff to proceed with issuing an employment offer letter.

A verbal report was given on the AHHC Buildings and Space Sub-Committee meeting of November 28, 2025. The committee's scope and functions were discussed including the short-to-midterm action items.

A verbal report was given on the December 11, 2025 DSSAB meeting.

### CORRESPONDENCE:

Council reviewed a support request from FONOM calling for a co-ordinated, nation-building approach to modernizing Highways 11 and 17. Council passed a resolution of support.

Council reviewed a letter from the City of Brantford requesting their support in asking the Province to consider directing all publicly funded school boards in Ontario to schedule a Professional Activity Day on the date of the municipal election in each election year. Council passed a resolution of support.

Council reviewed a letter from the Municipality of Calvin requesting support in petitioning the Provincial and Federal levels of Government in calling for stronger homeowner self-defence protections, Criminal Code reforms, formal recognition of home invasion as a distinct offence, and improved policing response times in rural and northern Ontario. Council passed a resolution of support.

Council reviewed a letter from the City of Welland requesting support in petitioning the Provincial government to strengthen laws protecting children from violent offenders. Council passed a resolution of support.

Council reviewed a letter from AMO and the Municipal Employer Pension Centre Ontario advising of pending changes to the OMERS Pension Plan governance. Council passed a resolution petitioning the Province to reconsider the OMERS governance changes introduced through Bill 68. Council also endorsed AMO's call to protect sponsor appointment authority, ensure the independence and resourcing of the Sponsors Council, and limit ministerial regulation-making powers.

Council reviewed a request to support the U13 Local Almaguin Ice Devils for local youth participating in the 2026 Silver Stick International Finals Tournament. Council passed a resolution approving a donation.

Council reviewed a resolution from the Municipality of Magnetawan regarding the Province of Ontario's Invest Ready-Certified Site Designation grant funding criteria. Council expressed agreement with Magnetawan's position that alternative servicing methods commonly used in rural and northern communities should be recognized as eligible infrastructure and that municipalities without municipal gas, water, and wastewater systems should not be excluded from provincial support. Council passed a resolution urging the Province to revise its criteria accordingly.

Council reviewed an Ontario News Release advising that the Province is protecting Ontario by keeping criminals behind bars. The Province will be introducing legislation to help keep dangerous and repeat offenders off the streets.

Council reviewed an Ontario News Release advising that the Province of Ontario and Marten Falls First Nation have signed a historic agreement to unlock the Ring of Fire.

Council reviewed a notice from Muskoka Almaguin Ontario Health Team announcing a community helpline, designed to assist residents in navigating available services in our communities.

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December 16, 2025

### CORRESPONDENCE: cont'd.

Council reviewed an Ontario News Release advising that the Province is putting Near North District School Board under Provincial supervision. A ministry review confirmed dysfunction and mismanagement that have eroded public confidence.

Council reviewed a news release from MAHC advising that the respiratory outbreak has ended on the North Wing at the South Muskoka Memorial Hospital.

Council reviewed a media release from the Ministry of Environment and Climate Change advising of a new colour-coded weather alert system in Canada. The system will place emphasis on the potential impact a severe weather event may have in an area.

Council reviewed the November 2025 Labour Focus and the October 2025 Monthly Jobs report from The Labour Market Group.

Council reviewed a letter from MOEP providing an update on the proposed environmental assessment regulation for municipal infrastructure. If implemented, this regulation would replace the current Municipal Class Environmental Assessment (MCEA).

Council reviewed a news release from MAHC providing an update to hospitals' masking requirements.

Council reviewed a memo from the Ministry of Emergency Preparedness and Response advising that Ontario has modernized its emergency management framework through the passage of Bill 25, the Emergency Management Modernization Act, 2025, which amends the EMCRA to strengthen provincial coordination, clarify roles, enhance community capacity, and enable flexible, collaborative municipal emergency management programs, with some amendments already in effect and others phased in later.

Council reviewed a letter from the Ministry of Finance advising Ontario will maintain stable property assessments and education tax rates for 2026 while introducing streamlined reporting, clearer remittance rules, simplified payment-in-lieu distribution, and optional municipal tax reductions for affordable rental housing, all aimed at ensuring taxpayer affordability, administrative efficiency, and continued stakeholder collaboration.

### UNFINISHED BUSINESS:

Council reviewed a resolution from the Township of Ryerson supporting the Regional Fire Committee's MOU for the burn building.

Council discussed correspondence from MTO in response to a proposed multi-use path along Highway 50 to Commercial Drive. The ministry does not build or maintain sidewalks or multi-use paths along provincial highways but can collaborate with municipalities—either through a municipally funded, ministry-approved encroachment permit process completed within a year, or by including a cost-shared pathway in the next major highway rehabilitation in about 10 years. Council passed a resolution directing staff to undertake a review of the anticipated costs, requirements, and associated considerations and requested the findings be reported back to Council for consideration.

Council reviewed a public submission in response to the PowerBank's Official Plan Amendment and Zoning By-law Amendment applications. The email included a *Council's Guide to Battery Energy Storage Projects in Canada* by KICLEI.

Council reviewed an Ontario CodeNews circulation advising that MMAH has posted notices on the Environmental Registry of Ontario and Regulatory Registry to propose administrative changes to the Ontario Building Code and transfer the enforcement authority of on-site sewage systems from NBMCA to the Township of Armour.

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### **NEW BUSINESS:**

Council reviewed a resolution from the Village of South River advising that the municipality will not be participating in ACED for 2026 and 2027.

Council reviewed a staff report from the Clerk outlining amendments to the Groundskeeper contract effective 2026 and presenting options for the maintenance level of the Watt Farm House Heritage Centre hayfield, and subsequently passed a resolution awarding the contract and selecting the preferred maintenance option.

Council reviewed a staff report from the Administrative Assistant – Building/Planning recommending the award of the RFP for Municipal Planner Consulting Services, and subsequently passed a resolution appointing Planscape Inc. as the Township's planning consultant effective January 1, 2026.

Council reviewed a staff report from the Clerk and Administrative Assistant – Building/Planning recommending continued engagement of the current Municipal Planner for consulting services on an as-needed basis in response to awarding the RFP for planning services to a new planner. Council passed a resolution approving the staff recommendation.

Council reviewed the OPP annual billing statement package, 2026 estimated costs and a statement for the 2024 year-end reconciliation. The 2026 costs reflect the 11% cap over the total 2025 billing amount.

Council reviewed the municipal office's Christmas Closure public notice, confirming that the office will be closed from December 24, 2025 to January 1, 2026, inclusive.

### **CLOSED SESSION:**

The purpose of the closed meeting was under Section 239(2) (b) of the Municipal Act to discuss personal matters about an identifiable individual, including municipal or local board employees.

A resolution was passed to move into closed session at 9:23 p.m.

A resolution was passed to move out of the closed session at p.m. The Mayor reported on the items that were discussed in the closed session.

### **RESOLUTIONS:**

Resolution #372 – Moved by Rod Blakelock, seconded by Jerry Brandt; That the Council of the Township of Armour approve the minutes of the regular Council meeting held on November 25, 2025 as circulated. Carried

Resolution #373 – Moved by Wendy Whitwell, seconded by Rod Blakelock; That the Council of the Township of Armour approve the minutes of the special Council meeting held on December 4, 2025 as circulated. Carried

Resolution #374 – Moved by Jerry Brandt, seconded by Rod Blakelock; That the Staff Report from the Waste Management Administrator dated December 16, 2025, regarding RFP #2025-02 for Annual Monitoring and Reporting be received and that Council award the contract to D.M. Wills Associated Ltd. for a two-year term at a cost of \$28,180 plus HST; and that the Mayor and CAO be authorized to execute the Work Authorization with the firm. Carried

Resolution #375 – Moved by Wendy Whitwell, seconded by Jerry Brandt; Whereas the Emergency Management and Civil Protection Act (EMCPA) and O. Reg. 380/04 require municipalities to ensure that the Municipal Emergency Control Group (MECG) receives annual emergency management training and that such training is documented through the Annual Compliance Submission to Emergency Management Ontario; and

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## MINUTES

December 16, 2025

### RESOLUTIONS: cont'd.

Whereas the CEMC has presented a comprehensive report on the Municipal Emergency Control Group training session and emergency exercise conducted on September 24, 2025; and

Whereas Council has reviewed and discussed the report in detail, including the key observations, outcomes, and recommendations arising from the training and exercise;

Now Therefore Be It Resolved That Council hereby receives the CEMC's report as presented; and

Further That Council extends its appreciation to the CEMC for her proactive efforts and continued commitment to enhancing the Township of Armour's emergency management program. Carried

Resolution #376 – Moved by Jerry Brandt, seconded by Rod Blakelock; That the Council of the Township of Armour approve the Township of Armour's updated Health & Safety Policy Statement, Workplace Harassment Policy Statement and Workplace Violence Policy Statement. Carried

Resolution #377 – Moved by Rod Blakelock, seconded by Jerry Brandt; That the Council of the Township of Armour approve the 2026 capital budget for the Roads Department for a total expenditure of \$893,100. Carried

Resolution #378 – Moved by Jerry Brandt, seconded by Rod Blakelock; That the Council of the Township of Armour approve a donation in the amount of \$500 to support the Dolly Parton Imagination Library, which provides free monthly books to children aged 0–5 throughout the Almaguin region. Further, Council recognizes the value of this program in fostering early literacy, strengthening family connections, and ensuring all local children have equal access to educational opportunities during these formative years. Carried

Resolution #379 – Moved by Rod Blakelock, seconded by Jerry Brandt; That the Council of the Township of Armour authorize a donation in the amount of \$500 to the Muskoka Hornets, in support of local youth participation by assisting with team registration fees and tournament expenses for the 2026 season. Carried

Resolution #380 – Moved by Wendy Whitwell, seconded by Rod Blakelock; That the Council of the Township of Armour approve the December 2025 accounts, in the amount of \$1,207,021.93 for payment, and the Mayor and the Treasurer are hereby authorized to sign cheques for same. Carried

Resolution #381 – Moved by Jerry Brandt, seconded by Wendy Whitwell; That the Council of the Township of Armour hereby support in principle, the application submitted by Carrie Schiffler and Rowan Hildebrand to close and purchase the 66-foot shore road allowance lying partially in front of Part Lot 21, Concession 2, known municipally as 78 Skyline Drive in Armour Township, subject to the following:

- completion of the required process including payment of all applicable fees and charges. Carried

Resolution #382 – Moved by Rod Blakelock, seconded by Jerry Brandt; That the Council of the Township of Armour have read and approve By-law #70-2025 being a by-law to confirm the proceedings of Council at its November 2025 meetings and that we authorize the Mayor and Clerk to sign this by-law and affix the seal of the Corporation thereto. Carried

Resolution #383 – Moved by Wendy Whitwell, seconded by Jerry Brandt; That the Council of the Township of Armour have read and approve By-law #71-2025 being a by-law to regulate the use of corporate resources for election purposes and repeal By-law #49-2021 and that we authorize the Mayor and Clerk to sign this by-law and affix the seal of the Corporation thereto. Carried

# THE MUNICIPAL CORPORATION OF THE TOWNSHIP OF ARMOUR

## MINUTES

December 16, 2025

### RESOLUTIONS: cont'd.

Resolution #384 – Moved by Rod Blakelock, seconded by Jerry Brandt; That the Council of the Township of Armour have read and approve By-law #72-2025 being a by-law to appoint an integrity commissioner and to repeal By-law #63-2022 and that we authorize the Mayor and Clerk to sign this by-law and affix the seal of the Corporation thereto. Carried

Resolution #385 – Moved by Rod Blakelock, seconded by Jerry Brandt; That the Council of the Township of Armour have read and approve By-law #73-2025 being a by-law to enter into a road maintenance agreement with the Township of Ryerson and to repeal By-law #28-2022 and that we authorize the Mayor and Clerk to sign this by-law and affix the seal of the Corporation thereto. Carried

Resolution #386 – Moved by Wendy Whitwell, seconded by Jerry Brandt; That the Council of the Township of Armour have read and approve By-law #74-2025 being a by-law to authorize the execution of a Memorandum of Understanding between the Township of Armour and the Almaguin District Snowmobile Club for the use of municipal property and unopened road allowances and that we authorize the Mayor and Clerk to sign this by-law and affix the seal of the Corporation thereto. Carried

Resolution #387 – Moved by Wendy Whitwell, seconded by Rod Blakelock; That the Council of the Township of Armour supports resolution #2025-37 of the ACED Board appointing Courtney Metcalf as the Director of Economic Development effective January 1, 2026 and directs the CAO to proceed with extending the letter of offer to the successful candidate. Carried

Resolution #388 – Moved by Wendy Whitwell, seconded by Jerry Brandt; Whereas Canada's east-west trade and national mobility rely on the Trans-Canada Highway system, including Highways 17 and 11 across Northern and Eastern Ontario, which carry significant freight volumes but remain predominantly two-lane corridors; and

Whereas four-laning the entirety of Highway 17 is the ultimate goal of the communities along the corridor; and

Whereas the proven "2+1" highway design - alternating passing lanes with a continuous median barrier - delivers safety outcomes comparable to full twinning at substantially lower cost, land, and environmental impact, and can be scaled or converted to four lanes (2+2) as volumes grow; and

Whereas the Government of Ontario has announced a 2+1 pilot between North Bay and Temagami and a further extension toward Cochrane, creating a near-term implementation pathway; and

Whereas modernizing Highways 17 and 11 will improve safety, reduce closures, strengthen supply-chain reliability for mining, forestry, agriculture, tourism and manufacturing, and enhance national resilience and emergency response capacity; and

Whereas a phased 2+1 build - prioritizing Highway 11 (North Bay --+ Cochrane, then Cochrane --+ Nipigon) and key sections of Highway 17 (western border of County of Renfrew--+ Sudbury; Sault Ste. Marie--+ Sudbury; Thunder Bay--+ Kenora) - aligns with nation-building criteria, supports economic reconciliation with Indigenous partners, and enables integrated EV charging and low-carbon construction practices;

Whereas analysis summarized by the Federation of Northern Ontario Municipalities, (FONOM) demonstrates high freight demand on these routes and strong safety/economic rationale for a 2+1 program;

Therefore Be It Resolved That the Council of the Township of Armour formally endorses the adoption and phased implementation of a 2+1 highway program on Highways 17 and 11 as a nation-building project; and

# THE MUNICIPAL CORPORATION OF THE TOWNSHIP OF ARMOUR

## MINUTES

December 16, 2025

### RESOLUTIONS: cont'd.

That the Government of Canada be urged to designate this initiative as a project of national interest under the Building Canada Act and to partner with Ontario to co-fund and accelerate planning, design, procurement, and construction; and

That the Government of Ontario be urged to expand the announced pilot to a corridor-wide program, sequencing works as follows (subject to readiness and safety benefit):

That the Government of Ontario prioritize these projects into the Ministry of Transportation's Major Projects Division; and

That both governments ensure early, ongoing, and capacity-supported engagement with affected Indigenous Nations, with opportunities for Indigenous training, contracting, and equity participation; and

That the program incorporates corridor-wide safety features (barrier-separated 2+1 cross-sections, controlled passing frequency, wildlife considerations), resilience measures (closure mitigation, climate adaptation), and clean-growth elements (EV charging readiness, recycled aggregates, lower-carbon materials); and

That this resolution be sent to the Prime Minister of Canada, the Premier of Ontario, the Minister of Transport (Canada), the Minister of Infrastructure (Canada), the Ontario Minister of Transportation, local MPs and MPPs, Federation of Northern Ontario Municipalities (FONOM), Northwestern Ontario Municipal Association (NOMA), Association of Municipalities of Ontario (AMO), Federation of Canadian Municipalities (FCM), Rural Ontario Municipal Association (ROMA), Eastern Ontario Wardens' Caucus (EOWC) for support, and the County of Renfrew for information. Carried

Resolution #389 – Moved by Wendy Whitwell, seconded by Rod Blakelock; That the Council of the Township of Armour supports the City of Brantford and respectfully requests the Premier of Ontario, in consultation with the Ministry of Education, consider directing all publicly funded school boards in Ontario to schedule a Professional Activity Day on the date of the municipal election in each election year. Carried

Resolution #390 – Moved by Rod Blakelock, seconded by Jerry Brandt; Whereas violent home invasions have increased in several regions of Ontario, creating growing fear and frustration among residents; and

Whereas Ontario homeowners increasingly believe that current self-defence laws do not provide sufficient or clear protection for individuals who lawfully defend themselves and their families during violent intrusions; and

Whereas rural residents often experience police response times that can exceed 30 minutes or more, leaving citizens without immediate protection when confronted with life-threatening emergencies; and

Whereas the absence of "home invasion" as a distinct offence in the national Uniform Crime Reporting system prevents governments from understanding the true scale of this crime and responding appropriately; and

Whereas the Province of Ontario has repeatedly called for strengthened homeowner protections, including consideration of castle-law-style provisions, and has urged the federal government to act; and

Whereas residents expect all levels of government to take decisive action to address gaps that leave families vulnerable in their own homes;

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December 16, 2025

### RESOLUTIONS: cont'd.

Now Therefore Be It Resolved That the Council of the Township of Armour hereby expresses its strong support for the Municipality of Calvin's resolution, and further states that:

1. The Township of Armour strongly supports the Province of Ontario's call for strengthened homeowner self-defence protections, including the adoption of clear and robust "castle law"-type provisions to ensure that law-abiding residents can protect themselves without fear of unjust prosecution.
2. Council calls on the Government of Canada to immediately prioritize reforms to the Criminal Code that strengthen and clarify the rights of homeowners who act in legitimate self-defence during violent home invasions.
3. Council requests that the federal government amend the Uniform Crime Reporting system to classify "home invasion" as a distinct criminal offence, enabling accurate tracking, targeted enforcement strategies, and informed public policy decisions.
4. Council urges the Province of Ontario to take stronger action to monitor, publish, and improve police response times in rural and northern communities, ensuring that residents are not left unprotected due to resourcing challenges. Carried

Resolution #391 – Moved by Rod Blakelock, seconded by Jerry Brandt; Whereas the Council of the Township of Armour stands in solidarity with the City of Welland and communities across Canada following the tragic and deeply disturbing assault of a three-year-old child in August 2025; and

Whereas this incident underscores the urgent need for strengthened legal protections for children and more effective justice system responses to violent sexual crimes;

Now Therefore Be It Resolved That the Council of the Township of Armour hereby expresses its strong support for the City of Welland's call for provincial and federal action, including:

1. The full and expedited implementation of recent federal bail and sentencing reforms to ensure consistent protection for victims of violent sexual offences;
2. The strengthening of bail and sentencing provisions so that individuals charged with or convicted of violent sexual crimes face the strictest possible conditions, including limits on early release in cases of extreme brutality;
3. Reforms to ensure that parole eligibility for sexual offences against children reflects the seriousness of these crimes and limits conditional or early release for offenders who pose an ongoing risk to public safety;
4. Enhancements to the National Sex Offender Registry to ensure timely, accurate information and effective tools for police and communities;

And Further That Council urges provincial and federal governments to prioritize legislative and judicial reforms that better protect children and uphold community safety;

And Further That the Township of Armour supports collaboration through municipal associations, including FCM and provincial organizations, to advocate for these reforms at all levels of government;

And Further That copies of this resolution be forwarded to the Mayor of Welland, the Prime Minister of Canada, the Premier of Ontario, the local MP and MPP, and relevant municipal associations. Carried

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## MINUTES

December 16, 2025

### RESOLUTIONS: cont'd.

Resolution #392 – Moved by Wendy Whitwell, seconded by Jerry Brandt; Whereas the Ontario Municipal Employees Retirement System (OMERS) Pension Fund serves over 1,000 employers and over half a million employees and retirees from diverse groups including: municipal governments, school boards, libraries, police and fire departments, children's aid societies, and electricity distribution companies; and

Whereas the long-standing jointly-sponsored governance model with two corporate boards has provided stability, accountability, and fairness for both plan members and employers for more than two decades; and

Whereas the Government of Ontario has passed legislative changes to OMERS' governance structure through Bill 68; and

Whereas these changes would replace the current OMERS Sponsors Corporation with a new Sponsors Council that would lose its corporate status and independent resources; and

Whereas the proposed model could allow pension decisions affecting municipal employers and employees to be made without meaningful municipal oversight, increasing financial risk for municipalities and local taxpayers; and

Whereas municipalities are already under significant fiscal strain and cannot absorb additional pension costs without consequences for property taxes or local services;

Therefore Be It Resolved That the Township of Armour does not support the legislative changes to the OMERS Act contained in Bill 68 and requests that the Government of Ontario reconsider the advisability of proceeding with these changes;

Further Be It Resolved That the Council of the Township of Armour supports the Association of Municipalities of Ontario (AMO) in calling on the Government of Ontario to:

1. Ensure Sponsors retain full control without restrictions over their appointments to the new Sponsors Council and Administration Corporation;
2. Guarantee the Sponsors Council's independence from the plan administrator and access to resources needed to perform its duties; and
3. Limit the Minister's regulation-making authority over plan design and the Sponsors Council's internal affairs.

Be It Further Resolved That this resolution be circulated to:

- The Honourable Rob Flack, Minister of Housing and Municipal Affairs;
- The Honourable Peter Bethlenfalvy, Minister of Finance;
- MPP Graydon Smith; and
- The Association of Municipalities of Ontario (AMO). Carried

Resolution #393 – Moved by Jerry Brandt, seconded by Rod Blakelock; That the Council of the Township of Armour approve a donation in the amount of \$500 to the Almaguin Ice Devils in support of local youth participating in the 2026 Silver Stick International Finals Tournament. Carried

Resolution #394 - Moved by Rod Blakelock, seconded by Jerry Brandt; That the Council of the Township of Armour supports the Municipality of Magnetawan and urges the Province of Ontario to revise its Invest Ready-Certified Site Designation grant funding criteria to recognize and accept alternative servicing methods as eligible infrastructure, and to ensure that rural and northern municipalities lacking municipal gas, water, and wastewater systems are not excluded from support. Carried

# THE MUNICIPAL CORPORATION OF THE TOWNSHIP OF ARMOUR

## MINUTES

December 16, 2025

### RESOLUTIONS: cont'd.

Resolution #395 – Moved by Wendy Whitwell, seconded by Rod Blakelock; That the Council of the Township of Armour directs Staff to undertake a review of the anticipated costs, requirements, and associated considerations for the construction of a multi-use pathway along Highway 520, extending to Commercial Drive, within the Ministry of Transportation right-of-way; and further, that Staff report the findings and any relevant recommendations back to Council for consideration. Carried

Resolution #396 – Moved by Rod Blakelock, seconded by Wendy Whitwell; That the Council of the Township of Armour accept the Groundskeeper Contract amendments and that Council award the contract addition for the 2026 season (May to October) to Hamilton & Sons Property Maintenance, for an increased tender price of \$300 plus HST per month for brush hogging the Watt Century Farm House Heritage Centre's hay field. Furthermore, that this contract be exempt from the requirements of the Procurement By-law. Carried

Resolution #397 – Moved by Rod Blakelock, seconded by Jerry Brandt; That the Staff Report from the Administrative Assistant – Building/Planning dated December 16, 2025 be received, and that Council accepts the results of the RFP for Municipal Land Use Planning Consulting Services; and

That the Council of the Township of Armour appoint Planscape Inc. as the Township of Armour's Municipal Planning Consultant for a two-year term covering January 1, 2026 to December 31, 2027, with the option to extend for additional one-year terms at the discretion of Council; and

That the Mayor and Clerk be authorized to execute the contract on behalf of the Township. Carried

Resolution #398 – Moved by Jerry Brandt, seconded by Wendy Whitwell; That the Staff Report from the Administrative Assistant – Building/Planning and Clerk dated December 16, 2025 be received, and that Council formally recognize the long-standing service and contributions of Robert J. Miller to the Township's planning functions; and

That the Council of the Township of Armour authorize the Clerk to retain Robert J. Miller on an as-needed consulting basis for matters requiring historical knowledge or for follow-up on previous and/or complex files. Carried

Resolution #399 – Moved by Rod Blakelock, seconded by Wendy Whitwell; That the Council of the Township of Armour hereby move into closed session at 9:23 p.m. as per Section 239(2) (b) of the Municipal Act to discuss personal matters about an identifiable individual, including municipal or local board employees. Carried

Resolution #401 – Moved by Wendy Whitwell, seconded by Rod Blakelock; That the Council of the Township of Armour hereby adjourn and move out of closed session at 9:43 p.m. and report. Carried

Resolution #402 – Moved by Jerry Brandt, seconded by Wendy Whitwell; That the Council of the Township of Armour adjourns this regular council meeting at 9:45 p.m. until the next regular council meeting scheduled for January 13, 2026 or at the call of the Mayor or the Clerk. Carried

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Rod Ward, Mayor

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Charlene Watt, Clerk

(2)

**LIST OF PROPOSED RESOLUTIONS FOR JANUARY 13, 2026**

**ITEM # ON AGENDA**

(1)

That the Council of the Township of Armour approve the minutes of the regular Council meeting held on December 16, 2025, as circulated.

**ITEM # ON AGENDA**

(7)

That the Council of the Township of Armour approve the January 2026 accounts, in the amount of \$561,267.70 for payment, and the Mayor and the Treasurer are hereby authorized to sign cheques for same.

**ITEM # ON AGENDA**

(8)

That the Council of the Township of Armour hereby support the Municipal Planner's recommendations for consent application B-049/25, Part Lot 21, Concession 4, 723 Skyline Drive submitted by Mark and Susan Armstrong for a lot addition subject to the following conditions:

1. That the owner obtain approval of an Official Plan Amendment to recognize that the consent results in no new lot for development, as the severed parcel shall merge with the abutting benefitting lands, addressing non-conformity with Section 3.1.1(g) of the Official Plan and Section 51(24)(c) of the Planning Act.
2. That the owner obtain approval of a Zoning By-law Amendment, similar in intent to By-law No. 5-2024 (Exception Rural RU-107), to recognize the lot addition as legally existing as of the date of consent approval and to bring the lands into conformity with Official Plan Amendment.
3. That the consent be approved for lot addition purposes only, and that the severed lands shall not be conveyed separately or developed independently and shall merge in title with the benefitting abutting lands.
4. That a digital copy of the final reference plan be provided to the Township
5. That the transfer of the severed lands be completed concurrently with or immediately following the required conveyance, such that the severed lands legally merge with the benefitting parcel and remain as one lot for all planning purposes.

**ITEM # ON AGENDA**

(9)

WHEREAS a request has been made by Lanny Dennis, Planner, to revise Condition #3 of Subdivision Application S-01/24 (Prentice) to require that a Zoning By-law Amendment be applied for and approved recognizing a minimum lot frontage of 61 metres for Lots 1–5, and the Ministry of Natural Resources and Forestry has advised that it does not review or comment on site-specific planning proposals where the municipality or planning board is the approval authority;

NOW THEREFORE BE IT RESOLVED THAT the Council of the Township of Armour supports the requested revision to Condition #3.

**ITEM # ON AGENDA (3 options)**

(10) - OPA

WHEREAS the Applicants, PowerBank Corporation and David Creasor, have submitted an Official Plan Amendment Application OPA-2025-01 (Amendment No. 4) for Council's consideration;

AND WHEREAS Council has reviewed the application pursuant to Section 17 of the *Planning Act*;

AND WHEREAS Council has considered the written and/or verbal recommendations provided in the report prepared by TULLOCH Inc., dated January 13, 2026;

AND WHEREAS Council has considered public submissions, including written and/or verbal representations received in respect of the application;

NOW THEREFORE BE IT RESOLVED THAT Council accepts the application as presented by the Applicants;

AND BE IT FURTHER RESOLVED THAT Official Plan Amendment Application OPA-2025-01 (Amendment No. 4) is hereby approved.

**OR**

WHEREAS the Applicants, PowerBank Corporation and David Creasor, have submitted an Official Plan Amendment Application OPA-2025-01 (Amendment No. 4) for Council's consideration;

AND WHEREAS Council has reviewed the application pursuant to Section 17 of the Planning Act;

AND WHEREAS Council has considered the written and/or verbal recommendations provided in the report prepared by TULLOCH Inc., dated January 13, 2026;

AND WHEREAS Council has considered public submissions, including written and/or verbal representations received in respect of the application;

NOW THEREFORE BE IT RESOLVED THAT Council does not accept the application as presented by the Applicant;

AND BE IT FURTHER RESOLVED THAT the application as presented by the Applicants is hereby refused.

**OR**

WHEREAS the Applicants, PowerBank Corporation and David Creasor, have submitted an Official Plan Amendment Application OPA-2025-01 (Amendment No. 4) for Council's consideration;

AND WHEREAS Council has reviewed the application pursuant to Section 17 of the Planning Act;

AND WHEREAS Council has considered the written and/or verbal recommendations provided in the report prepared by TULLOCH Inc., dated January 13, 2026;

AND WHEREAS Council has considered public submissions, including written and/or verbal representations received in respect of the application;

NOW THEREFORE BE IT RESOLVED THAT Council accepts Official Plan Amendment Application OPA-2025-01, subject to amendments to the proposed by-law to reflect and implement the recommendations contained in the TULLOCH Inc. report dated January 13, 2026;

AND BE IT FURTHER RESOLVED THAT Council directs staff to revise the proposed by-law accordingly and bring the amended by-law back to Council for final consideration.

**ITEM # ON AGENDA (3 options)**

**(10) - ZBA**

WHEREAS the Applicants, PowerBank Corporation and David Creasor, have submitted a Zoning By-law Amendment Application ZBA-2025-01 for Council's consideration;

AND WHEREAS Council has reviewed the application pursuant to Section 34 of the Planning Act;

AND WHEREAS Council has considered the written and/or verbal recommendations provided in the report prepared by TULLOCH Inc., dated January 13, 2026;

AND WHEREAS Council has considered public submissions, including written and/or verbal representations received in respect of the application;

NOW THEREFORE BE IT RESOLVED THAT Council accepts the application as presented by the Applicants;

AND BE IT FURTHER RESOLVED THAT Zoning By-law Amendment Application ZBA-2025-01 is hereby approved.

**OR**

WHEREAS the Applicants, PowerBank Corporation and David Creasor have submitted a Zoning By-law Amendment Application ZBA-2025-01 for Council's consideration;

AND WHEREAS Council has reviewed the application pursuant to Section 34 of the Planning Act;

AND WHEREAS Council has considered the written and/or verbal recommendations provided in the report prepared by TULLOCH Inc., dated January 13, 2026;

AND WHEREAS Council has considered public submissions, including written and/or verbal representations received in respect of the application;

NOW THEREFORE BE IT RESOLVED THAT Council does not accept the application as presented by the Applicant;

AND BE IT FURTHER RESOLVED THAT the application as presented by the Applicants is hereby refused.

**OR**

WHEREAS the Applicants, PowerBank Corporation and David Creasor, have submitted a Zoning By-law Amendment Application ZBA-2025-01 for Council's consideration;

AND WHEREAS Council has reviewed the application pursuant to Section 34 of the Planning Act;

AND WHEREAS Council has considered the written and/or verbal recommendations provided in the report prepared by TULLOCH Inc., dated January 13, 2026;

AND WHEREAS Council has considered public submissions, including written and/or verbal representations received in respect of the application;

NOW THEREFORE BE IT RESOLVED THAT Council accepts Zoning By-law Amendment Application ZBA-2025-01, subject to amendments to the proposed by-law to reflect and implement the recommendations contained in the TULLOCH Inc. report dated January 13, 2026;

AND BE IT FURTHER RESOLVED THAT Council directs staff to revise the proposed zoning by-law accordingly and bring the amended by-law back to Council for final consideration.

**ITEM # ON AGENDA**

(11)

That the Council of the Township of Armour have read and approve By-law #1-2026 being a by-law to authorize temporary borrowing for 2026 and that we authorize the Mayor and Clerk to sign this by-law and affix the seal of the Corporation thereto.

**ITEM # ON AGENDA**

(12)

That the Council of the Township of Armour have read and approve By-law #2-2026 being a by-law to provide for an interim tax levy, penalty charges and interest for 2026 and that we authorize the Mayor and Clerk to sign this by-law and affix the seal of the Corporation thereto.

**ITEM # ON AGENDA**

(13)

That the Council of the Township of Armour have read and approve By-law #3-2026 being a by-law to confirm the proceedings of Council at its December meetings and that we authorize the Mayor and Clerk to sign this by-law and affix the seal of the Corporation thereto.

**ITEM # ON AGENDA**

(14)

That the Council of the Township of Armour have read and approve By-law #4-2026 being a by-law to approve an Official Plan amendment for Concession 6, Part Lot 3, known municipally as 219 Peggs Mountain Road to permit battery energy storage systems and that we authorize the Mayor and Clerk to sign this by-law and affix the seal of the Corporation thereto.

**ITEM # ON AGENDA**

(15)

That the Council of the Township of Armour have read and approve By-law #5-2026 being a by-law to approve a Zoning By-law amendment for Concession 6, Part Lot 3, known municipally as 219 Peggs Mountain Road to permit battery energy storage systems and that we authorize the Mayor and Clerk to sign this by-law and affix the seal of the Corporation thereto.

**ITEM # ON AGENDA**

(16)

That the Council of the Township of Armour have read and approve By-law #6-2026 being a by-law to delegate routine Council powers and duties to staff and that we authorize the Mayor and Clerk to sign this by-law and affix the seal of the Corporation thereto.

**ITEM # ON AGENDA**

(17)

That the Council of the Township of Armour have read and approve By-law #7-2026 being a by-law to stop up and close and convey the original shore road allowance described as Part Lot 20, Concession 1, 42R-22892, Part 1, fronting Three Mile Lake, and to transfer ownership of said shore road allowance to the property across the travelled road known as Three Mile Lake Road, described as Part Lot 20, Concession 1, 42R-10845, Part 1, to be owned by the property owner of the adjacent land. and that we authorize the Mayor and Clerk to sign this by-law and affix the seal of the Corporation thereto.

**ITEM # ON AGENDA**

(21)

That the Council of the Township of Armour receive and approve the Annual AMPS Program Public Complaints Report for the 2025 reporting period and acknowledges that no public complaints were received in respect of the Administrative Monetary Penalty System (AMPS) Program pursuant to By-law #24-2025, Schedule F.

**ITEM # ON AGENDA**

(23)

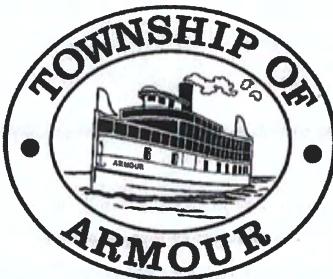
That the Council of the Township of Armour approve a donation in the amount of \$ \_\_\_\_\_ to The Salvation Army to support the work they do in our community.

**ITEM # ON AGENDA****(24)**

That the Council of the Township of Armour approve a donation, in the amount of \$\_\_\_\_\_, to the Canadian Red Cross to support the work they do in our community.

**ITEM # ON AGENDA**

That the Council of the Township of Armour adjourns this regular council meeting at \_\_\_\_\_ p.m. until the next regular council meeting scheduled for January 27, 2026 or at the call of the Mayor or the Clerk.



OFFICE OF THE ROAD SUPERVISOR

## DISTRICT OF PARRY SOUND

56 ONTARIO STREET  
PO BOX 533  
BURK'S FALLS, ON  
POA 1C0

(705) 382-3332  
(705) 382-5982  
Fax: (705) 382-2068  
Email: [roads@armourtownship.ca](mailto:roads@armourtownship.ca)  
Website: [www.armourtownship.ca](http://www.armourtownship.ca)

## STAFF REPORT

**Date:** January 13, 2026  
**To:** Council  
**From:** Dave Creasor, Roads Supervisor  
**Subject:** January Monthly Update

### Recommendation:

That the Staff Report from the Roads Supervisor dated January 13, 2026, regarding the Update be received for information.

### **Overview:**

In December 2025, the Roads Department completed plowing operations for thirteen days and performed sanding for six days, and performed ice blading 3 days with the grader. The winter season was marked by an unusual early start to winter on November 10, 2025, leading to increased demand on our resources and equipment.

A significant weather event was declared on December 28, 2025 due to freezing rain and a winter storm warning issued by Environment Canada, which lasted over 24 hours. In response, the Roads Department deployed our equipment in the evening of December 28, utilizing ice chains on the trucks to sand heavily with a mix of sand and A gravel mix. Notices for the significant weather were posted on Armours' website and shared through social media.

On the morning of December 29, our team continued sanding efforts under improving conditions. By December 30, the weather had sufficiently improved, allowing the significant weather event declaration to be lifted.

### Equipment Update:

On December 31, 2025 our 2021 Freightliner Tandem Plow truck broke down and was towed to Freightliner North Bay for repairs, where it remained for a week while parts were sourced. Throughout December, ongoing maintenance and repairs were conducted on our fleet to ensure readiness for winter operations.

Noteworthy to mention that no winter maintenance equipment slid off the road this winter, largely due to the purchase of new snow tires for our tandem plow trucks and new tire chains.

### Winter Sand Stockpile Status:

As of the end of December 2025, our stockpile of winter sand in the shed was reduced to approximately 800 tonnes, down from the original 2,500 tonnes. Looking ahead to February, we will need to utilize our reserve pile of winter sand, which currently lacks the required 3% salt mix. An order for a load of salt will be placed to mix and pickle the sand to prevent it from freezing into clumps, which can hinder distribution by our sanders.

Based on previous records, a typical year sees about 3,500 tonnes utilized in winter sand, but 2025 has presented an elevated number of weather events, including an extensive winter with substantial freezing rain occurrences. We will likely meet this number this year. For 2025 roughly \$51,000 was spent on 2,500 tonnes of pickled winter sand which fell short of the required annual amount. In comparison, Strong Township, which also uses approximately 3,500 tonnes a year and carries a 1,000 tonne reserves pile has a budget of \$60,000 to put up 3,500 tonnes. Armour's tendered rate to put up 3,500 tonnes of pickled sand for 2026 will be \$70,000.

In conclusion, the Roads Department remains committed to maintaining service levels on our roads despite the challenges posed by varied weather events. We will continue our efforts to ensure our road infrastructure is well-supported throughout the winter season.

Respectfully submitted,  
Dave Creasor AS.c.t., CRS  
Roads Supervisor  
Township of Armour



Planners | Surveyors | Biologists | Engineers

January 13, 2026

Project: 250783

Township of Armour  
c/o Charlene Watt, Deputy Clerk  
P.O. Box 533,  
Burk's Falls, ON P0A 1C0  
[deputyclerk@armourtownship.ca](mailto:deputyclerk@armourtownship.ca)

Re: Recommendation Report to Council  
Official Plan Amendment Application OPA-2025-01 (Amendment No. 4) &  
Zoning By-law Amendment Application ZBA-2025-01  
(David Creasor – Owner / PowerBank Corporation – Agent)  
Part Lot 3, Concession 6, in the Township of Armour  
219 Peggs Mountain Road

This Recommendations Report has been prepared for consideration by the Council of the Township of Armour in response to the submission of Official Plan Amendment Application OPA-2025-01 and Zoning By-law Amendment Application ZBA-2025-01 to the Township of Armour.

The applications were submitted by PowerBank Corporation, on behalf of the property owner, to facilitate a proposed Battery Energy Storage System (BESS) facility on the property known municipally as 219 Peggs Mountain Road. PowerBank Corporation was formerly known as SolarBank Corporation and is referred to as "PowerBank" throughout this report.

TULLOCH was retained by the Township of Armour to provide professional planning services involving the review, processing, and analysis of the planning applications.

This Recommendations Report is supplemental to the Information Report prepared for the statutory public meeting held on November 18, 2025. The Information Report provides an overview of the OPA and ZBA applications, describes the subject lands, the application process, and the submitted accompanying studies and materials. The Information Report is available on Page 286 of the Agenda for the November 18, 2025 public meeting, which is available on the [Township's website](#).

This report provides:

- Recommendations to Council regarding whether to approve or not approve the subject applications (refer to DECISION RECOMMENDATIONS);
- Land use planning analysis, including consideration of the Provincial Planning Statement (PPS), the Growth Plan for Northern Ontario, the Official Plan of the Township of Armour, and the Township's Zoning By-law (refer to PLANNING ANALYSIS);
- An overview of the submitted supporting studies and materials (refer to SUPPORTING DOCUMENTATION); and
- Considerations related to public and agency comments (refer to PUBLIC AND AGENCY CONSULTATION)

## **RECOMMENDATIONS**

### **Decision Recommendations**

THAT Official Plan Amendment Application OPA-2025-01, to permit a Battery Energy Storage System use on the subject lands, be ADOPTED, in accordance with revised draft Official Plan Amendment By-law No. 4-2026 (attached to this report in Appendix A); and

THAT Zoning By-law Amendment Application ZBA-2025-01, to permit a Battery Energy Storage System use on the subject lands, be APPROVED, in accordance with revised draft Zoning By-law Amendment By-law No. 5-2026 (attached to this report in Appendix B), which includes the following site-specific provisions:

1. THAT the subject lands be zoned Rural – Site-Specific Exception (Ru-108);
2. THAT a Battery Energy Storage System facility only be permitted in the hatched area shown in Schedule A to the draft Zoning By-law (refer to enclosed Appendix B);
3. THAT a Battery Energy Storage System facility be restricted to a maximum rated power capacity of 4.99 megawatts (MW) and a maximum rated energy storage capacity of 19.96 megawatt-hours (MWh);
4. THAT the height of buildings and structures associated with the Battery Energy Storage System facility be restricted to a maximum height of 5 metres; and
5. THAT the subject lands be designated as a Site Plan Control Area, to secure the implementation of supporting studies, plans, and mitigation measures, pursuant to Section 41 of the Planning Act.

## By-law Revision Recommendations

Draft OPA and ZBA Approval By-laws were submitted with the applications. Should Council decide to approve the applications subject to the above-noted Decision Recommendations, the draft OPA and ZBA Approval By-laws submitted by the applicant will need to be revised to reflect the recommendations. Accordingly, revised drafts have been prepared for Council's review and consideration for approval.

### ***Recommended Revisions to OPA Amendment draft By-law No. 4-2026***

The revised draft OPA By-law (By-law No. 4-2026) is attached in Appendix A. Recommended revisions to this by-law include minor administrative edits, minor improvements to the wording of the purpose of the amendment, insertion of the subject property's full legal description, an edit to the basis of the amendment to clarify conformity with the intent of the Official Plan, and a revision to place the amendment text under a "Site-Specific Uses" section of the Official Plan. All recommended revisions are considered technical in nature and do not alter the purpose and effect of the OPA.

### ***Recommended Revisions to ZBA Amendment draft By-law No. 5-2026***

The revised draft ZBA By-law (By-law 5-2026) is attached in Appendix B. Recommended revisions to this by-law include insertion of the subject property's full legal description, and the addition of wording to implement the recommended site-specific zoning provisions. Refinements to the draft ZBA submitted by the applicant are recommended to ensure that the development proceeds in a manner consistent with the planning analysis and relevant supporting technical studies.

Specifically:

- **Restriction on the Location of Battery Enclosures**  
It is recommended that battery enclosures associated with the BESS be restricted to the hatched area shown in Schedule A to the Draft By-law in Appendix B of this report. This restriction will ensure that the facility is positioned in the location assessed through the planning analysis and technical studies and that substantial separation distances from surrounding rural residential uses are maintained to support land use compatibility.
- **Battery Energy Storage System Capacity Limit**  
It is recommended that the BESS be restricted to a maximum rated power capacity of 4.99 megawatts (MW) and a maximum rated energy storage capacity of 19.96 megawatt-hours (MWh). These limitations will ensure that the scale and intensity of the BESS use do not exceed the specifications evaluated through the supporting studies and prevents the establishment of a larger or more impactful facility without further planning approval.
- **Maximum Height of Buildings and Structures**  
It is recommended that the height of buildings and structures associated with the Battery Energy Storage System facility be restricted to a maximum height of 5 metres, which is

sufficient to permit the installation of the proposed “EVLOFLEX” battery enclosures based on specifications provided by the applicant, and ensures structure heights remain low profile in conformity with rural design principles of the Official Plan.

- **Site Plan Control Area Designation**

It is recommended that the lands be made subject to Site Plan Control to require the applicant to enter into a site plan agreement with the Township. The agreement would provide a mechanism to require the implementation of relevant supporting study recommendations (in accordance with Section 41 of the Planning Act) and would be registered on the title of the subject lands, prior to development proceeding.

## **PLANNING ANALYSIS**

This Planning Analysis is provided as a supplement to the Information Report presented to Council on November 18, 2025, which outlined the applicable planning framework and background context for the proposed Battery Energy Storage System use on the subject lands.

The analysis below focuses on evaluating the proposal against the applicable provincial and municipal land use planning policies and zoning considerations, including the Provincial Planning Statement, the Growth Plan for Northern Ontario, the Official Plan of the Township of Armour, and the Township's Zoning By-law.

### **Provincial Planning Statement, 2024**

The Provincial Planning Statement, 2024 (PPS) provides province-wide direction on matters of provincial interest related to land use planning and development. The PPS supports the efficient use of land and infrastructure, the accommodation of essential infrastructure and energy systems, and the avoidance or mitigation of land use conflicts.

The OPA and ZBA applications were considered in the context of the PPS and key PPS policies are summarized below.

#### **1. Rural Lands Framework and Permitted Uses**

The PPS classifies the subject property as “rural lands”. Section 2.6 of the PPS lists a range of permitted land uses such as resource-related uses, residential (where appropriate servicing can be provided), agricultural-related uses, home occupations/industries, cemeteries, and uses simply described as “*other rural land uses*.” It is also noted that “*Development that can be sustained by rural service levels should be promoted.*” Further, “*Development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the uneconomical expansion of this infrastructure.*”

The proposed BESS use can be characterized as an “*other rural land use*” in the PPS rural lands framework, given its infrastructure-like function, limited building footprint, and ability to operate on rural service levels without triggering the need for municipal water/wastewater services. The BESS is also proposed on a large rural parcel that already accommodates energy infrastructure

(existing solar facility). Co-locating the BESS with established energy infrastructure consolidates related uses in one location, thereby limiting new site development on other rural lands.

## 2. Energy Supply and Energy Storage Systems

Section 3.8 of the PPS includes a policy direction that *“Planning authorities should provide opportunities for the development of energy supply”* specifically including *“energy storage systems ... to accommodate current and projected needs.”* The PPS also explains that the use of the word *“should”* in Section 3.8 signifies supportive and enabling direction from the Province.

Section 3.8.1 frames energy storage systems as part of the broader energy supply framework, alongside electricity generation and transmission/distribution systems. The PPS defines *“energy storage system”* as a system or facility that captures energy for later use to reduce imbalances between demand and production, and the definition expressly includes *“battery storage”* as a type of energy storage.

Because approval authority decisions and municipal submissions on Planning Act matters must be consistent with provincial policy statements, the PPS direction to provide opportunities for energy supply – including battery energy storage systems – is a key policy consideration in evaluating these applications.

The proposed BESS is a battery-based energy storage system as contemplated by the PPS definition. The provincial planning framework is supportive of this type of use, provided local considerations are appropriately managed through site-specific controls. In this case, the recommended zoning standards (including restricting the location of battery enclosures and imposing a BESS capacity limit) and recommendation to make the subject property subject to the Township’s site plan control process, provide the mechanisms to secure and implement the mitigation measures and recommendations of technical studies.

## 3. Energy Infrastructure and Efficiency

Section 2.9.1 of the PPS directs that planning authorities *“shall plan to reduce greenhouse gas emissions and prepare for the impacts of a changing climate”* through approaches that, among other matters, *“support energy conservation and efficiency.”*

This policy direction is reinforced in Section 3.1, which emphasizes using infrastructure efficiently. In particular, Section 3.1.2 states that before consideration is given to developing new infrastructure, *“the use of existing infrastructure and public service facilities should be optimized.”*

In this context, battery energy storage can support energy conservation and efficiency objectives by improving the utilization of existing electricity infrastructure and renewable generation resources (i.e., storing electricity for later discharge to better match demand). The proposed BESS, co-located with existing energy infrastructure and supported through site-specific planning controls, aligns with the PPS direction to support energy conservation and efficiency and to optimize the use of existing energy infrastructure.

#### 4. Land Use Compatibility

Section 3.5 of the PPS provides direction for the planning and developing of “*major facilities and sensitive land uses*”, with the objective of avoiding, or where avoidance is not possible, minimizing and mitigating potential adverse effects and risks to public health and safety in accordance with provincial guidelines, standards and procedures.

The PPS explains that “*sensitive land uses*” are uses where routine or normal activities could experience adverse effects from contaminant discharges generated by a nearby “*major facility*”.

##### 4.a. Major Facility Consideration

When considering land use compatibility in the context of the PPS, it is necessary to determine whether the proposed use constitutes a “*major facility*”.

The PPS definition of “*major facilities*” lists specific categories of uses that may require separation from sensitive land uses, such as airports, manufacturing uses, rail facilities, waste management systems, sewage treatment facilities, and energy generation facilities and transmission systems. While the list of categories in the definition is not exhaustive, these uses are generally characterized by higher intensity operations and routine off-site effects that may interfere with the normal use of nearby sensitive land uses.

It is also important to note that the proposed BESS functions as energy infrastructure rather than as an industrial use, as it does not involve manufacturing, processing, or the production of goods. As a result, it does not clearly align with the industrial facility types contemplated by the PPS definition of “*major facilities*” or by the Ministry of the Environment, Conservation and Parks (MECP) D-Series Guidelines.

By contrast, the proposed BESS has a relatively compact land use footprint, limited staffing and traffic, enclosed equipment, and generally passive operation. The facility does not involve combustion, industrial processing, or continuous waste generation typically associated with the industrial or utility uses contemplated in the PPS. Although the BESS will generate operational noise, noise is a controllable land use impact that has been specifically evaluated through an Acoustic Assessment and peer review, and compliance with noise guidelines has been demonstrated. In addition, the proposed design capacity of 4.99 MW / 19.96 MWh is relatively modest in scale when compared to many other battery energy storage facilities in Ontario.

Accordingly, for the purposes of this PPS review, the proposed BESS is not considered to be a “*major facility*”.

##### 4.b. Compatibility Assessment

Notwithstanding the conclusion that the proposed BESS is not a major facility, land use compatibility has been reviewed conservatively. While the BESS does not clearly fall within any of the three industrial classes contemplated by the MECP D-6 Guidelines. The Guidelines establish three industrial facility classes based on relative intensity and scale of operation, each with recommended minimum separation distances from sensitive land uses. As noted previously,

the BESS would most closely align with a Class I facility, which is generally characterized by enclosed operations and limited off-site effects. The Guidelines recommend minimum separation distances from sensitive land uses of 20 metres for Class I facilities, 70 metres for Class II facilities, and 300 metres from Class III facilities. The proposed positioning of the battery enclosures exceeds both the Class I and Class II separation distances and also provides an approximate 300-metre separation from the nearest existing dwelling ( $\pm$  297 metres to the north).

To ensure compatible setbacks are applied as intended, it is recommended that the draft Zoning By-law be revised to restrict the BESS facility generally to the location shown in Schedule A to the Draft By-law in Appendix B. Further, it is recommended that the draft Zoning By-law be revised to restrict the design capacity of the BESS to not exceed 4.99 MW / 19.96 MWh, and for the subject property to be made subject to Site Plan Control to ensure implementation of the recommendations of technical reports.

## 5. Public Health and Safety

### 5.a. Natural and Human-Made Hazards

Sections 5.2 (Natural Hazards) and 5.3 (Human-Made Hazards) of the PPS address development in relation to areas where natural or human-made hazards may pose a risk to public health, safety, or property.

The subject lands are not located within a floodplain, unstable slope, or other natural hazard area identified under the PPS. In addition, the site is not located within an identified PPS human-made hazard area, such as those associated with abandoned mines, contaminated sites, or resource extraction operations. Accordingly, the proposal is consistent with PPS policies related to hazard avoidance.

Concerns raised regarding emergency scenarios associated with battery energy storage technology (e.g. thermal runaway scenarios associated with lithium-ion batteries) do not fall within the scope of the PPS natural or human-made hazard framework. However, these matters are more appropriately addressed through technical standards, detailed design, and site-specific mitigation measures. Implementation of the recommended mitigation measures and emergency response protocols is proposed to be secured through the Township's Site Plan Control process.

### 5.b. Wildland Fire Risk

Section 5.2.9 of the PPS considers wildland fire risk within the PPS public health and safety framework. Related to the presence of mature conifer vegetation, the subject lands are identified as being within an area of high wildland fire risk. In response, a Vegetation Management Plan was prepared in support of the proposed BESS to address wildfire risk and establish appropriate mitigation measures in accordance with Provincial guidelines.

The Vegetation Management Plan provides for a minimum 30-metre vegetation management buffer surrounding the BESS facility. This buffer is intended to reduce combustible vegetation, limit fuel continuity, and support safe access for ongoing site maintenance and emergency response. A peer review of the Plan confirmed that the proposed mitigation measures are

appropriate for the facility type and site conditions and are consistent with applicable provincial guidance.

Implementation of the Vegetation Management Plan is proposed to be secured through a registered site plan agreement, ensuring that wildfire risk mitigation measures are enforceable and maintained over the long term, consistent with PPS objectives related to public health and safety.

## 6. Natural Heritage

Section 4.1 of the PPS contains policies intended to protect natural heritage features and ecological functions, including wetlands, significant wildlife habitat, species at risk habitat, and areas of natural and scientific interest, and requires that development demonstrate no negative impacts on these features, where applicable.

An Environmental Impact Study (EIS) and associated Vegetation Management Plan were prepared in support of the proposed BESS and reviewed through the Township's peer review process. The purpose of the EIS was to identify natural heritage features, assess potential impacts, and establish appropriate mitigation measures.

Based on the findings of the EIS and the peer review process, the proposed development satisfies the PPS natural heritage policy framework. It confirmed that no provincially designated natural heritage features are located on or immediately adjacent to the subject lands and that, with the implementation of recommended mitigation measures, the proposal is not expected to result in negative impacts to natural heritage features or ecological functions.

The recommended mitigation measures of the EIS and the Vegetation Management Plan are proposed to be secured through a registered site plan agreement.

## Growth Plan for Northern Ontario

The Growth Plan for Northern Ontario, issued in 2011, is a long-term, strategic growth framework prepared under the *Places to Grow Act, 2005*. It provides policy direction intended to align land use planning, infrastructure investment, economic development, and environmental stewardship to support a more diversified, resilient, and globally competitive northern economy. Under the *Places to Grow Act*, decisions of municipal councils and planning authorities must conform to the Growth Plan's policies.

The Growth Plan recognizes energy infrastructure as an important component of the northern economy. The Section 5 preamble explicitly notes that “*energy generation and transmission infrastructure in Northern Ontario supports all sectors of the northern economy*”, particularly energy-intensive industries. In this regard, the proposed BESS constitutes energy infrastructure that supports the broader electricity system and complements the existing solar electricity generation facility on the subject lands.

The Growth Plan places emphasis on coordinated and efficient infrastructure planning. Section 5.2 directs that infrastructure planning and investment be integrated with land use planning and

aligned with long-term needs. The proposed BESS is co-located with existing energy infrastructure on a large rural parcel, does not require municipal water or wastewater servicing, and can be supported by existing electrical transmission and access infrastructure. This approach is consistent with the Growth Plan's direction to plan infrastructure in a manner that is efficient, coordinated, and appropriate to Northern Ontario's rural context.

The Growth Plan also supports infrastructure investments that contribute to energy conservation and efficiency. Section 5.2.4 states that infrastructure planning and investment should contribute to a *“culture of conservation”* by utilizing approaches and technologies that reduce energy use and increase efficiency, where feasible. As an energy storage facility, the proposed BESS supports more efficient use of existing electricity generation and infrastructure by improving overall system performance.

With respect to environmental considerations, the Growth Plan promotes development that balances infrastructure investment with environmental stewardship. As demonstrated through the Environmental Impact Study and Vegetation Management Plan, the proposed BESS can be developed without negative impacts on natural heritage features or ecological functions, with mitigation measures enforceable through site plan control.

### **Township of Armour Official Plan**

The Township of Armour Official Plan provides local land use planning policy direction to implement provincial policy at the municipal level and to guide growth and development in a manner that reflects the Township's rural character, environmental constraints, and servicing context. The below analysis of the Official Plan builds on the PPS and Growth Plan assessment provided above.

#### **1. Land Use Designation and Official Plan Amendment Requirement**

In accordance with Section 2.1 of the Township of Armour Official Plan, the subject lands are designated Rural Community.

The objectives in the Rural Community designation are intended to guide development in a manner that maintains rural character and lifestyle, supports tourism, provides for affordable residential uses, and promotes rural businesses and low-water industries. It is also an identified objective of this designation *“to promote the use of alternative/renewable energy systems.”*

While a broad range of uses are permitted in the Rural Community designation, the Official Plan does not include energy storage systems among the identified permitted uses. Accordingly, an Official Plan Amendment has been required to establish site-specific policy support for the proposed use on the subject lands. The proposed BESS does not conflict with the stated objectives of the Rural Community designation, and this approach enables the Township to consider an emerging form of infrastructure that is not currently identified by the Official Plan.

## 2. Energy Conservation and Climate Change

In addition to the Rural Community designation objective “*to promote the use of alternative/renewable energy systems*”, Section 4.4 of the Official Plan promotes energy conservation and efficiency. This section also notes that the Official Plan “*recognizes the need for climate change mitigation and adaptation*”.

While energy storage infrastructure such as the proposed BESS can be used to store energy produced from non-renewable sources, BESS facilities are considered important for realizing the full potential of renewable energy systems. When electricity is generated during daylight hours by solar panels or by wind turbines that are weather dependant, a BESS can store the energy for use during fluctuations in generation or demand, thereby improving regional system efficiency and supporting broader climate change mitigation objectives.

The proposed BESS aligns with the intent of the Official Plan’s energy conservation and climate change policies.

## 3. Land Use Compatibility and Buffering

Section 4.5 of the Official Plan states that “*Appropriate buffering shall be required between land uses which are incompatible*”, and that Council shall ensure buffering is “*sufficient to minimize the land use conflict, and is appropriate to the particular conditions encountered*.” It further directs that “*Reference shall be made to the ... D-Series Guidelines for Land Use Compatibility*.”

The policy then lists examples of buffering measures, including vegetation, landscaping, fencing, extra distance separation, and controls on lighting, as appropriate to the circumstances.

As discussed in the PPS analysis, the proposed Battery Energy Storage System does not clearly fall within any of the industrial classes contemplated by the D-Series Guidelines. Nevertheless, land use compatibility has been evaluated conservatively, with consideration given to the principles of the Guidelines. If characterized within that framework, the proposed BESS would most closely align with a Class I industrial facility, which is generally associated with enclosed operations and limited off-site effects. The buffering measures proposed for this development exceed what would typically be anticipated for a Class I facility.

Compatibility considerations have also been addressed through supporting technical studies, including:

- an Acoustic Assessment, which evaluates operational noise and demonstrates compliance at existing and potential residential receptors;
- a Vegetation Management Plan, which also functions as a separation and buffering measure;
- an Environmental Impact Study, which confirms that the development can proceed without negative impacts on natural heritage features or functions; and

- a Hazard Mitigation Analysis, Emergency Response Plan, and fire-fighter training to address emergency scenarios and response measures.

Buffering between the proposed BESS and neighbouring rural residential uses is to be achieved primarily through distance separation (as implemented through the recommended revisions to the draft site-specific zoning by-law), together with the implementation of technical recommendations through a site plan agreement.

#### **4. Environmental Constraints, Natural Heritage, and Wildland Fire Hazard**

In accordance with Section 2.4 of the Official Plan, development is to be directed away from areas where environmental constraints may pose a risk to public health or safety, and environmentally sensitive areas are to be protected.

As noted in the PPS analysis, the subject lands are not located within floodplains, unstable slopes, or other hazard lands identified in the Official Plan. With respect to natural heritage, an Environmental Impact Study was completed to assess potential impacts on wetlands, vegetation, and wildlife habitat. Based on the findings of the EIS and the peer review process, the proposed BESS satisfies the Official Plan's environmental constraint policies and is not expected to result in negative impacts on natural heritage features or ecological functions, provided recommended mitigation measures are implemented.

As per the Ministry of Natural Resources preliminary mapping of potential wildland fire hazard areas, the subject property is identified in Appendix "A" of the Official Plan as having high potential wildland fire risk. Section 2.4.3(g) of the Official Plan advises that in such cases, the Ministry of Natural Resources recommends assessing mitigation measures through application of the Wildland Fire Risk Assessment and Mitigation Reference Manual. Accordingly, the Vegetation Management Plan incorporates recommendations from the reference manual and includes a 30-metre-wide vegetation management buffer surrounding the BESS facility. Compliance with applicable provincial guidelines has been confirmed through a peer review.

It is recommended that implementation of the EIS and Vegetation Management Plan be required through a registered site plan agreement.

#### **Township of Armour Zoning By-law 27-95 (as amended)**

The subject lands are zoned Rural (Ru) under the Township of Armour Zoning By-law 27-95, as amended. The Rural zone permits a range of rural and resource-related uses; however, the By-law does not specifically identify or permit a BESS use. Accordingly, a Zoning By-law Amendment (ZBA) is required to permit the proposed use and to establish appropriate development controls.

A number of site-specific zoning provisions are recommended to ensure that the development proceeds in a manner that is consistent and in conformity with applicable planning policy and relevant supporting technical studies. The RECOMMENDATIONS section of this report provides descriptions of each of the recommended site-specific zoning provisions.

## **SUPPORTING DOCUMENTATION**

Numerous technical studies and supporting documentation was submitted in support of the proposed BESS. Summaries of these materials are provided in the Information Report to Council dated November 18, 2025. The following provides brief overviews and notes regarding the status of the peer reviews.

- **Planning Justification Report (PJR)**, prepared by *DeLoyde Development Solutions and supplemented by Zelinka Priamo Ltd.*  
The PJR and addendum provide planning rationale for the proposal and assess conformity with provincial, Growth Plan, and Township planning policies. The peer review has been finalized.
- **Environmental Impact Study (EIS)**, prepared by *SLR Consulting Ltd.* and **Vegetation Management Plan**, prepared by *PowerBank*  
The EIS concludes that no provincially significant natural heritage features are located on or immediately adjacent to the site and that, with recommended mitigation measures, the proposed development is not expected to result in negative impacts on natural heritage features or ecological functions. The Vegetation Management Plan establishes vegetation management and wildfire risk mitigation measures. These peer reviews have been finalized.
- **Phase I Environmental Site Assessment (ESA)**, prepared by *EXP Services Inc.*  
The ESA assesses historical land uses and potential environmental liabilities associated with the site and concludes that no further investigation is required. The peer review has been finalized.
- **Stormwater Management (SWM) Report**, prepared by *PRI Engineering*  
The SWM Report addresses site drainage, runoff quantity and quality, and concludes that post-development drainage can be managed without adverse off-site impacts. The report has progressed through multiple rounds of peer review, with finalization anticipated through the site plan approval process.
- **Acoustic Assessment & Air and Gas Emissions Memorandum**, prepared by *EXP Services Inc.*  
The Acoustic Assessment concludes that operational noise from the facility will comply with applicable rural sound level limits at existing and potential residential receptors. The Air and Gas Emissions Memorandum indicates that there are no air emissions during normal operations and addresses potential emergency-condition scenarios. The peer review has been finalized.
- **Hazard Mitigation Analysis (HMA)**, prepared by *Fire & Risk Alliance*  
The HMA evaluates potential hazard scenarios associated with the BESS, including thermal runaway and fire-related risks, and concludes that the BESS site design for an outdoor BESS installation can meet the NFPA 855 (Standard for the Installation of

Stationary Energy Storage Systems) requirements of the National Fire Protection Association. The peer review process has been finalized.

- **Emergency Response Plan (ERP), prepared by Fire & Risk Alliance**  
The ERP provides information about site hazards, system features, and response information, protocols, and procedures in the event of an emergency situation. The peer review is in the final stages of completion.
- **Firefighting Training Program, prepared by Fire & Risk Alliance**  
Peer review of the proposed training program has identified that the proposed training program should be formalized into a structured instructional package to satisfy applicable provincial standards.
- **Commissioning and Decommissioning Plans, prepared by PowerBank**  
These plans address facility start-up, operation, and end-of-life removal, and conclude that the BESS can be safely commissioned and decommissioned.

Implementation of the recommendations and mitigation measures identified above-noted studies and documents can occur through a combination of mechanisms, as permitted by applicable legislation. Measures that relate to the physical layout of the site, site servicing, access, drainage, landscaping, and other site development matters may be addressed through a registered Site Plan Agreement pursuant to Section 41 of the Planning Act. Other materials, including those that are advisory and informational, may be addressed through separate regulatory processes or voluntary agreements.

## **PUBLIC AND AGENCY CONSULTATION**

A statutory public meeting was held on November 18, 2025, in accordance with the Planning Act. In addition to oral comments provided at the meeting, the Township received written submissions from members of the public, agencies, and neighbouring municipalities both prior to and following the meeting.

The technical studies and other materials submitted with the application, all of which are available on the Township's website, provide information related to many of the raised concerns. TULLOCH's Information Report, dated November 18, 2025 provides an overview of the applications and the planning analysis in this Recommendations Report provides insight grounded in the applicable planning framework.

Consolidated responses to general concerns and select individual comments made at the statutory public meeting have been provided by PowerBank in a submission dated January 7, 2026 (attached as Appendix C).

As outlined in the Information Report to Council dated November 18, 2025, public and agency comments generally relate to several broad themes. A summary of these themes and how they are being considered through the planning application process is provided below.

## **Transparency and Public Process**

Concerns were raised regarding transparency and information sharing related to the planning and approval process. These concerns have been addressed through the public consultation process and the public availability of the application materials and all supporting materials on the Township's website. While concerns related to emerging energy technologies are acknowledged and important from a community engagement perspective, they generally do not constitute determinative planning considerations with respect to applications under the Planning Act.

## **Public Health, Safety, and Emergency Response**

Concerns regarding fire risk, thermal runaway scenarios, emergency response capacity, and firefighter safety have been addressed through the Hazard Mitigation Analysis and Emergency Response Plan and are to be further addressed through the continuing development of Firefighter Training materials. These matters are further addressed through technical standards, regulatory frameworks, and other applicable law, rather than through planning approvals.

## **Environmental Protection and Stewardship**

Concerns regarding wetlands, watercourses, stormwater, and ecological impacts have been addressed through the EIS, Vegetation Management Plan, and Stormwater Management Report. Peer reviews of the EIS and Vegetation Management Plan have been completed, and the peer review of the Stormwater Management Plan is to be finalized through the site plan approval process. These studies conclude that the proposed development can proceed without negative environmental impacts, subject to implementation of recommended mitigation measures.

## **Land Use Compatibility and Community Character**

Concerns regarding compatibility with surrounding rural residential uses have been evaluated through the policy analysis in this report and through the supporting technical studies, including the Acoustic Assessment and application of land use compatibility principles. Recommended zoning provisions and Site Plan Control provide mechanisms to address siting, separation distances, buffering, and scale of development.

## **Economic, Social, and Policy Considerations**

Concerns related to potential effects on property values, insurance availability, and perceived lack of direct local economic benefit are acknowledged. These matters are not determinative land use planning considerations under the Planning Act and do not form a basis for making decisions on planning applications.

Concerns related to provincial energy policy and electricity system planning have also been raised. While these matters are not determined at the municipal level, they form part of the broader policy context within which municipal planning decisions are made. In this regard, the Provincial Planning Statement explicitly encourages planning authorities to provide opportunities for energy supply infrastructure/facilities, including energy storage systems.

## **CONCLUSION**

Based on the foregoing planning analysis, the peer-reviewed supporting studies, and consideration of public and agency comments, it is recommended that Council adopt Official Plan

Amendment Application OPA-2025-01 and approve Zoning By-law Amendment Application ZBA-2025-01, subject to the recommended revisions to the draft by-laws, including restricting the location of the permitted BESS facility area, establishing a maximum rated power and energy storage capacity (4.99 MW / 19.96 MWh), and limiting the height of associated buildings and structures, together with designating the lands as a Site Plan Control Area to secure implementation of studies, plans, and mitigation measures.

Subject to the recommended revisions to the draft by-laws, the proposed BESS is considered consistent with the Provincial Planning Statement, 2024, conforming to the Growth Plan for Northern Ontario and the Township of Armour Official Plan, and compliant with the Township's Zoning By-law (as amended), with remaining site design, access, servicing, buffering, and mitigation requirements to be addressed through implementation mechanisms available to the Township, including Site Plan Control.

Respectfully submitted,



Sam Soja  
**Senior Planner | Project Manager**  
**TULLOCH**

**Enclosures:**

Appendix A – Draft By-law to Amend the Township of Armour Official Plan Amendment

Appendix B – Draft By-law to Amend the Township of Armour Zoning By-law

Appendix C – Township of Armour Public Meeting Summary of Public Comments & Applicant's Responses (Submitted by PowerBank)

## **APPENDIX 'A'**

**Draft By-law to Amend the Township of Armour Official Plan  
Amendment**

BY-LAW NO. 4-2026  
A BY-LAW TO AMEND  
TOWNSHIP OF ARMOUR OFFICIAL PLAN

Permitting Battery Energy Storage Systems

219 Peggs Mountain Road

**THE MUNICIPAL CORPORATION OF THE TOWNSHIP OF ARMOUR**

Box 533  
Burk's Falls, Ontario  
POA 1C0

## OFFICIAL PLAN AMENDMENT NO. 4

**Passed by the Council of the Municipal Corporation of the Township of Armour**

Lands Affected:	This By-law applies only to the lands within the Township of Armour municipally known as 219 Peggs Mountain Road, legally described as Lot 3, Concession 6 Armour, save and except Part 1 and 2, Plan 42R22137 and Parts 1, 2 and 3, Plan 42R22689; Township of Armour.
Present Designation:	Under the Township of Armour Official Plan, the lands are designated Rural Community.
Proposed Designation:	The amendment adds a site-specific exception for the lands to clarify that a Battery Energy Storage System ("BESS") is permitted on the lands.
Zoning By-law:	A concurrent Zoning By-law Amendment is being brought into affect to clarify Battery Energy Storage System ("BESS") as a permitted use in the site-specific Rural (Ru) zone for the lands.
By-law Purpose:	The goal of this By-law is to amend the Township of Armour Official Plan to confirm that Battery Energy Storage Systems ("BESS's") are a permitted use in the Rural Community designation on the lands.

**THE MUNICIPAL CORPORATION OF THE TOWNSHIP OF ARMOUR**

**BY-LAW NO. 4-2026**

**Being a by-law to adopt the Armour Township Official Plan Amendment No. 4**

**WHEREAS** the Council of the Municipal Corporation of the Township of Armour held a Public Meeting on the 18th day of November, 2025 respecting Council's intent to amend the Township of Armour Official Plan;

**AND WHEREAS** Council has given serious consideration for the need to adopt an amendment to the Official Plan of the Township of Armour;

**AND WHEREAS** Council has determined that the proposed Amendment is appropriate and desirable for the development of the municipality in general;

**NOW THEREFORE** the Council of the Corporation of the Township of Armour, in accordance with the provisions of the Planning Act, R.S.O. 1990, c. P. 13, as amended, hereby enacts as follows:

1. That Amendment No. 4 to the Township of Armour Official Plan, is hereby adopted; and
2. That this By-law shall come into effect on the date it is passed by the Council of the Municipal Corporation of the Township of Armour, subject to the provisions of the Planning Act, R.S.O. 1990.

Read in its entirety, approved, signed and the seal of the Corporation affixed thereto and finally passed in open Council this \_\_\_\_ day of \_\_\_\_\_, 2026.

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Rod Ward, Mayor

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Charlene Watt, Clerk

AMENDMENT NUMBER 4

TO THE

TOWNSHIP OF ARMOUR OFFICIAL PLAN

DRAFT

AMENDMENT NUMBER 4  
TO THE  
TOWNSHIP OF ARMOUR OFFICIAL PLAN

**INDEX**

**PART "A" - THE PREAMBLE**

The Preamble provides an explanation of the proposed Amendment including the purpose, extent, background information, and basis but does not form part of this Amendment.

**PART "B" - THE AMENDMENT**

The Amendment describes the changes to the Armour Township Official Plan which constitute Official Plan Amendment Number 4.

DRAFT

## **PART "A" – THE PREAMBLE**

### **PURPOSE**

The purpose of the amendment is to identify a Battery Energy Storage System (BESS) as a permitted use on certain lands in the Rural Community designation of the Township of Armour Official Plan.

### **LOCATION**

This amendment applies to the lands municipally known as 219 Peggs Mountain Road, legally described as Lot 3, Concession 6 Armour, save and except Part 1 and 2, Plan 42R22137 and Parts 1, 2 and 3, Plan 42R22689; Township of Armour.

### **BACKGROUND**

A privately initiated application to amend the Armour Township Official Plan was received by the Township of Armour and deemed complete on January 21, 2025. The application requests an amendment to the Official Plan to permit a Battery Energy Storage System on the lands subject to this amendment.

### **BASIS**

The applicant proposes to develop a Battery Energy Storage System on the lands located at 219 Peggs Mountain Road.

The subject lands are designated Rural Community in the Township of Armour Official Plan. The amendment meets the intent of the Official Plan, which permits a range of uses on lands designated Rural Community and promotes energy conservation and efficiency.

The Official Plan Amendment is consistent with the Provincial Planning Statement, 2024, which encourages and permits the use of lands (including Rural Lands) for Energy Storage Systems.

### **IMPLEMENTATION AND INTERPRETATION**

This Amendment shall be in accordance with the policies of the Armour Official Plan.

## **PART “B” – THE AMENDMENT**

All of this part of the document entitled “PART “B” - THE AMENDMENT”, consisting of the following text, constitute Amendment No. 4 to the Official Plan of the Township of Armour.

### **DETAILS OF THE AMENDMENT**

The Official Plan of the Township of Armour is hereby amended as follows:

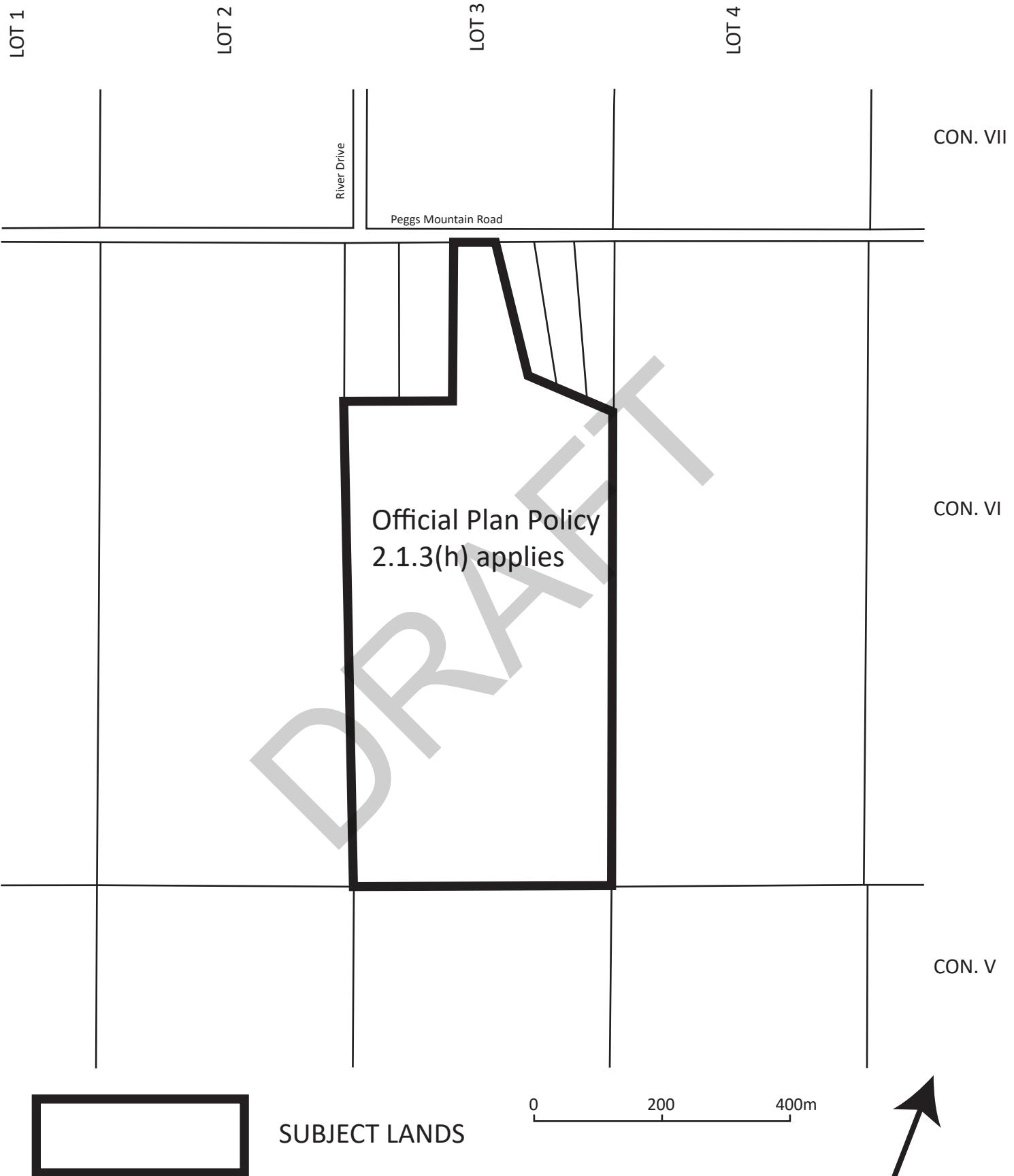
1. Section 2.1 (Rural Community) of the Township of Armour Official Plan, is hereby amended to add the following subsection:

#### *“2.1.3(h) Site Specific Uses*

*A Battery Energy Storage System shall be permitted on lands at 219 Peggs Mountain Road and described as Lot 3, Concession 6 Armour, save and except Part 1 and 2, Plan 42R22137 and Parts 1, 2 and 3, Plan 42R22689; Township of Armour.”*

2. A location map will be added to section 2.1.3(h) to reference and locate the new policy above.

*Municipal Corporation of the Township of Armour*  
*Location Map for Official Plan Amendment No. 4*



LOCATION MAP FOR OFFICIAL PLAN AMENDMENT NO. 4

2025

MAYOR \_\_\_\_\_

CLERK \_\_\_\_\_

## APPENDIX 'B'

Draft By-law to Amend the Township of Armour Zoning By-law

ZONING BY-LAW NO. 5-2026

A BY-LAW TO AMEND

ZONING BY-LAW NO. 27-95 as amended

Permitting Battery Energy Storage System

219 Peggs Mountain Road

**THE MUNICIPAL CORPORATION OF THE TOWNSHIP OF ARMOUR**

Box 533

Burk's Falls, Ontario

POA 1C0

## EXPLANATORY NOTE

### To Zoning By-law No. 5-2026

**Passed by the Council of the Municipal Corporation of the Township of Armour**

**Lands Affected:** This By-law applies only to the lands within the Township of Armour municipally known as 219 Peggs Mountain Road, legally described as Lot 3, Concession 6 Armour, save and except Part 1 and 2, Plan 42R22137 and Parts 1, 2 and 3, Plan 42R22689; Township of Armour.

**Present Zoning:** Under Armour Township Zoning By-law No. 27-95 (as amended), the lands are zoned Rural (Ru).

**Proposed Zoning:** The amendment adds a site-specific exception for the lands to clarify that a Battery Energy Storage System (“BESS”) is permitted on the lands municipality known as 219 Peggs Mountain Road, legally described as Lot 3, Concession 6 Armour, save and except Part 1 and 2, Plan 42R22137 and Parts 1, 2 and 3, Plan 42R22689; Township of Armour, while maintaining the underlying Rural (Ru) zoning.

**Official Plan Designation:** An amendment to the Township of Armour Official Plan clarifies that a Battery Energy Storage System (“BESS”) is a permitted use on the lands subject to this By-law.

**By-law Purpose:** The goal of this By-law is to update Zoning By-law No. 27-95 (as amended) to confirm that Battery Energy Storage Systems (“BESS’s”) are a permitted use on the lands subject to this By-law.

## ZONING BY-LAW NO. 5-2026

### THE MUNICIPAL CORPORATION OF THE TOWNSHIP OF ARMOUR

Being a By-law under Section 34 of the *Planning Act, R.S.O. 1990*, to amend Zoning By-law No. 27-95, as amended, of the Municipal Corporation of the Township of Armour, with respect to adding permissions for Battery Energy Storage System (“BESS”) in the Rural (Ru) zone as it relates to the lands municipally known as 219 Peggs Mountain Road, legally described as Lot 3, Concession 6 Armour, save and except Part 1 and 2, Plan 42R22137 and Parts 1, 2 and 3, Plan 42R22689; Township of Armour.

**WHEREAS** the Council of the Municipal Corporation of the Township of Armour has reviewed Zoning By-law No. 27-95, as amended, and finds it advisable to amend same;

**NOW THEREFORE** the Council of the Municipal Corporation of the Township of Armour enacts as follows:

1. **THAT** Section 2 (Definitions) of Zoning By-law No. 27-95, as amended, is hereby updated to add the following subsection:

*“2.23.1 **Battery Energy Storage System (BESS)**” means a battery storage system or facility that captures energy produced at one time for use at a later time to reduce imbalances between energy demand and energy production.”*

2. **THAT** Section 19 (Exceptions) of Zoning By-law No. 27-95, as amended, is hereby updated to add the following subsections:

Ru-108 Schedule A-2

*“Notwithstanding any provisions to the contrary, a Battery Energy Storage System is permitted at 219 Peggs Mountain Road, described as Lot 3, Concession 6 Armour, save and except Part 1 and 2, Plan 42R22137 and Parts 1, 2 and 3, Plan 42R22689; Township of Armour;*

*Notwithstanding any provisions to the contrary, a Battery Energy Storage System facility is only permitted in the location as shown hatched on Schedule B to Zoning By-law No. 5-2026.*

*Notwithstanding any provisions to the contrary, for a Battery Energy Storage System, the maximum rated power capacity is 4.99 megawatts (MW) and the maximum rated energy storage capacity is 19.96 megawatt-hours (MWh); and*

*Notwithstanding any provisions to the contrary, for buildings and structures associated with a Battery Energy Storage System, the maximum permitted height is 5 metres.*

*The lands described as Lot 3, Concession 6 Armour, save and except Part 1 and 2, Plan 42R22137 and Parts 1, 2 and 3, Plan 42R22689; Township of Armour, are designated as a "Site Plan Control Area", pursuant to Section 41 of the Planning Act."*

3. **THAT** Schedule A-2 of Zoning By-law No. 27-95, as amended, is hereby amended by changing the zoning classification of the subject lands forming Part Lot 3, Concession 6, known municipally as 219 Peggs Mountain Road, from the Rural (Ru) Zone to the Rural Exception No. 108 (Ru-108) Zone in accordance with Schedule "A" attached hereto and by this reference forming part of this By-law; and
4. **THAT** this By-law shall come into effect on the date it is passed by the Council of the Municipal Corporation of the Township of Armour, subject to the provisions of the Planning Act, R.S.O. 1990.

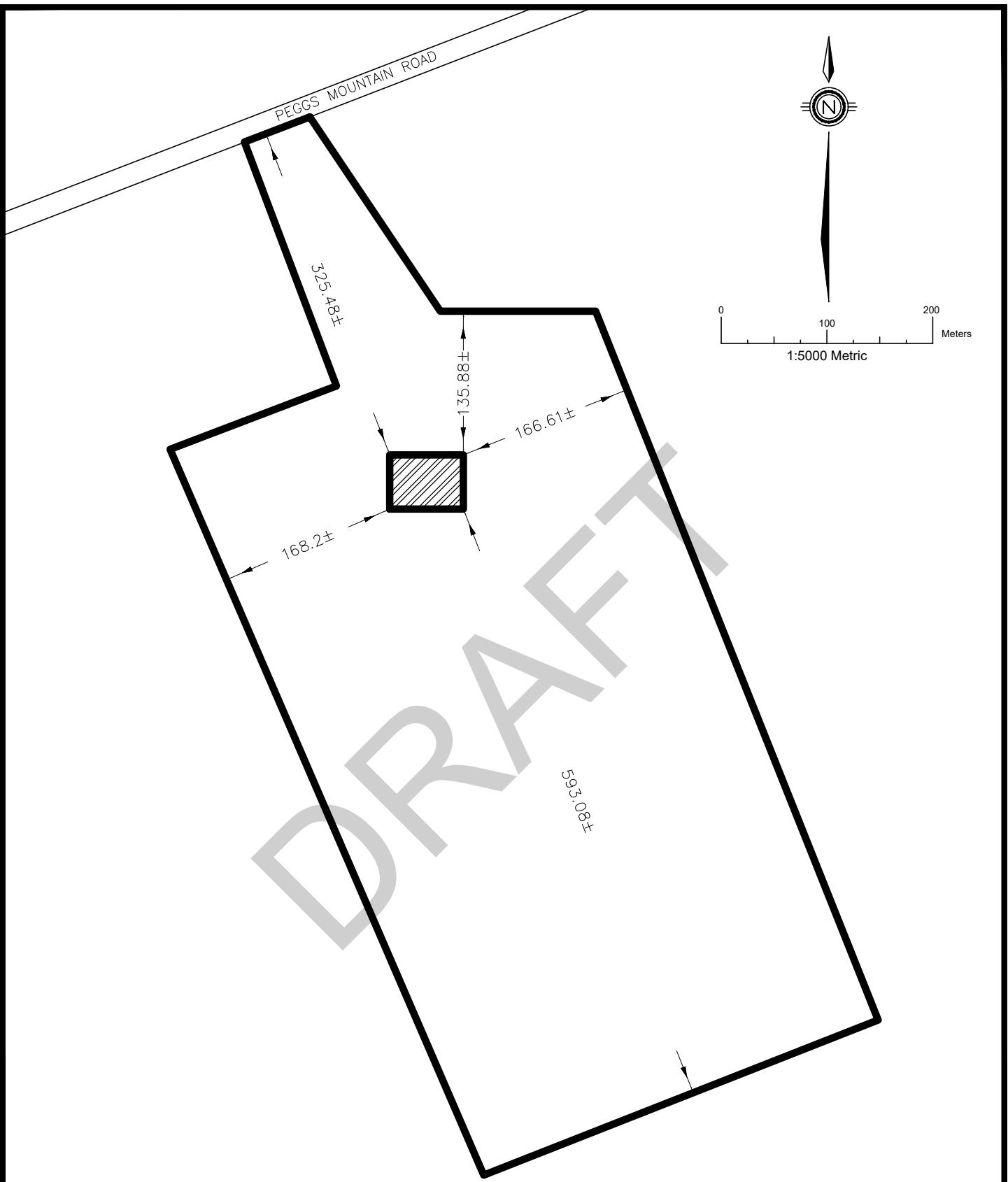
Read in its entirety, approved, signed and the seal of the Corporation affixed thereto and finally passed in open Council this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

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Rod Ward, Mayor

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Charlene Watt, Clerk



## Schedule "A" to By-law No. 5-2026

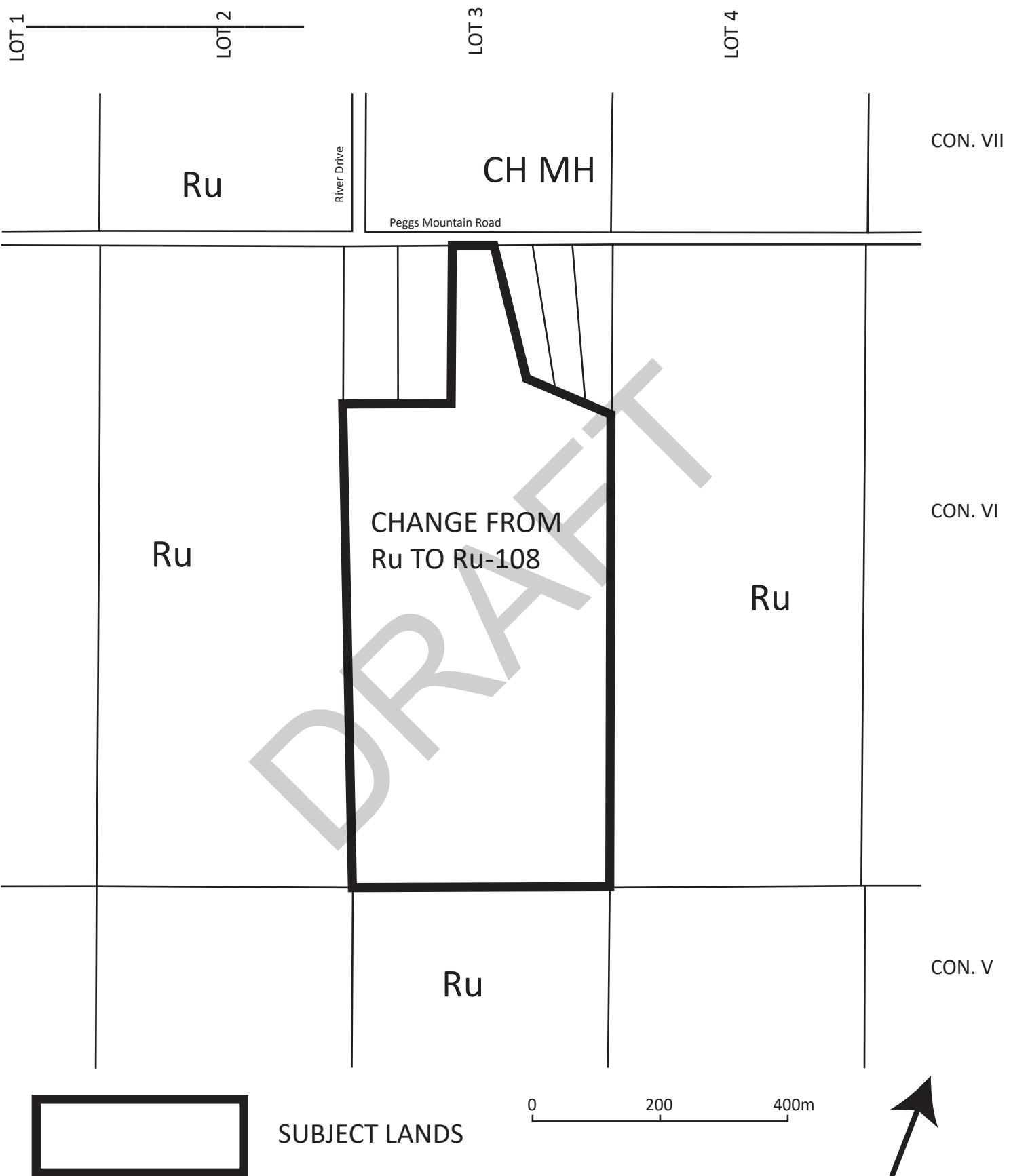
219 Peggs Mountain Road

Lot 3, Concession 6, Save & Except Parts 1 & 2, 42R22137

And Parts 1, 2, and 3, 42R22689

Township of Armour

*Municipal Corporation of the Township of Armour*  
SCHEDULE "B" TO ZONING BY-LAW No.



THIS IS SCHEDULE "A" TO BY-LAW No. \_\_\_\_\_

\_\_\_\_\_  
2025

MAYOR \_\_\_\_\_

CLERK \_\_\_\_\_

## **APPENDIX 'C'**

Township of Armour Public Meeting Summary of Public Comments &  
Applicant's Responses  
(Submitted by PowerBank)

**January 7, 2026**

**To: Mayor Ward, Members of Armour Township Council, and the Municipal Clerk**

**Re: Township of Armour Public Meeting Summary of Public Comments & Applicant's Responses**

**219 Peggs Mountain Road, Township of Armour, ON P0A 1C0**

**Municipal File Numbers OPA-2025-01 and ZBA-2025-01**

**Powerbank Corporation**

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Powerbank Corporation has made applications for Official Plan and Zoning By-law Amendment to permit a Battery Energy Storage System (“BESS”) facility at 219 Peggs Mountain Road, which were deemed complete on January 21, 2025. Since this time, there have been extensive peer reviews by technical experts to the submitted technical materials, as well as public engagement in the form of public meetings on April 7<sup>th</sup>, 2025, and November 18<sup>th</sup>, 2025. Beyond this, all submission materials, as well as peer review reports, have been posted publicly on the Township of Armour website, including both draft and final versions of these documents.

Through the public consultation for these applications, a number of comments and questions have been received by the community, both in writing and verbally at the above-noted meetings. The purpose of this letter is to summarize ‘what we heard’ at the November 18<sup>th</sup>, 2025 public meeting and the various themes that have emerged, and provide a response to comments received. This response to comments has been informed and supported by responses by both SLR Consulting and Fire and Risk Alliance, who have provided response to comments where appropriate, enclosed to this memo.

We believe that much of the concern expressed to date reflects a desire for clarity and transparency regarding the proposed BESS facility, its operation, and its potential impacts. Accordingly, this letter seeks to candidly address the key themes raised at the meeting, clarify how these matters have been considered through the technical review process, and identify where mitigation measures or conditions of approval have been proposed to address community concerns.

We request that this letter be publicly circulated to members of the public along with any and all other materials so that all may be fully informed.

### **Comments Received at the November 18, 2025 Public Meeting**

#### **Financial Transparency & Profit Concerns**

The LT2 procurement is a competitive procurement from the IESO and contracts are only awarded to the proponents that have the most competitive price. This competitive dynamic limits overall margins, resulting in relatively modest returns on individual projects. By storing excess electricity during low-

demand periods and releasing it back to the grid when demand peaks, the project helps to smooth out fluctuations in supply and demand. This contributes to lower and more stable electricity prices across the province by reducing costly demand spikes and decreasing reliance on gas-fired peaking plants which are both more expensive and more polluting. This ensures that taxpayer costs remain low. All required municipal fees including application fees and peer reviewer fees have been paid for by the applicant. Any further fees and charges to be required in the future will continue to be paid for by the applicant as the project progresses.

### **Fire Safety and Fire Department Risk**

Keeping the fire department and community safe is of utmost priority to us. There is no specialized equipment required for this type of facility beyond what the department already uses today, something which has been confirmed by the Fire Chief.

We've also built several layers of safety into the design specifically to protect firefighters in the unlikely event they need to respond. This includes a 30 metre setback and a wraparound access road that will always be kept clear of vegetation to ensure safe distance and easy access.

In addition, we're providing in-person training for the fire department so they are fully familiar with the site, the equipment, and the appropriate response procedures. We're also installing a dry hydrant in the Fire Chief's preferred location, so any water required for firefighting does not draw from Armour Township's municipal supply.

Our goal is to support the fire department and make sure they have everything they need to respond safely and confidently, should they ever be called to the site, as evidenced by the technical materials submitted in support of the applications, including those related to Firefighter Training, Emergency Response Plan, and Hazard Mitigation Analysis.

### **Adequacy & Format of Training**

The training will not only be in an online only format. We've used online sessions so far simply because the facility isn't built yet, but once the site is operational, the fire department will receive full in-person, classroom training and an on-site walk-through of the facility. That training will cover all site-specific hazards and response procedures in detail. We'll also provide refresher training as needed to keep everyone up to date. The firefighter training program is being refined for the specific site and project, and will be implemented in coordination with the Fire Chief and Town's peer review partners.

### **Increasing Fire Department Costs**

The project's own taxes and contributions help cover incremental municipal costs of supporting new infrastructure. We do not expect residents to see higher taxes because of this project. On top of that, we as the developer are covering the cost of the dry hydrant, additional firefighter training, and air-monitoring equipment. The fire department will not need any new or specialized equipment beyond what they already

use today. Under typical operating conditions, there is no need for fire department attendance at the site, and only under an unlikely and extreme event will there need to be a targeted response.

### **Safety Data Sheet Concerns & Firefighter Safety**

Firefighter safety is paramount to us as well. The safety data sheets covers worst-case, direct-contact scenarios, even though those scenarios are not expected to be encountered in reality during an event on site due to the defensive tactics employed.

For our site, firefighters will not be operating in close proximity to the unit during an incident. They will be positioned 30 meters away from the facility and setting up equipment and monitoring conditions rather than performing close-contact fire suppression. Because of that distance, the types of exposures described in the SDS, such as direct contact with electrolyte, inhalation of vapors at the source, skin or eye contact, are not realistic scenarios for firefighters positioned at a controlled perimeter.

In other words, the SDS must include every potential exposure possibility, but the operational tactics implemented on site are designed to ensure that those exposure possibilities do not occur. Firefighters will not be in contact with electrolyte gel, will not be in an enclosed environment with vapors, and will not be performing actions that require close approach.

### **BESS Global Incident Examples**

We cannot draw broad conclusions from specific BESS fire incidents. The fact that some fires have happened in the industry does not mean BESS technology is inherently unsafe. EVLO has never had a thermal runaway or fire at any of its sites, so there is no evidence suggesting this is a risk with their systems. More broadly, looking at data across all suppliers, the safety performance of grid-scale battery energy storage systems has continued to improve over the years.

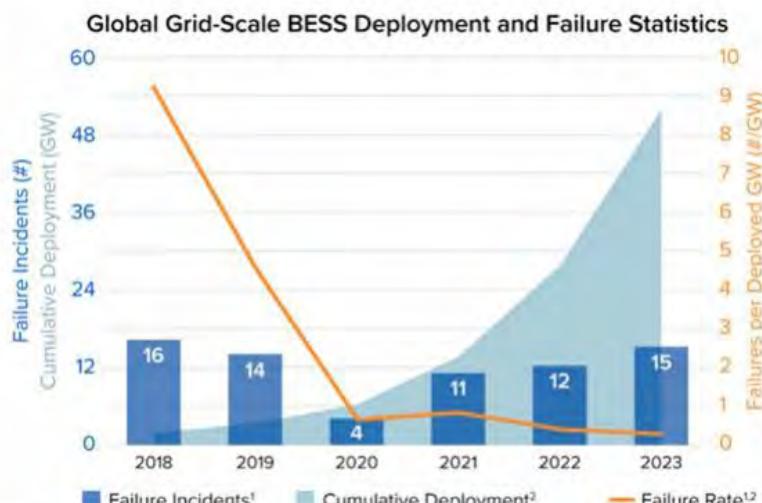
Between 2018 and 2023, the global failure rate for BESS systems dropped by approximately 97%, despite a massive scale-up in deployment. For context, in 2018, global battery deployment was around 2 GW, with 16 reported failure incidents. By 2023, deployment surged to 52 GW, a 2,500% increase, while the number of incidents slightly declined to 15 on the year. This dramatic improvement in safety performance per gigawatt deployed reflects the increasing maturity of the technology and the industry's strong focus on safety, standards, and best practices.

Many of the incidents referenced involve systems installed before 2021, and those legacy installations cannot be compared to the safety performance of a modern BESS facility. Since 2021, the industry has undergone a major shift driven by new fire-safety standards and testing requirements. In addition, for all referenced events where data is available, air monitoring was conducted and no air quality concerns were identified at any point during the incidents and there was also no fire spread to adjacent containers. The reported statistics and events also include minor incidents and sites that are not representative of this project. This includes batteries in storage or transport that do not have continuous monitoring or integrated safety systems in place, as well as facilities that do not maintain comparable safety separation distances.

The adoption of NFPA 855, the National Fire Protection Association's installation standard for Energy Storage Systems, marked the first time that BESS siting, separation distances, fire-protection features, ventilation, and emergency response procedures were standardized across the industry. This standard directly addresses the root causes of earlier incidents through strict requirements around unit spacing, gas management and firefighter access.

At the same time, UL 9540A became widely used and, in practice, required for commercial and utility-scale BESS. While NFPA 855 does not mandate UL 9540A by name, it requires manufacturers to prove that a fire in one unit will not propagate to another. UL 9540A is the only recognized test method for demonstrating that non-propagation performance. As a result, all modern systems must undergo rigorous full-scale thermal-runaway testing, gas-release analysis, and fire-propagation assessment before they can be installed.

Together, NFPA 855 and UL 9540A testing have significantly raised the safety baseline for BESS. Modern installations include engineered fire-resistant enclosures, improved battery chemistries, advanced detection systems and built-in ventilation pathways for off-gassing. These safety features simply were not present in the pre-2021 systems involved in most of the historical incidents.



Sources: (1) EPRI Failure Incident Database, (2) Wood Mackenzie. Data as of 12/31/23.

## Fire Chief Report Comments

1. No battery is perfect and thermal runaway can happen in rare cases
  - a. It is correct that no battery is perfect and thermal runaway can occur in rare cases. That's exactly why modern BESS facilities are built to strict standards like UL9540A and NFPA 855, which are designed to contain and control a single-cell failure so it doesn't spread. The systems include fire-resistant enclosures, gas detection, automatic shutdown, and 24/7 monitoring.

- b. Therefore, while the risk can't be zero, the technology is engineered so that even a rare issue is predictable, contained, and safe for both the community and firefighters.
- 2. Conflicting tactics in the fire service on how to suppress a fire.
  - a. Most experts agree that water for cooling, not suppression, is the best method and what has been agreed upon between Fire & Risk Alliance, Burks Falls Fire Department and EVLO, the battery supplier. No other agent to date has proven to be more effective than water.
- 3. If a fire occurs, we will have to commit most if not all our resources at this one site for a possible multiple day event.
  - a. Firefighters would not be doing active, close-contact firefighting. Their role would be to use water only for exposure protection only where they would cool nearby units to prevent the fire from spreading. This can be done by setting up equipment along the access road and, once the setup is in place, it largely runs on its own.
  - b. We're also installing a dry hydrant, which means the fire department will have a reliable water source that doesn't draw from the Township's water supply.
- 4. As a fire department, we must prepare for the worst case scenario.
  - a. The safety measures for this site have been designed with this in mind as well. The facility is outdoors and set ~300 metres from the nearest homes, and was intentionally positioned at the back of the solar site to maximize separation. There's a 30-metre clearance and a wraparound access road that will be vegetation controlled. We're also installing a dry hydrant so there's a reliable water source year-round.
  - b. On top of that, we've developed a detailed Emergency Response Plan and Hazard Mitigation Analysis, and we'll be providing in-person training not only for the Burk's Falls Fire Department, but for neighbouring departments as well.
- 5. The installation being in the MNRF high-risk area would like to point out to council that in our MNRF agreement we are responsible for any fires that start in this area.
  - a. Thermal runaway associated with the failure of a lithium-ion battery cell does not produce embers that support fire spread to surrounding vegetation. However, we have still employed a conservative approach by establishing a 30-meter zone instead which will be cleared of vegetation to eliminate fire spread, therefore even in the rare case of a fire at the facility, it will not affect or spread to the surrounding forest.
- 6. I've asked for a water catchment system or storm system to be installed. This has been met with data suggesting it is not required.
  - a. A comprehensive stormwater management plan is currently under development. This plan incorporates geomembrane lined ditches and a detention pond that can safely control any runoff from the site. There will also be an isolation valve to keep runoff in place if needed and we have also added an oil/grit separator to treat any runoff. In summary, even though not required, we have designed a comprehensive stormwater-management and pond system to enhance environmental protection.
- 7. Appendix B in the report states lithium battery electrolyte must not be dumped into drains or allowed to flow on ground or in any other waters.
  - a. Electrolyte will not be dumped into drains, on the ground or in any other waters. Large scale fire testing has shown that no measurable liquid is produced in case of a fire. Furthermore, for additional precaution, a comprehensive stormwater management plan is being put into place that would contain any site runoff.

## Improper Siting in Residential Zoning

The subject lands are located with the “Rural Community” land use designation in the Armour Official Plan. The definition of the Rural Community (Policy 2.1.1) provides for a number of predominant land uses that are permitted, including (but not limited to) small scale low water use industrial operations, such as the proposed BESS. The subject lands are zoned as “Rural (Ru)”, which is not strictly a residential zoning. A number of other properties in the Township of Armour are zoned as Ru and contain non-residential uses permitted through site-specific applications such as this one. In this case, the subject lands are ideal as they already possess an energy infrastructure use in the form of the existing solar array. Furthermore, the site location isn’t chosen at random. Several factors have to align for a site to even be viable. One of the biggest is interconnection capacity. Remote or undeveloped areas rarely have the electrical infrastructure needed to support a grid-scale connection, and we also can’t place small, distribution-connected systems in areas with low electricity demand. The IESO identifies locations based on where the grid actually needs support, and your community was flagged as an area with that need. If the project were moved too far away, the community would lose the benefit and the IESO would no longer be able to use the system for the purpose it was designed for which is to strengthen the grid in that specific area.

## Lack of Pond System in Stormwater Management Plan

A stormwater retention pond is in fact been proposed. The latest stormwater management plan has been submitted to the municipality and is under peer review. Peer reviewer recommendations have been implemented to further enhance environmental protection on site.

## Lack of Statistics on Fire Incidents

Between 2018 and 2023, the global failure rate for BESS systems dropped by approximately 97%, despite a massive scale-up in deployment. For context, in 2018, global battery deployment was around 2 GW, with 16 reported failure incidents. By 2023, deployment surged to 52 GW—a 2,500% increase—while the number of incidents slightly declined to 15.

## EVLO’s Acknowledgment of Imperfections and Lack of Developer Experience

No battery or no technology is perfect, but the risks can be effectively managed with a series of precautions that we have taken. Yes, safety precautions are of paramount importance which is why we have chosen the best of the best to work with. The battery manufacturer, EVLO, is a subsidiary of Hydro Quebec, an entity known for being risk averse and taking safety very seriously. EVLO has never had a thermal runaway event or fire occur at any of their facilities to date. The site will be NFPA 855 compliant and is 9540 and 9540A tested and compliant. We have engaged fire experts such as Fire & Risk Alliance, who were the authors of the HONI BESS safety standards and have years of experience with BESS fires. We

have engaged installers that have extensive experience and a great track record with batteries as well. And over and above that, there are countless inspections and tests from HONI, the IESO, ESA etc.

### **Diminished Property Values**

We know that people worry about how nearby infrastructure might affect their homes. With a small-scale, 5 MW battery facility located 300 metres away and fully screened with fencing and vegetation, the research we have seen shows little to no consistent impact on property values. These systems do not produce noise, smoke, lighting, or ongoing emissions, and at this distance most homes will not see or hear the site at all.

That said, we understand that perception matters. This is why we work closely with planners, appraisers, and the municipality to design the site in a way that is visually unobtrusive and fully compliant with national fire and safety codes. Our goal is that the facility blends into the surroundings as much as possible and does not change the character of the community.

### **Insurance Impacts**

We have not seen evidence that homeowners living near modern, code-compliant battery sites experience higher premiums or difficulty renewing insurance. Insurers look at the safety features of the BESS, not nearby residential properties. They already insure communities with fuel stations, propane depots, heavy trucking routes, and other common hazards without penalizing residents.

### **Increased Taxes to Residents**

The project's own taxes and contributions help cover incremental municipal costs of supporting new infrastructure. We do not expect residents to pay higher taxes because of this project. If any additional tools, training, or resources are required for the fire department, we work with the municipality to ensure the project supports them.

### **Property Destruction and Liability**

While the possibility is exceedingly remote, if there were ever a hypothetical event where our facility caused physical damage to nearby properties, the responsibility would fall on us, not the residents. We carry robust property and liability insurance specifically designed for these facilities, and the coverage exists to protect neighbours as well as the project. We would never build anything that leaves the community financially exposed or liable for damage.

### **Contamination of Water, Soil and Air**

The environment is of utmost importance to us. We chose an outdoor location with a ~300 m setback because distance is one of the strongest safety measures in any risk assessment.

Modern lithium-ion battery systems follow strict standards (NFPA 855, UL9540A, local fire code). Outdoor systems disperse gases upward and into open air rather than concentrating in a room.

International studies of real-world BESS fires show:

- no long-term water or soil contamination
- emissions are short-lived and localized to the immediate area around the fire
- modern firefighting methods greatly reduce runoff and environmental impact

We also clear vegetation around the facility and maintain buffer zones to minimize wildfire risk and protect local wildlife. We are not risking your water or soil. We are designing the facility specifically to protect both.

### **Explosion Risk**

- The scenarios people imagine often come from older incidents with outdated equipment and no gas-detection systems. Since then, the entire industry has changed:
- containers now have built-in ventilation
- continuous gas detection
- fire-resistant construction
- improved emergency procedures
- setback rules that did not exist 5–10 years ago
- Those lessons are the reason a small outdoor facility 300 m from homes is considered very low risk. Modern designs are built with layers of engineering controls to ensure that a rare battery failure does not escalate beyond the container.

### **New Technology**

Battery storage is not new or experimental technology. It is used across Ontario, Canada, the US, Europe, and Australia at far larger scales than what is proposed here. The standards we are following come from thousands of megawatts of operating systems worldwide.

Your community is not a testing ground. This is a proven, regulated technology being built to modern safety codes.

### **Responsibility for Application Review and Processing Costs**

All costs associated with reviewing and processing these applications are being covered by PowerBank.

### **Comparisons to Other Municipalities That Rejected Projects and Expectations for Armour to Follow Suit**

It's important to understand that battery projects are not all the same. Every BESS proposal is reviewed based on site-specific conditions, not simply because it is a BESS.

Many of the projects that were rejected in other municipalities had legitimate issues specific to those locations such as unsuitable topography, environmental concerns (being in a flood plain for Arran-Elderslie proposal). In fact, we withdrew our own Gravenhurst proposal for those exact reasons. The field visits showed it wasn't an appropriate site, so we stepped back before we took it to Council and asked for their support and prior to even submitting an application with the IESO.

In contrast, the site we are discussing here has undergone extensive due diligence, including environmental, technical, and safety studies conducted by independent experts. Those studies did not identify the kinds of constraints or risks that have caused other municipalities to reject projects.

### **Concerns About Reckless Decisions and Potential Safety Impact**

Nothing about this process has been reckless. The development of this site has involved input from hundreds of professionals across multiple disciplines — engineers, environmental specialists, fire and safety experts, planners, and utility reviewers. Every aspect of the project has been examined through multiple layers of technical review, risk assessment, and regulatory compliance. Safety has been the driving priority throughout, and no element has been overlooked or taken lightly.

### **Concerns That the BESS Site Could Expand Beyond the Proposed 9 Units**

The project cannot expand beyond the 9 approved containers because the IESO contract fixes the system size and configuration. Any increase is not permitted under the contract. Further, the Zoning and Site Plan approvals will have regulations which confirm the development matches what has been proposed in the submission materials, as opposed to a larger or different form of development.

### **Decommissioning Plan Cost Discrepancies**

The Municipality has posted all versions of submission materials to the Township website, including earlier drafts/iterations of certain materials which have since been updated pursuant to discussions with the Township and their expert peer reviewers. The original decommissioning plan has been fully updated to incorporate all peer reviewer recommendations. It has now been finalized, approved by the peer reviewer, and the final version is posted on the Township of Armour's website.

### **Lack of Benefits to Local Communities**

The proposed Battery Energy Storage System (BESS) will deliver numerous benefits to both the local community and the broader electricity system - financial, environmental, and social. First and foremost, the facility will enhance grid stability and reliability, helping to protect residents and businesses from future brownouts or blackouts. By storing excess electricity during low-demand periods and releasing it back to the grid when demand peaks, the project helps to smooth out fluctuations in supply and demand. This contributes to lower and more stable electricity prices across the province by reducing costly demand

spikes and decreasing reliance on gas-fired peaking plants which are both more expensive and more polluting.

In addition, a Community Benefit Agreement (CBA) is intended to be established with the municipality. Funds from this agreement can be directed toward local priorities such as supporting emergency services, enhancing public infrastructure, improving recreational facilities, or funding other community-led initiatives. The project will also generate local economic and employment benefits. During the development and construction phase (expected to span approximately 1 year), a range of skilled trades and services—such as electricians, equipment operators, and general contractors—will be required, creating significant local employment opportunities. Once operational, the facility will continue to support long-term local jobs in areas such as operations and maintenance, vegetation management, and snow removal.

**Comments Regarding the Methodology of the Environmental Impact Study Prepared by SLR**  
Please refer to Appendix A below for a response from SLR.

**Please Refer to Appendix B for Response from Fire and Risk Alliance Pertaining to Additional Specific Technical Questions**

**Conclusion**

In conclusion, Powerbank Corporation and its consulting team have carefully considered the comments raised at the November 18, 2025 public meeting, as well as feedback received throughout the review process to date. The responses provided in this letter are intended to clarify outstanding questions and demonstrate how community input, technical peer review, and agency comments have informed the proposed development and recommended conditions of approval.

Powerbank remains committed to ongoing engagement with the Township of Armour, reviewing agencies, and the local community as the applications advance through the approval process. It is our view that the proposed BESS facility can be appropriately accommodated on the subject lands in a manner that is consistent with applicable provincial policy, the Township's planning framework, and the public interest. It is also our view that the concerns raised by the public regarding the applications have been considered by the various technical materials submitted to the municipality.

Enclosures:

- Appendix A: SLR Response to Comments Memo, dated December 16, 2025.
- Appendix B: FRA Response to Comments Correspondence, dated December 20, 2025.

# Technical Memorandum



**To:** Ina Lila **From:** Carlene Perkin & Dirk Janas  
**Company:** PowerBank Corporation **SLR Consulting (Canada) Ltd.**  
**cc:** **Date:** December 16, 2025  
**Project No.** 209.065266.00002  
**Revision** 0

**RE: Armour Township Official Plan Amendment & Zoning By-law Amendment**  
**Public Meeting - November 18, 2025, Response to Comments**  
**219 Peggs Mountain Road, Armour**

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The Township of Armour Council held an Official Plan Amendment (OPA) Application OPA-2025-01 (Amendment No. 4) and Zoning By-law Amendment (ZBA) Application ZBA-2025-01 public meeting on November 18, 2025, for 219 Peggs Mountain Road, Armour, Ontario. This technical memorandum has been prepared to address public comments raised during the Council Meeting concerning the Environmental Impact Study (EIS) prepared by SLR Consulting (Canada) Ltd. (SLR, 2025).

## 1.0 Community Concerns

Concerns raised by community member Grace McCoy during the OPA Application and ZBA Application Council Meeting were recorded by the Council, which was shared with SLR on December 3, 2025. The recording of their comments that run from 1:13:46 to 1:18:21 was reviewed, and responses are provided below.

### 1.1 Supporting Documents for Application

There are currently only three documents that are still being finalized – the stormwater management report, the Emergency Response Plan (ERP), and the firefighter training plan. Everything else has already been completed.

### 1.2 Minor Revisions to the Environmental Impact Study

SLR appreciates the input to the EIS and acknowledges that there were some minor errors and omissions to the EIS. The following sections describe these items and corrective actions taken by SLR. The EIS has been updated to include these changes. The conclusions and recommendations of the EIS remain unchanged.

#### 1.2.1 Study Area Location

The project is located in Township of Armour, not Burk's Falls. The document currently states that the project is located in the “Township of Armour, Township of Parry Sound.” Armour is correct, but “Township of Parry Sound” is a typo. It should read “District of Parry Sound.” This correction has been made in the revised EIS.

#### 1.2.2 Significant Wildlife Habitat Ecoregion

On page 13, the reference to Ecoregion 6E is simply a typo. All of the actual fieldwork and analysis was completed using Ecoregion 5E, as correctly noted on pages 3, 12, 24, and in

Appendix D (Significant Wildlife Habitat Screening). The mention of 6E is a typo and does not reflect the methodology used or the conclusions regarding the Significant Wildlife Habitat analysis.

This is confirmed by looking at the wildlife screening references and the detailed results in Appendix D, which all correspond to Ecoregion 5E. The EIS and its findings were also peer reviewed by the Township's experts, who confirmed that the work was completed properly, and the conclusions are sound.

The typo has been corrected in the revised EIS.

### 1.3 Survey Methodology

The most recent 2022 protocol was used as stated on page 13 (Ministry of Environment Conservation and Parks, 2022). From SLR's experience and consultation with the MECP for a wide range of projects, the direction has been provided to reference this protocol.

Page 11 of the EIS outlines the fieldwork completed on three separate dates: May 2, June 3, and June 13, 2025. Over the years the Ministry of the Environment, Conservation and Parks (MECP) has had a range of and made changes to the methodologies for deployment of the acoustic monitors. There is always some site-level interpretation on what is appropriate for how many monitors to install, and it was SLR's professional opinion based on professional experience that one acoustic monitor was appropriate for the small scale of proposed disturbance. SLR took the approach that has been used on all their projects that have been reviewed by the MECP and have not had issues.

The EIS was prepared by SLR and then independently reviewed and accepted by the Township's own peer review experts.

The detection of acoustic bat activity on its own does not mean the site contains roosting habitat or qualifies as "Significant Wildlife Habitat." Some level of seasonal bat movement is normal and expected across Ontario. What matters under the legislation is whether there is evidence of maternity roosting habitat, because that is the specific trigger for restrictions under the Provincial Planning Statement (Ontario Ministry of Municipal Affairs and Housing, 2024). In this case, the study found no evidence of maternity roosts, and therefore the site does not meet the criteria for protected bat habitat. Adult female Hoary Bats (*Lasiurus cinereus*) and Silver-haired Bats (*Lasionycteris noctivagans*) often return to the same maternity roosts or colonies year after year (COSEWIC, 2023). Beyond this, little is known about dispersal in these species. Recapture records are scarce due to the lack of systematic banding programs in North America (COSEWIC, 2023). To avoid impacts to these species and to comply with the Endangered Species Act, it is recommended that vegetation clearing not occur during the bat maternity roosting season for these species (generally occurs annually between April 1 to October 31).

During monitoring, two SAR bat species were confirmed with high confidence, but their actual use of the area was very low. The number of acoustic files was minimal: six for Hoary Bat, 12 for Silver-haired Bat, and one for a potential Myotis species (*Myotis* sp.). Sites with high bat use typically record hundreds of files per species. This low activity suggests that the Study Area receives very limited bat usage and potentially records of bats flying by through the area rather than roosting.

The site also contains only two snag trees within the 0.84 ha Study Area, which is well below the preferred density of 10 snags per hectare for SAR bats, based on Ministry of Natural Resources guidance. This further supports the conclusion that the habitat is not suitable for maternity roosting.



Provincial mitigation requirements will be adhered to, including timing windows for any vegetation removal to ensure that construction should take place outside of sensitive timing windows for wildlife species. One artificial bat habitat structure (e.g., a Rocket Box) will be installed along the edge of the treed area to provide habitat enhancement opportunities.



## 2.0 Statement of Limitations

This report has been prepared by SLR Consulting (Canada) Ltd. (SLR) for PowerBank Corporation (Client) in accordance with the scope of work and all other terms and conditions of the agreement between such parties. SLR acknowledges and agrees that the Client may provide this report to government agencies, interest holders, and/or Indigenous communities as part of project planning or regulatory approval processes. Copying or distribution of this report, in whole or in part, for any other purpose other than as aforementioned is not permitted without the prior written consent of SLR.

Any findings, conclusions, recommendations, or designs provided in this report are based on conditions and criteria that existed at the time work was completed and the assumptions and qualifications set forth herein.

This report may contain data or information provided by third party sources on which SLR is entitled to rely without verification and SLR does not warranty the accuracy of any such data or information.

Nothing in this report constitutes a legal opinion nor does SLR make any representation as to compliance with any laws, rules, regulations, or policies established by federal, provincial territorial, or local government bodies, other than as specifically set forth in this report. Revisions to legislative or regulatory standards referred to in this report may be expected over time and, as a result, modifications to the findings, conclusions, or recommendations may be necessary.

## 3.0 Closure

Regards,

**SLR Consulting (Canada) Ltd.**



**Carlene Perkin, B.Sc.**  
Ecologist, ISA Certified Arborist



**Dirk Janas, B.Sc.**  
Technical Director, Terrestrial Ecology



## 4.0 References

COSEWIC. (2023). *COSEWIC assessment and status report on the Hoary Bat *Lasiurus cinereus*, Eastern Red Bat *Lasiurus borealis* and Silver-haired Bat, *Lasionycteris noctivagans*, in Canada*. Retrieved from Government of Canada: <https://www.canada.ca/en/environment-climate-change/services/species-risk-public-registry/cosewic-assessments-status-reports/hoary-bat-eastern-red-bat-silver-haired-bat-2023.html>

Ministry of Environment Conservation and Parks. (2022). *Maternity Roost Surveys (Forests/Woodlands)*.

Ontario Ministry of Municipal Affairs and Housing. (2024). *Provincial Planning Statement, 2024*. doi:ISBN 978-1-4606-3522-3

SLR. (2025). *Environmental Impact Study (EIS) 219 Peggs Mountain Road, Armour*.



## APPENDIX B

### Connor Wright - Zelinka Priamo Ltd.

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**From:** Ina Lila <ina.lila@powerbankcorp.com>  
**Sent:** Monday, January 5, 2026 9:17 AM  
**To:** Ina Lila  
**Subject:** FW: Public Questions

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**From:** Anthony Natale <anatale@fireriskalliance.com>  
**Sent:** December 20, 2025 9:42 AM  
**To:** Ina Lila <ina.lila@solarbankcorp.com>  
**Cc:** Matt Quinn <mquinn@fireriskalliance.com>; Jessica Gallo <jgallo@fireriskalliance.com>  
**Subject:** Public Questions

Hi Ina:

Please find our response to your questions below.

- **Lithium phosphate batteries, LFP batteries, release toxic smoke, which is hydrogen fluoride gas, into the atmosphere, making evacuations a real possibility.**
  - Energy storage systems are required by code to undergo large scale fire testing that was designed by UL. One of the test requirements is to determine what constituents are found in the products of combustion.
  - Carbon Monoxide, Carbon Dioxide, Methane (natural gas) and Hydrogen account for 90% of the products of combustion. During fire testing Hydrogen Fluoride (HF) can be produced in small quantities within the burning cabinet but has not been detected beyond the battery cabinet. HF can be produced from the battery electrolyte and from freon in the air conditioning system. HF is also found in residential fires from the following sources: Insulation, electrical cables, freon, & cleaning products.
  - The Moss Landing fire provides insight into the worst-case scenario of a battery fire. This facility is 243 meters by 30 meters in size. The EPA in the United States conducted air monitoring during the incident and determined that there were no exceedances of human health standards for HF gas. In conclusion, a fire at a massive facility which is 243m x 30m did not produce any health risk from HF. We would be hard pressed to imagine that battery cabinets at our facility which are 24m x 3m would produce HF that would impact the surrounding community.

# EPA Completes Air Monitoring Near Moss Landing Vistra Battery Fire

Emergency Response -- Monitoring by the state and Vistra will continue to watch for any risks to public health

January 20, 2025

## Contact Information

Mikayla Rumph ([rumph.mikayla@epa.gov](mailto:rumph.mikayla@epa.gov))  
(213) 317-5259

**MONTEREY**—On January 20, the U.S. Environmental Protection Agency (EPA) concluded supplemental air monitoring in the vicinity of the Vistra Energy battery power storage facility fire in Moss Landing, CA. Results for hydrogen fluoride and particulate matter showed no risk to public health throughout the incident, and smoke from the facility has greatly diminished. The EPA demobilized air monitoring operations after consultation with the Monterey County Incident Command for the Vistra fire.



EPA began monitoring for hydrogen fluoride, a highly toxic gas produced by lithium-ion battery fires, and for particulate matter after the fire began on January 16. The request for air monitoring came from Monterey County. As part of the multi-agency emergency response, EPA installed a total of nine monitoring stations shortly after the fire started. Two monitoring stations were located at the facility and four just outside the facility, including one at Moss Landing. Three monitoring stations were located in communities due east of the fire, to the south near Castroville, and to the north in the vicinity of Moss Landing Middle School. Monitoring stations were sited to account for changes in wind direction and potential drift to nearby communities.

EPA's monitoring showed concentrations of particulate matter to be consistent with the air quality index throughout the Monterey Bay and San Francisco Bay regions, with no measurements exceeding the moderate air quality level. Hydrogen fluoride gas was measured at one second intervals and there were no exceedances of California's human health standards.

○

- **There's a high risk of toxic, flammable electrolyte leakage into soil.**
  - During a BESS incident, the electrolyte burns, vaporizes or decomposes in the fire. It is largely consumed in thermal events rather than pooling as a liquid. The battery cabinets are on an impermeable pad and there is curbing/grading in place, so liquids are contained and not just flowing off into surrounding soil. Site drainage is then controlled to the pond on site for further protection. Furthermore, testing of the EVLO batteries has shown that no measurable liquid is produced even during large scale fire testing.
- **These fires can easily spread from one battery to another.**
  - These fires cannot easily spread from one container to the other. NFPA855 requires manufacturers to prove that a fire in one unit will not propagate to another by using the UL 9540A testing method. These units are UL9540A and NFPA855 compliant and have undergone rigorous full-scale thermal-runway testing to be able to demonstrate no propagation.
- **There is no approved method of extinguishing these fires. Water will not put them out. They are left to burn themselves out, often taking hours or even days. Water is only used to cool off the adjacent structures.**
  - Lithium-ion battery fires behave differently than traditional structure fires, but it is not accurate to say there is no approved method to manage them. Modern standards and full-scale testing have established a well-defined firefighting approach that is both safe and effective for today's utility-scale BESS units.

- The primary goal of suppression within the fire services is to protect life and preservation of property. The facility is not staffed so there are no life safety risks as opposed to residential fires. In this matter whatever is burning at the battery facility cannot be saved so suppression is no longer the focus. When the fire services arrive at a fully involved residential fire they cannot save the structure, so they focus on protecting the adjacent properties. A similar strategy is employed during battery fires. Battery cabinets are designed to contain a fire within, the recommendation to the fire services is simply to monitor conditions with intervention limited to asset protection.
- **And there is no way to guarantee water spray won't come into contact with the hydrogen fluoride gas now becoming hydrofluoric acid which is highly corrosive and toxic, and this contaminated fire runoff water will be spilling into the Magnetawan watershed.**
  - On September 5<sup>th</sup>, 2024, a fire occurred at a battery facility in Escondido, California. This was an older facility installed before the fire code was established. It utilizes 53-foot battery cabinets with Nickel Manganese Cobalt (NMC) cells.
  - The fire department did not engage in suppression as we recommend; they focused on asset protection and applied water as a curtain between the failed battery cabinet and the adjacent one. So, the concern that is being brought to question has actually happened and has been analyzed.

*\*\*Above readings are the peak (highest detected) readings during the entire incident\*\**

*\*\* CO2 sensors are calibrated to account for typical atmospheric CO2 levels, which generally range between 400-420ppm. This ensures that variations above normal levels are easily detectable\*\**

*\*\*Negative reading on Fluoride paper at all locations. Non detect for Hydrofluoric Acid (HF) at all sites\*\**

*\*\* All readings taken were well below acceptable exposure limits and considered expected readings during a routine structure fire\*\**

- 
- Page 5 of the report outlined above indicates that there was no HF detected in air monitoring at multiple locations around the site so there could be no acid-based runoff generated by the application of water. Note: Air sampling was conducted by San Diego County HazMat and a link to the full report can be found below.
- [SDGE Battery Fire Air Quality Report.pdf](#)
- **These are our environmental risks. The site is a high-risk area for forest fires.**
  - Class A fires such as wood, paper and trash produce embers which promote fire spread leading to wildfires. There are no Class A materials associated with the construction of battery cabinets therefore they do not pose a risk to the surrounding forestry from embers during a fire.

- A hazard mitigation analysis of the proposed site was performed to ensure the design complied with code compliance and any risk identified was mitigated appropriately. Code requires a 3-meter buffer zone between battery cabinets and vegetation in the event of a battery fire to prevent fire propagation from radiant heat. Conservatively we increased this distance to 30 meters which far exceeds code requirements.

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Anthony Natale | Fire & Risk Alliance, LLC | Director of Risk & Response

7620 Standish Place | Rockville, MD 20855 | M: 347 573-0531  
*NFPA 1, 18, 385 & 855 Technical Committee Member*

*ProBoard Level II Fire Instructor*

[Fire & Risk Alliance](#)

# 219 Peggs Mountain Road

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Official Plan Amendment (OPA) & Zoning By-law  
Amendment (ZBA) Applications

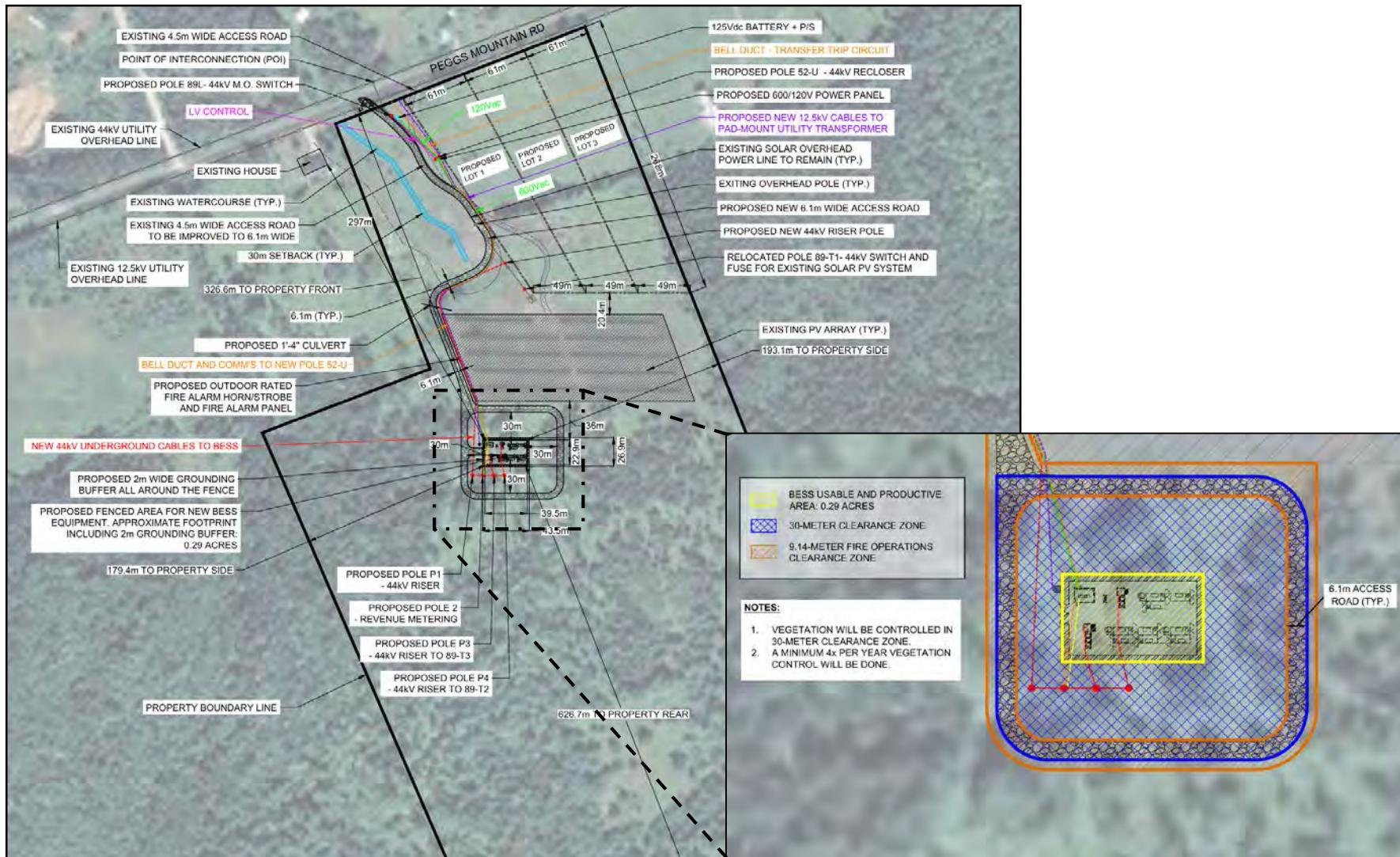
Council Meeting | January 13, 2026 @ 7:00pm

Prepared By:



**Zelinka Priamo Ltd.**  
LAND USE PLANNERS

# Site Plan



# Provincial Planning Statement, 2024

## Section 2.9.1

- *“Planning authorities shall plan to reduce greenhouse gas emissions and prepare for the impacts of a changing climate through approaches that:*
  - a) support the achievement of compact, transit-supportive, and complete communities;*
  - b) incorporate climate change considerations in planning for and the development of infrastructure, including stormwater management systems, and public service facilities;*
  - c) support energy conservation and efficiency;**
  - d) promote green infrastructure, low impact development, and active transportation, protect the environment and improve air quality; and*
  - e) take into consideration any additional approaches that help reduce greenhouse gas emissions and build community resilience to the impacts of a changing climate.”*

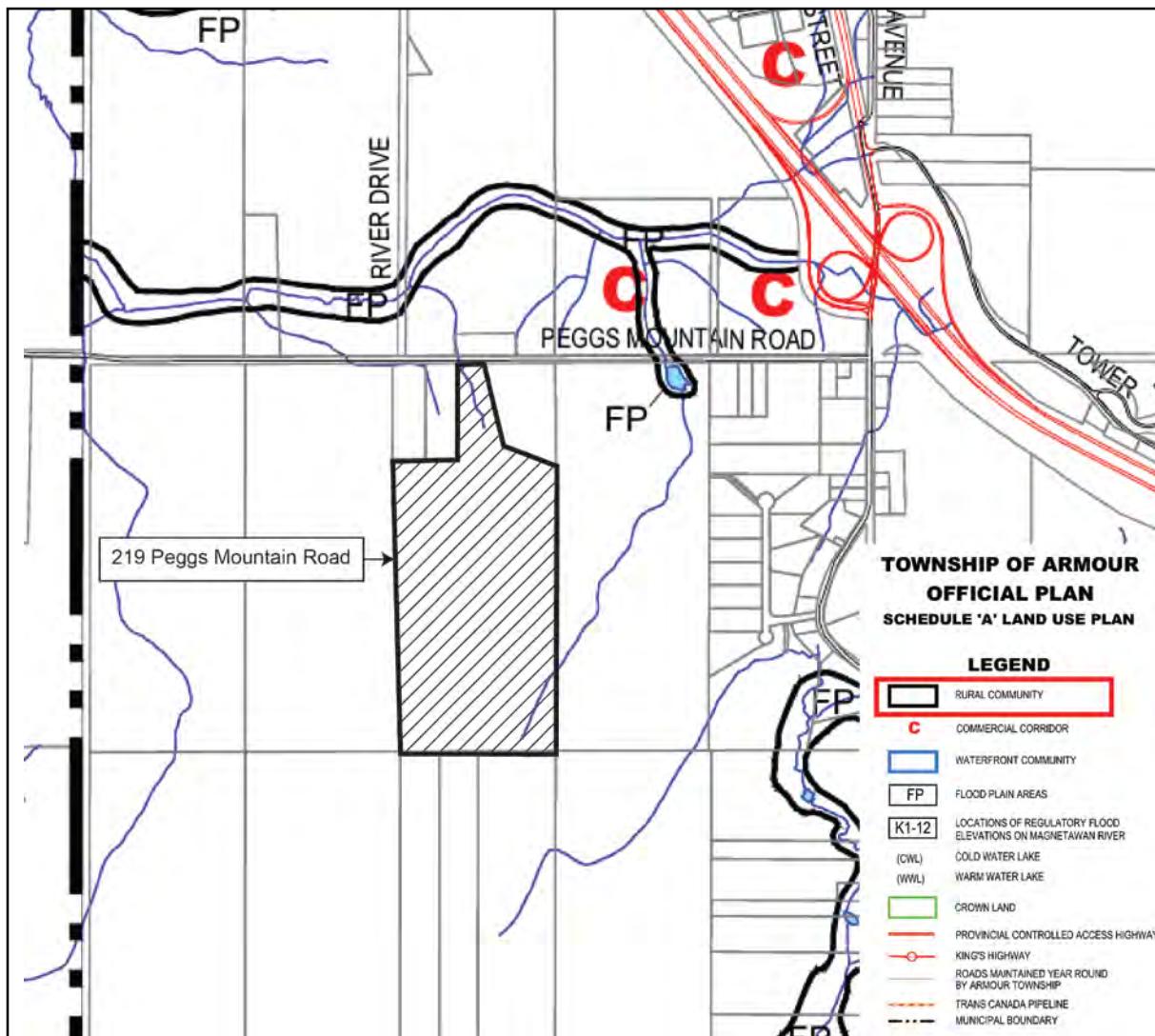
## Section 3.8.1:

- *“Planning authorities should provide opportunities for the development of energy supply including electricity generation facilities and transmission and distribution systems, **energy storage systems**, district energy, renewable energy systems, and alternative energy systems, to accommodate current and projected needs.”*

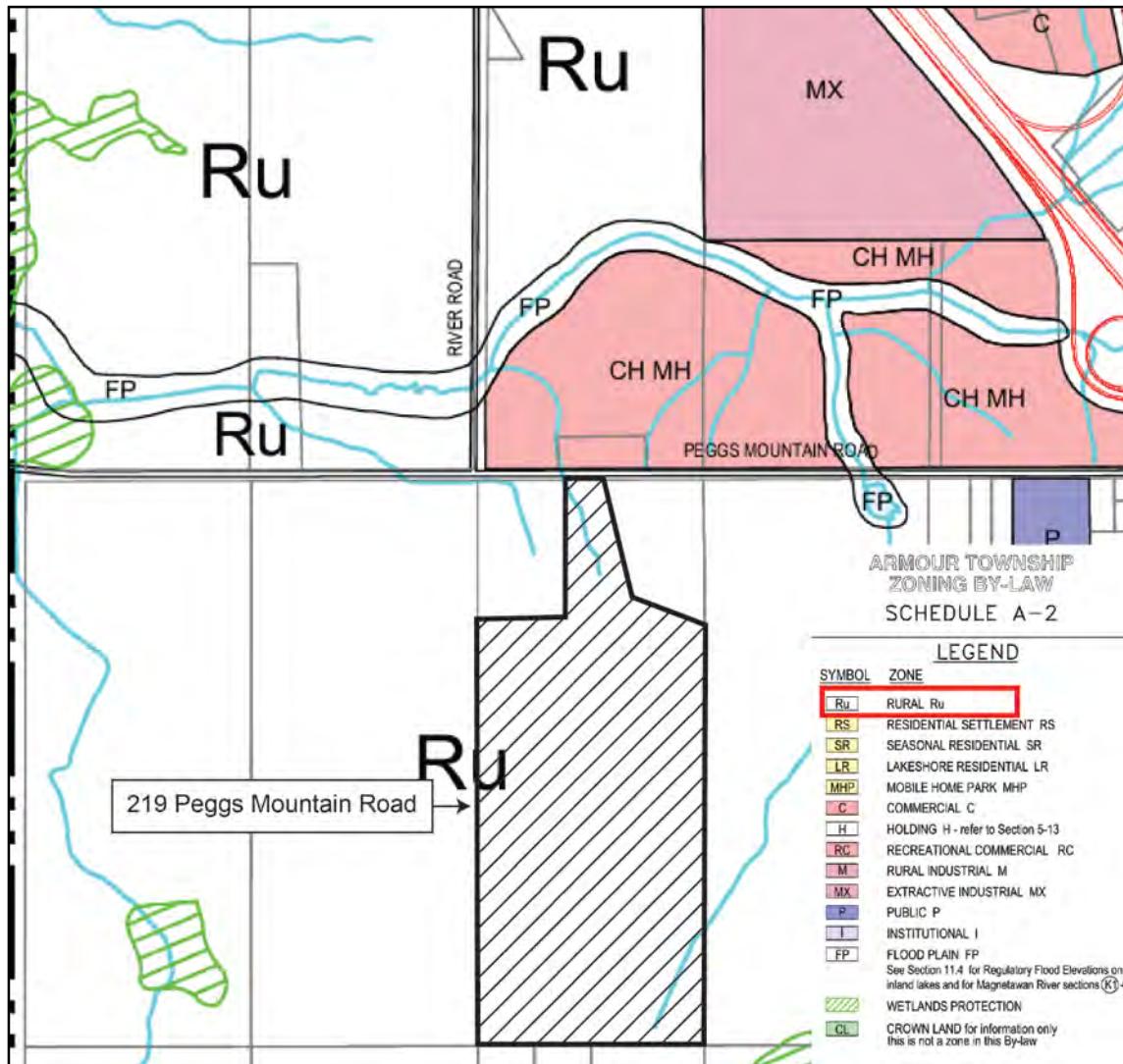
## Definitions:

- **“Energy storage system:** means a system or facility that captures energy produced at one time for use at a later time to reduce imbalances between energy demand and energy production, including for example, flywheels, pumped hydro storage, hydrogen storage, fuels storage, compressed air storage, and **battery storage.**”

# Armour Official Plan



# Armour Zoning By-law No. 27-95



219 Peggs Mountain Road

# What We Heard

Public Meetings on April 7, 2025 & November 18, 2025

- **Locational Concerns**
  - Potential Environmental Impacts
  - Proximity to other (sensitive) land uses
- **Financial Implications**
  - Liability and Insurance
  - Increased Tax Burden
- **Safety Risks**
  - Firefighter Training and Safety of First Responders
  - Potential for BESS Failure, and Global BESS Incident Examples
  - Newness of Technology
  - Regulation of Future Expansions

# Completed Studies

## Completed and Accepted Studies:

- Acoustic (Noise)
- Air and Gas Emissions Memo
- Vibration Letter
- Planning Report
- Environmental Impact Study
- Vegetation Plan
- Environmental Site Assessment
- Commissioning Plan
- Decommissioning Plan
- Hazard Mitigation Plan

# Summary

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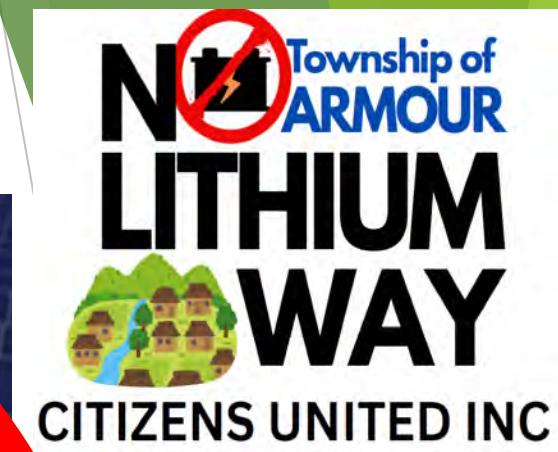
- Official Plan and Zoning By-law Amendments submitted to permit a BESS use.
- If approved, Site Plan Application to be filed if approved. Will include technical review of matters including:
  - Stormwater Management
  - Firefighter Training Plan
  - Emergency Response Plan

# Thank you

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Connor Wright MCIP, RPP  
Intermediate Planner

**Zelinka Priamo Ltd. – Land Use Planners**  
[connor.w@zpplan.com](mailto:connor.w@zpplan.com)





# 5 Reasons to say NO to Power Bank BESS

DEC. 19 2025 Recent Fire at in Warwick New York Church Street BESS Facility  
Third Fire in 2 years. 2023 had two back to back incidents at Church St Facility  
Heavy wind and rain. Water Intrusion Blamed

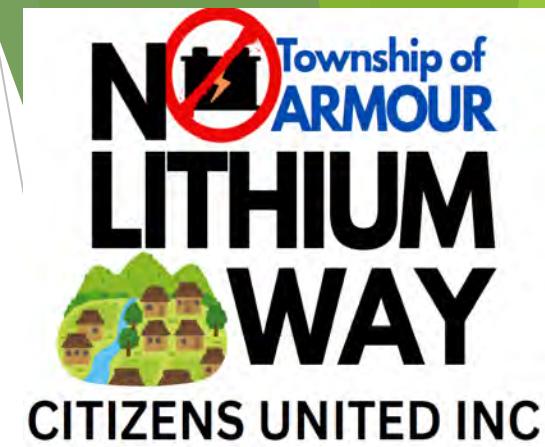
*Mayor Michael Newhard*

“When it was at its worst there were flames and it was heart stopping- especially since we've been here before

*Pramilla Malik, chair of Protect Orange County.*

“Who is protecting the environment? Who is protecting our health and safety - our air and our water?” “This is toxic overload. When officials say something is within safe limits, they're often talking about averages over time. Once these chemicals are released, you can't just put them back.”

# 5 Reasons to say NO to Power Bank BESS



This is Not Land Use Compatibility

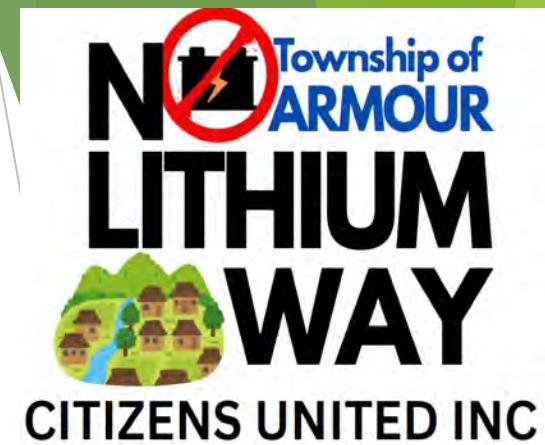
Three rural residential lots located to the East of BESS SITE

Two rural residential lots located to the west of BESS SITE

Shares a fence line with 135 Peggs Mountain Rd which is a 100 acre parcel and has useable agricultural pasture lands , forested area and a residential house, 130 year old original farm house.

Has been in the same family for 90 years.

# 5 Reasons to say NO to Power Bank BESS



- ▶ Provincial Planning Statement (2024) Section 4.1;7 no development is to occur on Significant Wetlands or habitat of Endangered species.
- ▶ Section 2.4 of Armour Twp's official plan mentions Environmental Constraint Areas which include the Habitat of Endangered Species. Site Alteration SHALL NOT be permitted in these areas.
- ▶ The Hoary Bat, Silver Haired Bat, were discovered through acoustic monitoring. Page 13 states SLR used 2017 Roost Survey Protocol . 2022 Ministry Environment Conservation Parks Maternity Roost Protocol states a minimum of 4 acoustic monitoring microphones be set up. SLR used one microphone at the base of one tree. No mention of visual monitoring done at the snag tree prior to dusk. I question their protocol.

# 5 Reasons to say NO to Power Bank BESS



During the acoustic monitoring there were numerous files recorded. Based on the recordings Hoary Bats 92% confidence rate Silver Haired Bats and 98% confidence rate.

- ▶ Hoary Bats DO NOT roost in cavities they roost in the tallest trees with lots of leafy canopy. Big bats, high fliers. (Committee Of the Status of Endangered Wildlife In Canada) COSEWIC document from 2023) Therefore, setting a microphone at the base of one snag tree is not indicative of the Hoary Bat population. Silver Haired Bats use BOTH coniferous and deciduous trees. Again one microphone at the base of one tree is not good survey technique.
- ▶ These bats are migratory species they fly to the Southern US, Mexico for the winter. These Bats migrate and return to the same breeding grounds year after year probably even the same tree.
- ▶ Section 2.4 of Armour Twp's official plan mentions Environmental Constraint Areas which include the Habitat of Endangered Species. Site Alteration SHALL NOT be permitted in these areas.



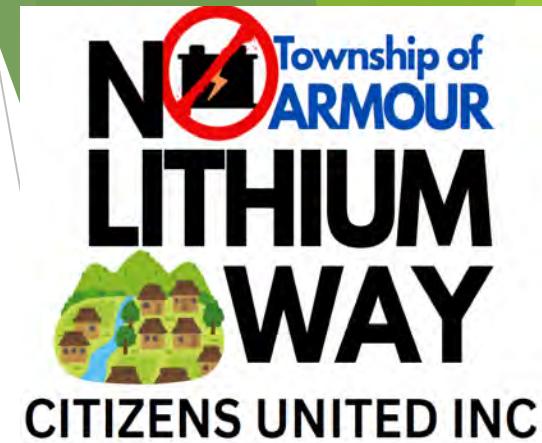
# 5 Reasons to say NO to Power Bank BESS

## Land Acknowledgement

We are fortunate to be here, on the traditional and unceded lands of the Mississauga and Anishinaabe Peoples, including the Ojibwe and Algonquin nations, who have nurtured and cared for this land for countless generations. This land has witnessed their stories, cultural practices, and deep connection to the earth, from the seasonal hunting and fishing routes along the Magnetawan River to the enduring bonds they maintain with the land today. It is part of the Robinson-Huron Treaty (1850) and the Williams Treaties (1923), agreements that guide our shared responsibility to honour and respect each other and the land.

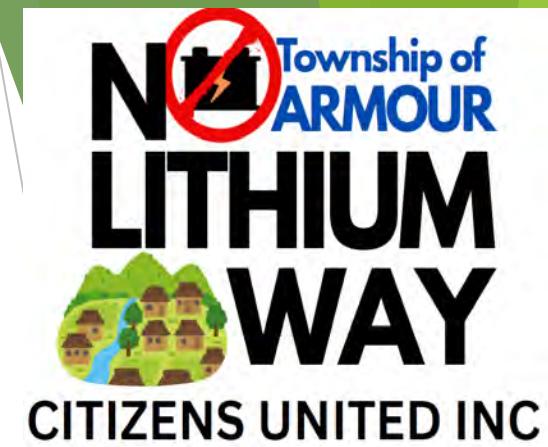
We at NLWCUI believe in the power of connection—between people, stories, and the land we stand on. As we gather, grow, and build community, we honour the history that came before us and embrace our collective responsibility in shaping a future that reflects the values of respect, unity, and care for the land.

# 5 Reasons to say NO to Power Bank BESS



- ▶ The BESS site is within 650 meters of a Provincial Significant Archeology Site
- ▶ This site is located at 348 Peggs Mountain Rd. on the Judd family property and was discovered to have prehistoric artifacts. In 1998 the Ontario Government licensed the site giving it a Borden Number BjGu-1-2 & BjGu-1-3 & BJGu-1-4. 23 artifacts were located and were judged by two archaeologists, Dr. L Jackson from Trent University and Donna Morrison both who are registered Archaeologist. Their findings determined the artifacts to be flakes of quartz from prehistoric tools.
- ▶ Of the 23 artifacts 14 of the best were donated to the Simcoe County Museum.

# 5 Reasons to say NO to Power Bank BESS



- ▶ Listed below are description of the findings.
- ▶ Specimen a suggested to be an end scraper
- ▶ Specimen b suggested to be an end scrapper
- ▶ Specimen c suggested to be a uniface scraper
- ▶ Specimen d suggested to be a uniface scraper
- ▶ Specimen I suggested to be unifacial point
- ▶ Specimen j suggested to be a knife
- ▶ Specimen k suggested to be a wedge
- ▶ Of the 23 artifacts 14 of the best were donated to the Simcoe County Museum.

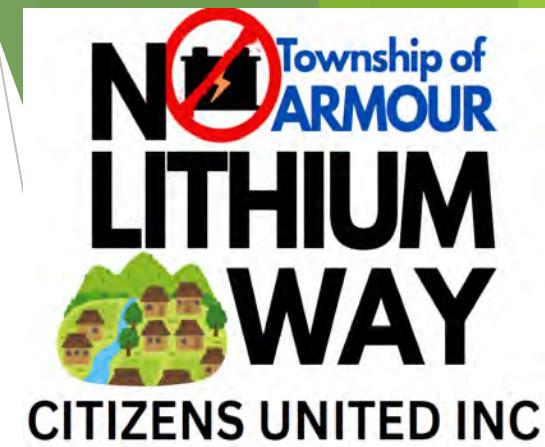
# 5 Reasons to say NO to Power Bank BESS



*Armour Township recognizes the historical and contemporary contributions of the local first nations and the peoples of Turtle Island.*

- ▶ No archeology survey was done of the Property
- ▶ Environmental and Indigenous groups should have been consulted
- ▶ Magnetawan First Nations , Georgian Bay Biosphere UNESCO Site are provincially appointed guardians of the Magnetawan River and have an interest in the health and stability of the Magnetawan River and it's water shed

# 5 Reasons to say NO to Power Bank BESS



*Power Bank requires the support of the Municipality*

- ▶ Armour Township does NOT have the support of its residents or the neighbouring councils and communities
- ▶ Petition with 901 original signatures opposes BESS

Bank Code - AP - Armour A/P

**COMPUTER CHEQUE**

Payment #	Date	Vendor Name	Invoice #	Reference	Invoice Amount	Payment Amount
19357	2025-12-23	Almaguin Minor Hockey				
		Donation 2025		G - Donation U13LL Ice Devils	500.00	500.00
19358	2025-12-23	Carol Costello				
		Invoice J-11		G/KCC - November Cleanings	2,470.00	2,470.00
19359	2025-12-23	Collins YIG				
		Dec 16/25		G - Council meeting	58.28	
		Dec 18/25		G - Drinks	25.94	
		Dec 19/25		Tri R - Water/coffee	41.99	126.21
19360	2025-12-23	Dan Vanderpost				
		2025 Parade		Santa Claus Parade 2025	75.00	75.00
19361	2025-12-23	Kelli Manzer				
		Refund		KCC - Refund Hat/Moccasin works	300.00	300.00
19362	2025-12-23	Muskoka Hornets Baseball Association				
		Donation 2025		G - Donation 2026 Season	500.00	500.00
19363	2025-12-23	Ransome Well Drilling Ltd				
		Refund Deposit		KCC - Refund Deposit	225.00	225.00
19364	2025-12-23	Steve Mulligan				
		2025 Parade		Santa Claus Parade 2025	200.00	200.00
				Total Computer Cheque:		4,396.21

**EFT**

Payment #	Date	Vendor Name	Invoice #	Reference	Invoice Amount	Payment Amount
6204	2025-12-23	AFC Inc				
		8221		Tri R - Skid steer repairs	719.39	719.39
6205	2025-12-23	Bell Mobility - W.P.C.I				
		CEDARIN62068		RB Sonim H500 Hub	429.40	429.40
6206	2025-12-23	Brad Kellas				
		Dec 15/25		Tri R - Water/Coffee	20.95	20.95
6207	2025-12-23	Capstone Ventures Inc.				
		2025 Nov - Fuel		Rds - Fuel	146.33	146.33
6208	2025-12-23	Corbin Stenning				
		Dec 19/25 Tips		KCC - Server tips Seniors Dinner	33.34	33.34
6209	2025-12-23	Danika McCann				
		2025 Tips		KCC - Bartender tips	103.75	
		Dec 19/25 Tips		KCC - Server tips Seniors Dinner	33.33	137.08
6210	2025-12-23	Environmental 360 Solutions				
		362208		KCC - Rental	267.50	267.50
6211	2025-12-23	Fowler Construction Co. Ltd.				
		Holdback 91151		G - Holdback Gravel	8,956.69	8,956.69
6212	2025-12-23	Hamilton & Sons Property				
		2430		G - Rink Maintenance	2,655.50	2,655.50
6213	2025-12-23	Home Building Centre				
		4308035		Santa Parade sign - No parking	22.31	
		4308185		G - ODR cable ties	10.16	
		2025 Parade		Santa Claus Parade 2025	75.00	107.47
6214	2025-12-23	HugoMB Contracting Inc				
		225-410-07 HB		G - Guiderails/ partial holdback Bri	46,683.83	46,683.83

**Township of Armour**  
**List of Accounts for Approval**  
Batch: 2025-00108 to 2026-00002

**EFT**

Payment #	Date	Vendor Name	Invoice #	Reference	Invoice Amount	Payment Amount
6215	2025-12-23	Innov8 Office Solutions	413601	G - Canon Copies 12/9-1/8	119.62	119.62
6216	2025-12-23	Joe Keizer	Dec 12/25	Rds - Headlight blubs	112.99	112.99
6217	2025-12-23	MAP Sundridge	644483/1 960804/3 960902/3	Rds - Plow cutting edge parts Rds - Transmission fluid Rds - Coolant	1,605.96 839.73 75.27	2,520.96
6218	2025-12-23	Melissa Marshall	Dec 19/25 Tips	KCC - Server tips Seniors Dinner	33.33	33.33
6219	2025-12-23	Metroland Media Group	7769199	G - Shore Road Closing Notice	89.27	89.27
6220	2025-12-23	Moore Propane Limited	161011058 1480122 164009486 164009491	KCC - 2085.20L propane Tri R - Cyl Refill G - WF 856.6L Rds - 1636.70L Propane	1,444.11 34.61 603.05 1,146.06	3,227.83
6221	2025-12-23	Munisoft	2025/26-05101	G - BA Laptop/Backup software	2,739.26	2,739.26
6222	2025-12-23	Purolator Inc	525184238	G - Shipment	6.28	6.28
6223	2025-12-23	ResEnv Consulting Limited	25025	Tri R - Final Monitoring/RFP Assist	2,531.20	2,531.20
6224	2025-12-23	Tulloch Engineering Inc.	2032320	G - 11/30 Peer Reviews - BES Fac	15,575.69	15,575.69
				Total EFT:		87,113.91

**OTHER**

Payment #	Date	Vendor Name	Invoice #	Reference	Invoice Amount	Payment Amount
1	2025-12-23	Enbridge Uniongas	Dec 12/25	Tri R - 10/10-12/10	184.61	184.61
1	2026-01-13	Hydro One Networks Inc.	Dec 29/25	Accrual KCC - 11/4-12/3	863.54	863.54
2	2025-12-23	Collabria Visa (KCU)	Dec 12/25 - AM	G - Visa Expenses	1,097.15	1,097.15
2	2026-01-13	Hydro One Networks Inc.	Dec. 29/25	Accrual G - 12 3 Mile 11/4-12/3	41.80	41.80
3	2025-12-23	Collabria Visa (KCU)	Dec 12/25 - CM	G - Visa Expenses	689.68	689.68
3	2026-01-13	Hydro One Networks Inc.	Dec 29, 2025	Accrual G - Park 11/4-12/3	42.24	42.24
4	2025-12-23	Collabria Visa (KCU)	Dec 12/25 - CW	G - Visa Expenses	739.02	739.02
4	2026-01-13	Hydro One Networks Inc.	Dec 30/25	Accrual G - WF 11/6-12/4	92.06	92.06
5	2025-12-23	Collabria Visa (KCU)	Dec 12/25 - Dav	G - Visa Expenses	1,224.36	1,224.36
5	2026-01-13	Hydro One Networks Inc.	Dec. 30/25	Accrual Tri R - 11/6-12/4	240.67	240.67

**OTHER**

Payment #	Date	Vendor Name	Invoice #	Reference	Invoice Amount	Payment Amount
6	2025-12-23	Collabria Visa (KCU)	Dec 12/25 - Dou	G - Visa Expenses	34.65	34.65
6	2026-01-13	Hydro One Networks Inc.	Dec 31/25	Accrual G - BCC 11/7-12/5	27.39	27.39
7	2025-12-23	Collabria Visa (KCU)	Dec 12/25 - DM	KCC - Visa Expenses	2,925.58	2,925.58
7	2026-01-13	Lakeland Energy	119-008723	KCC - Internet	175.09	175.09
8	2025-12-23	Family Responsibility Office	December 2025	Tri R - JH FRO	245.00	245.00
8	2026-01-13	Lakeland Energy	119-009764	G - Office Internet	124.24	124.24
9	2025-12-23	Francotyp-Postalia Canada Inc.	RIC25039862	G - Meter 12/19-3/18	101.70	101.70
9	2026-01-13	Newt Fibernetics Corporation	770727	KCC - Phones	98.81	98.81
10	2025-12-23	Canada Revenue Agency	December 2025	G - CRA Garnishment	841.82	841.82
10	2026-01-13	Newt Fibernetics Corporation	771707	G - Office Phones	152.31	152.31
11	2025-12-23	Hydro One Networks Inc.	Dec 15/25	Rds - 10/23-11/20	173.84	173.84
11	2026-01-13	Canada Revenue Agency	Dec16-31/25-001	Accrual G - CRA 001	12,586.81	12,586.81
12	2025-12-23	Canada Revenue Agency	Dec 1-15/25-001	G - CRA 001	47,213.28	47,213.28
			Dec16-31/26-002	Accrual G - CRA 002	499.73	499.73
13	2025-12-23	Canada Revenue Agency	Dec 1-15/25-002	G - CRA 002	1,790.52	1,790.52
13	2026-01-13	Telus Health Canada Ltd	2479163	Accrual G - Telus Health	65.26	65.26
14	2025-12-23	Hydro One Networks Inc.	Dec 12/25	G - Office 10/22-11/20	530.46	530.46
14	2026-01-13	The Benefits Trust	January 2026	Group Benefits	14,513.74	14,513.74
15	2026-01-13	Minister Of Finance	December 2025	Accrual G - December EHT	3,902.20	3,902.20
					Total Other:	91,217.56

**PROPOSED PAYMENTS**

Payment #	Vendor Name	Invoice #	Reference	Invoice Amount	Payment Amount
PP -	AMCTO				
	2026 - AM		G - 2026 Membership AM	533.36	
	2026 - CW		G - 2026 Membership CW	533.36	1,066.72
PP -	Abell Pest Control Inc				
	A7576316		KCC - Pest Control	68.32	68.32
PP -	Almaguin Highlands Health				
	2026 Donation		G - 2026 Donation	500.00	500.00
PP -	Amazon.com.ca Inc.				

**Township of Armour**  
**List of Accounts for Approval**  
Batch: 2025-00108 to 2026-00002

**PROPOSED PAYMENTS**

Payment #	Vendor Name	Invoice #	Reference	Invoice Amount	Payment Amount
PP -	<b>Amilia SmartRec</b>	1TF1-9C14-14D6 CA5ABEY6A5W	KCC - Credit CA5ABEY450L oven KCC - Table skirts/outlet/torch/heal	-0.01 806.77	806.76
PP -	<b>Association Of Municipalities</b>	1590133	KCC - Onboarding Rec software	1,695.00	1,695.00
PP -	<b>Burk's Falls, Armour, Ryerson</b>	0009825	G - AMO 2026 Membership	2,121.83	2,121.83
PP -	<b>CN Non Freight</b>	2026 1st Pymt 91824651	G - Library 2026 1st Payment Rds - CN Mtc Jan-Mar 2026	35,975.00 3,837.75	35,975.00 3,837.75
PP -	<b>Carol Costello</b>	Invoice 012	G/KCC - December Cleanings	1,690.00	1,690.00
PP -	<b>Collins YIG</b>	Jan 7/26	G - Water	18.00	18.00
PP -	<b>Dollywood Foundation of Canada</b>	0126522	KCC - Literacy Program	118.07	118.07
PP -	<b>Economic Developers Assoc</b>	2455-27669	G - DG EDC 2026 Membership	488.65	488.65
PP -	<b>Environmental 360 Solutions</b>	368148 374943	KCC - Rental KCC - Rental	282.88 60.09	342.97
PP -	<b>Huntsville Chrysler Dodge Jeep Ram</b>	11756661	Rds - 2016 RAM repairs	1,038.24	1,038.24
PP -	<b>M.I.S. Municipal Insurance</b>	2026 Renewal	G - Insurance ARMOTHE-01	88,923.80	88,923.80
PP -	<b>MEPCO</b>	0010405	G - 2026 Contribution	83.06	83.06
PP -	<b>MFOA</b>	2026-M002	G - 2026 Membership	395.50	395.50
PP -	<b>Marjorie Robinson</b>	2025-28	G - Jul-Dec 2025	195.26	195.26
PP -	<b>Mid Ontario Disposal</b>	0000027458	KCC - Bin Rental	200.58	200.58
PP -	<b>Minister of Finance</b>	342312251113007 421112251411071	G - November OPP G - CSPT 2025	36,075.00 -1,012.00	35,063.00
PP -	<b>Moore Propane Limited</b>	1488879	Tri R - Cyl Rent	27.12	27.12
PP -	<b>Municipal Property Assessment</b>	1800039672	G - 1st Quarter	13,884.69	13,884.69
PP -	<b>Munisoft</b>	2025/26-04080 2025/26-04668	G - Software Mtc G - Equip Mtc	6,237.60 4,614.92	10,852.52
PP -	<b>Muskoka Algonquin Health Care</b>	2026 Donation	G - 2026 Donation	1,000.00	1,000.00
PP -	<b>Muskoka Rent All</b>	501738	Rds - Gloves x 5	253.97	253.97
PP -	<b>OMERS</b>	December 2025	G - December OMERS	22,699.90	22,699.90
PP -	<b>Ontario Bldg Officials Assoc.</b>	142418	G - 2026 Membership KH	421.49	421.49

**PROPOSED PAYMENTS**

Payment #	Vendor Name	Invoice #	Reference	Invoice Amount	Payment Amount
PP -	<b>Ontario Good Roads Association</b>				
		464	G - 2026 Membership	870.77	870.77
PP -	<b>Purolator Inc</b>	505245664	Tri R - Cooler shipments	18.36	18.36
PP -	<b>ResEnv Consulting Limited</b>	26001	Tri R - Final Monitoring	4,915.50	4,915.50
PP -	<b>Robert J Miller</b>	INV025-057	G - December Retainer	1,884.00	1,884.00
PP -	<b>Russell Christie</b>	Jan 5/26	G - General Matters	827.95	
		Jan 5, 2026	G - #1-32900 permit compliance	203.91	
		Jan. 5/26	G - General Matters	910.16	1,942.02
PP -	<b>Shell Burks Falls</b>	December 2025	G/Rds - Bylaw/Rds Fuel	475.52	475.52
PP -	<b>Steven McLeod</b>	2026 Refund	G - Refund overpayment	561.00	561.00
PP -	<b>The Miller Law Group</b>	25-220	G - Transfer Shore Rd.	1,786.33	1,786.33
PP -	<b>Three Mile Truck and Trailer</b>	3022	Rds - Repairs 2017/2020 western :	1,026.42	1,026.42
PP -	<b>Tina Armstrong</b>	Jan 7/26	KCC - Handmade workshop host	1,300.00	1,300.00
PP -	<b>Township Of Ryerson</b>	2025-103	G - FirePro Software RTO	62.17	62.17
PP -	<b>W.O. Stinson &amp; Son Ltd.</b>	49002559	Rds - 412.6L Dyed Diesel	503.30	
		49002560	Rds - 3000L Clear Diesel	3,964.61	
		132002615	Rds - 4305.4L Clear Diesel	5,840.55	
		132002616	Rds - 504.8L Dyed Diesel	633.46	10,941.92
PP -	<b>Waste Connection of Canada Inc</b>	7113-0000361011	Tri R - December Comingled	240.02	240.02
PP -	<b>Wurth Canada Limited</b>	26710106	Rds - Pump spray bottle	94.28	94.28
PP -	<b>Xerox Canada Ltd</b>	F65104603	G - 11/26-12/29 copies	353.62	353.62
				Total Proposed Payments:	250,240.13

Total AP: 432,967.81

NET December Payroll: \$128,299.89

Total: \$ 561,267.70

Certified Correct This January 9, 2026

Treasurer

Mayor

B-049/25

**Application for Consent  
Under Section 53 of the Planning Act**

**Note to Applicants: This application form is to be used if the SOUTHEAST PARRY SOUND DISTRICT PLANNING BOARD is the consent granting authority. In this form the term "subject land means the land to be severed and the land to be retained.**

**Completeness of the Application**

The information in this form that **MUST** be provided by the applicant is indicated by black arrows on the left side of the section numbers. This information is prescribed in the Schedule to Ontario Regulation 197/96 made under the *Planning Act*. The mandatory information must be provided with the appropriate fee. If the mandatory information and fee are not provided, the Planning Board will return the application or refuse to further consider the application until the information and fee have been provided.

The application form also sets out other information that will assist the Planning Board and others in their planning evaluation of the consent application. To ensure the quickest and most complete review, this information should be submitted at the time of application. In the absence of this information, it may not be possible to do a complete review within the legislated time frame for making a decision. As a result, the application may be refused.

**Submission of the Application**

- One application form is required for each parcel to be severed.
- The application fee.
- 1 original copy of the completed application form and sketch. Measurements are to be in metric units.

**For Help**

For more information on the *Planning Act*, the consent process, Provincial and local policies, please contact the Secretary/Treasurer of the Southeast Parry Sound District Planning Board at (705) 636-7000 705-787-5070

**1. Applicant Information**

► 1.1 Name of Owner(s). An Owner's authorization is required in Section 11.1, if the applicant is not the owner.

Name of Owner(s)	Home Telephone No.	Business Telephone No.
Mark & Susan Armstrong		
Address	Postal Code	Fax No.

► 1.2 Name of the person who is to be contacted about the application, if different than the owner.

Name of Contact Person/Agent	Home Telephone No.	Business Telephone No.
Address	Postal Code	Fax No.

**2. Location of the Subject Land (Complete applicable boxes in 2.1)**

► 2.1 District	Municipality/Unorganized Township	Former Township	
Parry Sound	Armour		
Concession Number(s)	Lot Number(s)	Registered Plan No. (Subd.)	Lot(s)/Block(s)
Con 4	Part of Lot 21		
Reference Plan No.	Part Number(s)	Parcel No.	Name of Street/Road
42R22453	Part 1		
Street No.	Section or Mining Location No.		

► 2.2 Are there any easements or restrictive covenants affecting the subject land?

No  Yes If Yes, describe the easement or covenant and its effect.

### 3. Purpose of this Application

#### ► 3.1 Type and purpose of proposed transaction (check appropriate box)

Creation of a new lot

Addition to a lot

A Right-of-way

An easement

A charge

A lease

A correction of title

Other purpose

#### ► 3.2 Name of person(s), if known, to whom land or interest in land is to be transferred, leased or charged.

Mark J. Susan Armstrong

#### ► 3.3 If a lot addition, identify the lands to which the parcel will be added.

Lot 22 Con 4 Plan 42R6936

### 4. Description of Subject Land and Servicing Information (Complete each subsection.)

#### ► 4.1 Description

	Severed	Retained
Frontage (m.)	225 <sup>55</sup>	196 <sup>55</sup>
Depth (m.)	188 m	250 m
Area (ha. or m <sup>2</sup> )	2.00 ha	2.42 ha

#### ► 4.2 Use of property (i.e. vacant, retained, commercial, residential, etc.)

Existing Use(s)	Vacant	Vacant
Proposed Use(s)	Vacant	Vacant

#### ► 4.3 Buildings or Structures (include date of construction, type and size of building)

Existing	none	no none
Proposed	none	none

#### ► 4.4 Access (check appropriate space)

Provincial Highway		
Public Road	Skyline Drive	Skyline Drive
Name of Authority maintaining road	TOWN OF ARMOUR	TOWN of ARMOUR
Common name of road	Skyline Drive	Skyline Drive
Private Road (describe in Section 4.8)		
Right of way (describe in Section 4.8)		
Period of Maintenance: Seasonal		
Year Round	✓	✓

#### ► 4.5 Water Supply (check appropriate space)

Publicly owned and operated piped water system	none	none
Name of Authority operating and maintaining services		
Privately owned and operated community well (Describe in Section 9.1)		
Privately owned and operated individual well	✓	✓
Lake or other water body		
Other means (Describe in Section 9.1)		

#### ► 4.6 Sewage Disposal (check appropriate space)

Publicly owned and operated sanitary sewage system		
Name of Authority operating and maintaining service		
Privately owned and operated community septic system (Describe in Section 9.1)		
Privately owned and operated individual septic tank	✓	✓
Privy		
Other means (Describe in section 9.1)		

4.7 Other Services (check if the service is available)	Electricity	✓	✓
	School Busing	✓	✓
	Garbage Collection		

4.8 If access to the subject land is by private road, or "right of way" as indicated in section 4.4, indicate who owns the land or road, who is responsible for its maintenance and whether it is maintained seasonally or year round.

Access via Skyline Drive

4.9 If access to the subject land is by water, as indicated in section 4.4, describe the parking and docking facilities to be used and the approximate distance of these facilities from the subject land and the nearest public road.

## 5. Land Use (Maps are available at Municipal Offices for verification)

► 5.1 What is the existing official plan designation(s), if any, of the subject land?

Rural Community

5.2 What is the zoning, if any, of the subject land? If the subject land is covered by a Minister's zoning order, what is the Ontario Regulation Number?

R.U.

5.3 Are any of the following uses or features on the subject land or within 800 metres of the subject land, unless otherwise specified. Please check the appropriate boxes, if any apply.

Use or feature	On the Subject Land	Within 800 metres of the subject land (specify distance if applicable)
An agricultural operation, including livestock facility or stockyard		
A landfill		
A sewage treatment plant or waste stabilization plant		
A provincially significant wetland (Class 1, 2 or 3 wetland)		
A provincially significant wetland within 120 metres of the subject land	N/A	
Flood plain		✓
A rehabilitated mine site		
A non-operating mine site within 1 kilometre of the subject land		
An active mine site		
An industrial or commercial use, and specify the use(s)		
An active railway line		
A municipal or federal airport		

## 6. History of the Subject Land

► 6.1 Has the subject land ever been the subject of an application for approval of a plan of subdivision or consent under the Planning Act?  Yes  No  Unknown If Yes and if Known, provide the Ministry application file number and the decision made on the application.

Yes - consent 13-032/23 approved

6.2 If this application is a re-submission of a previous consent application, describe how it has been changed from the original application.

No

► 6.3 Has any land been severed from the parcel originally acquired by the owner of the subject land?  Yes  No If Yes, provide for each parcel severed, the date of transfer, the name of the transferee and the land use.

Transferred December 2021 to Mark and Susan Thompson

6.4 How was the parcel originally acquired by the owner created?  original township lot  by consent  by plan of subdivision  
 other

## 7. Concurrent Applications

► 7.1 Is the subject land currently the subject of a proposed official plan or official plan amendment?  
 Yes  No  Unknown If Yes and if known, specify the name and status of the application.

► 7.2 Is the subject land the subject of an application for a zoning by-law amendment, Minister's zoning order amendment, minor variance, consent or approval of a plan of subdivision?  
 Yes  No  Unknown If Yes and if known, specify the appropriate file number and status of the application.

## 8. Sketch (Use the attached Sketch Sheet) To help you prepare the sketch, refer to the attached Sample Sketch in The 'Application Guide Q & A'.

► 8.1 The application must be accompanied by a sketch showing the following:

- the boundaries and dimensions of the subject land, the part that is to be severed and the part that is to be retained
- the boundaries and dimensions of any land owned by the owner of the subject land and that abuts the subject land
- the distance between the subject land and the nearest township lot line or landmark, such as a railway crossing, bridge, highway, etc.
- the location of all land previously severed from the parcel originally acquired by the current owner of the subject land
- the approximate location of all natural and artificial features on the subject land and adjacent lands that in the opinion of the applicant may affect the application, such as buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks
- the existing use(s) on adjacent lands
- the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way
- if access to the subject land is by water only, the location of the putting and boat docking facilities to be used
- the location and nature of any easement affecting the subject land

## 9. Other Information

9.1 Is there any other information that you think may be useful to the Planning Board, or other agencies in reviewing this application? If so, explain below or attach on a separate page.

## 10. Affidavit or Sworn Declaration of Applicant(s)

### Affidavit or Sworn Declaration for the Information set out in this Application

I/we, Mark and Susan Armstrong of the TOWN of Huntsville  
in the Province of Ontario make oath and say (or solemnly declare) that the information contained in this application is true and that the information contained in the documents that accompany this application is true.

Sworn (or declared) before me

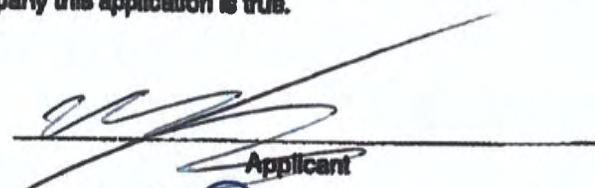
at the Township of Arrow

in the District of Parry Sound

this 9 day of October 2025

Challene Doff

Commissioner of Oaths

  
\_\_\_\_\_  
Applicant

  
\_\_\_\_\_  
Applicant

## 11. Authorizations of Owner(s)

► 11.1 If the applicant is not the owner of the land that is the subject of this application, the written authorization of the owner(s) that the applicant is authorized to make the application must be attached to this application or the authorization set out below must be completed.

### Authorization of Owner(s) for Agent to Make the Application

I/we, \_\_\_\_\_, am/are the owner(s) of the land that is the subject of this application for a consent and I/we authorize \_\_\_\_\_ to make this application on my/our behalf.

---

Date

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Signature of Owner

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Signature of Owner

11.2 If the applicant is not the owner of the land that is the subject of this application, complete the authorization of the owner(s) concerning personal information set out below.

### Authorization of Owner(s) for Agent to Provide Personal Information

I/we, \_\_\_\_\_, am/are the owner(s) of the land that is the subject of this application for a consent and for the purposes of the *Freedom of Information and Protection of Privacy Act*, I/we authorize \_\_\_\_\_ as my/our agent for this application, to provide any of my/our personal information that will be included in this application or will be collected during the processing of the application.

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Date

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Signature of Owner

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Signature of Owner

## 12. Consent of Owner(s)

Complete the consent of the owner(s) concerning personal information set out below.

### Consent of the Owner(s) to the Use and Disclosure of Personal Information

I/we, Mark & Susan Armstrong, am/are the owner(s) of the land that is the subject of this consent application and for the purposes of the *Freedom of Information and Protection of Privacy Act*, I/we authorize and consent to the use by or the disclosure to any person or public body of any personal information that is collected under the authority of the *Planning Act* for the purposes of processing this application.

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09 OCT 2025

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Date

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Signature of Owner

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Signature of Owner

Applicants must complete the following check list to ensure that all necessary information is provided (check appropriate box):

- 1 Completed application form including sketch
- Current parcel abstract (land title)
- Current reference plan of survey or registered plan (if available)
- Prescribed application fee, either as a certified cheque or money order, payable to the Southeast Parry Sound District Planning Board. The Planning Board will assign a File Number for complete applications and this should be used in all communications.

Submit completed application and fee to:

### SOUTHEAST PARRY SOUND DISTRICT PLANNING BOARD

8 Main Street, P.O. Box 310  
Kearney, ON P0A 1M0

S C H E D U L E			
PART	LOT/BLOCK	CONCESSION/PLAN	
1	PART OF BROKEN LOT 21	4	PART C
3	PART OF BLOCK C	REGISTERED PLAN M-237	PART C

**PART 1B. PLAN PSR-1659**

LOT 21  
CONCESSION 5

N67°54'40"E (P)  
N68°21'25"E (P2)  
N68°25'25"E (M) PART 1  
(17.64)  
119.25 (P14M) 35R-77

**PART 2,  
35R-7772**

TOWNSHIP OF ARMOUR  
BROKEN LOT 21

REGISTERED

## Lot addition Application



**BEARING NOTE:**

BEARINGS ARE UTM GRID AND ARE DERIVED FROM OBSERVED REFERENCE POINTS A AND B BY BASE/ROVER GPS OBSERVATIONS, AND ARE REFERRED TO THE CENTRAL MERIDIAN FOR UTM ZONE 12 (81°00' WEST LONGITUDE). NAD83(CSRS2011.0)

## METRIC:

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

GROUND DISTANCES SHOWN HEREON CAN BE CONVERTED TO UTM GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999763.

#### CONVERGENCE NOTE.

A ROTATION FACTOR OF 1°14'00" COUNTER CLOCKWISE HAS BEEN APPLIED TO THE ASTRONOMIC BEARINGS OF UNDERLYING PLANS P, P1, P2, & P3 TO ACCOUNT FOR DIFFERENT REFERENCE MERIDIANS.

## LEGEND-

■ DENOTES FOUND MONUMENT  
□ DENOTES PLANTED MONUMENT  
S8 DENOTES STANDARD IRON BAR

**NOTICE OF APPLICATION FOR CONSENT**  
pursuant to Ontario Regulation No. 197/96, as amended

**TAKE NOTICE** that the Southeast Parry Sound District Planning Board will be considering an application for consent under Section 53 of the Planning Act (File No. B-049/25).

**THE PURPOSE AND EFFECT** of the proposed consent is to provide for one lot addition to the adjacent lands (Part Lots 22, 23 & 24, Concession 4).

**THE SUBJECT LANDS ARE LOCATED** in Part Lot 21, Concession 4 (Part 1, 42R-22453) within the Township of Armour as shown on the attached map(s). The severed parcel will have an approximate frontage of 225.5 m. (740 ft.) on Skyline Drive, an approximate depth of 188 m. (617 ft.), an approximate area of 2 ha. (4.94 ac) and is presently vacant. The parcel to be retained will have an approximate frontage of 196.6 m. (645 ft.) on Skyline Drive, an approximate depth of 250 m. (820.21 ft.), an approximate area of 2.42 ha. (6 ac.) and is vacant.

**If a person or public body has the ability to appeal the decision of Southeast Parry Sound District Planning Board in respect of the proposed consent to the Ontario Land Tribunal but does not make written submissions to Southeast Parry Sound District Planning Board before it gives or refuses to give a provisional consent, the Tribunal may dismiss the appeal.**

**IF YOU WISH TO BE NOTIFIED OF THE DECISION OF THE SOUTHEAST PARRY SOUND DISTRICT PLANNING BOARD IN RESPECT OF THE PROPOSED CONSENT, YOU MUST MAKE A WRITTEN REQUEST TO THE PLANNING BOARD AT THE ADDRESS BELOW.**

**ADDITIONAL INFORMATION AND MATERIAL** on this application is available to the public for inspection at the Planning Board office. Please quote **FILE NO. B-049/25**.

**DATED AT THE Southeast Parry Sound District Planning Board OFFICE THIS 4<sup>TH</sup> DAY OF NOVEMBER, 2025.**

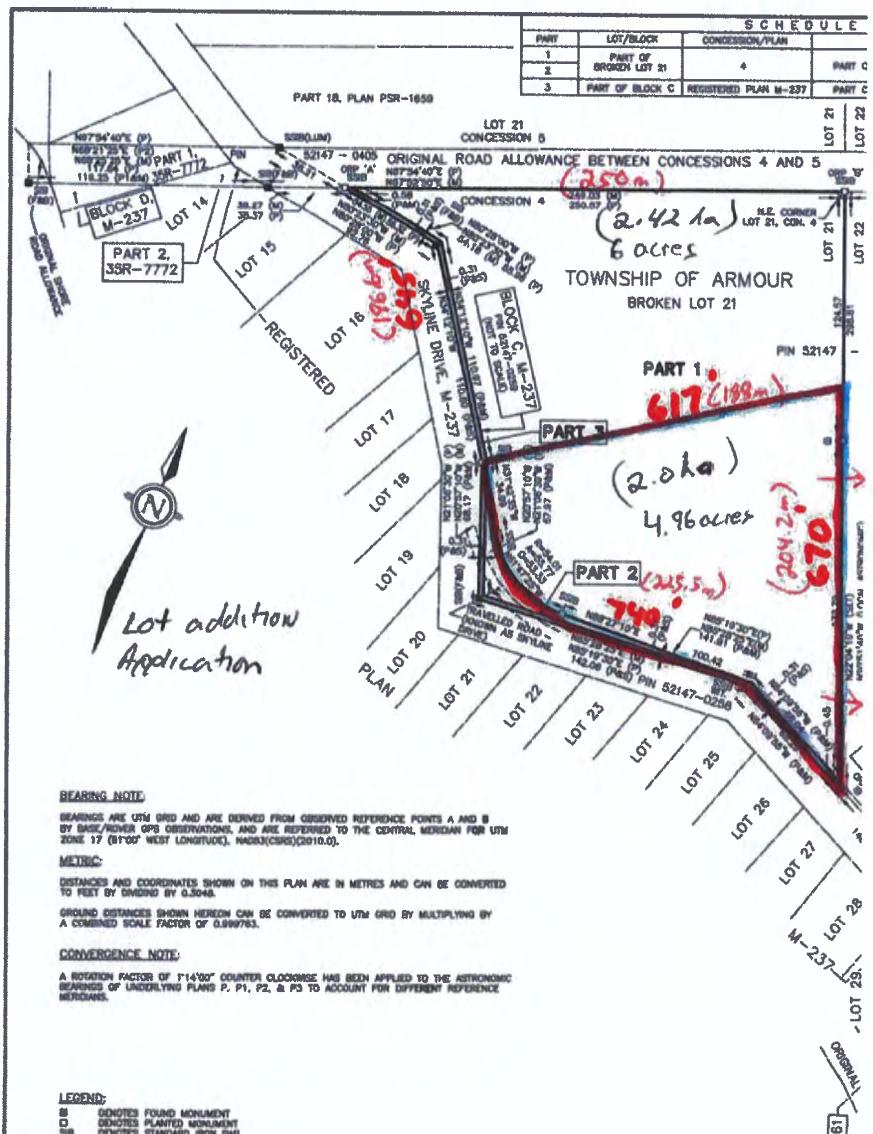
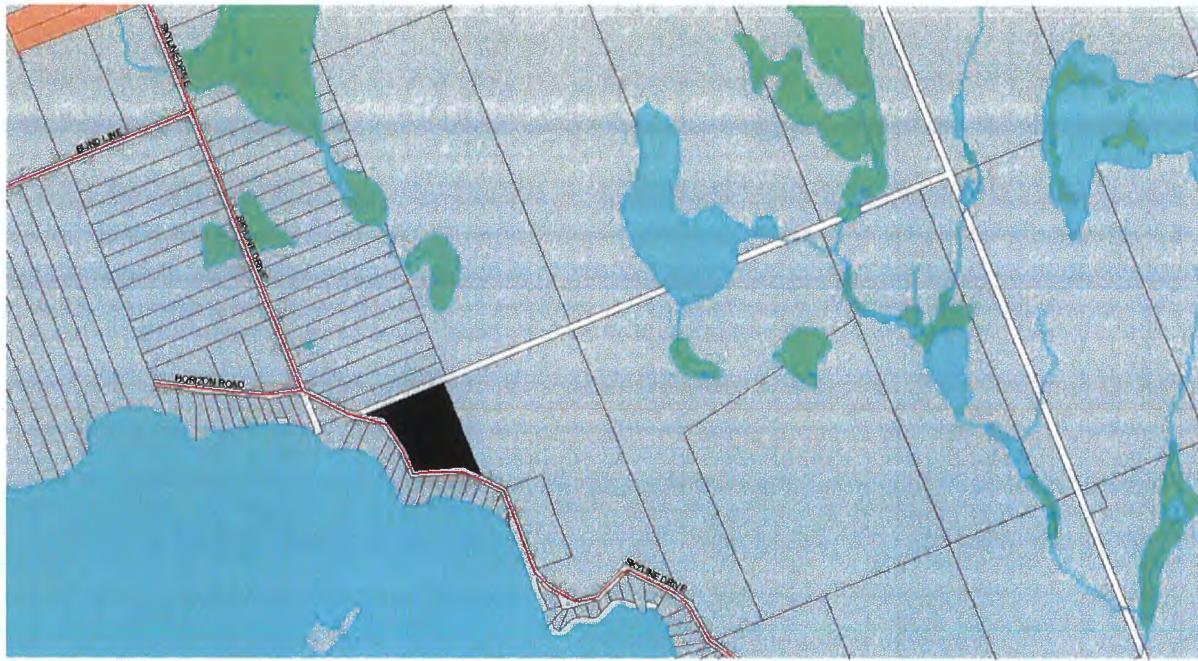
For more information about this matter, contact:

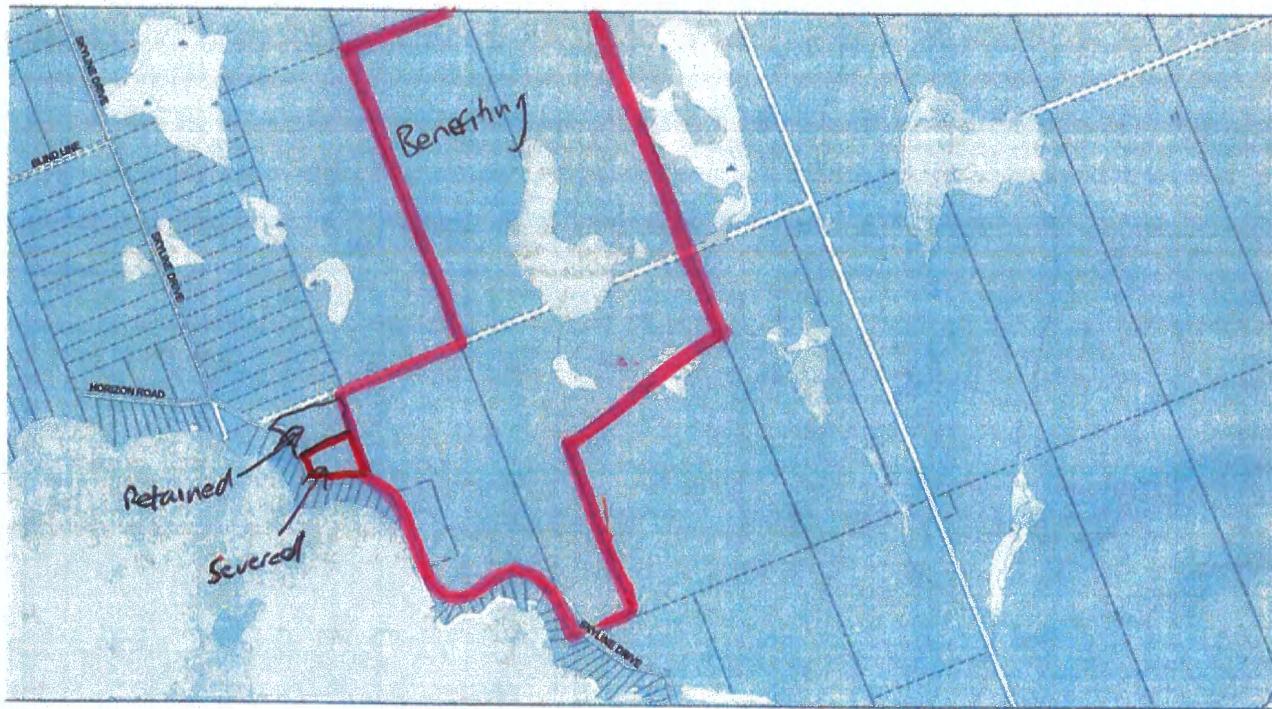
Linda Moyer, Secretary-Treasurer  
Southeast Parry Sound District Planning Board  
P.O. Box 310  
Kearney, Ontario P0A 1M0

Office Location:  
1695 Emsdale Road  
Emsdale, ON

Telephone: (705) 787-5070

Email: [lmoyer@sepsdplanningboard.ca](mailto:lmoyer@sepsdplanningboard.ca)





December 10, 2025

**Planning Review – Armstrong – Consent – B-049/25**

**Southeast Parry Sound District Planning Board**

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**Application**

Application for consent has been made to the Planning Board for a lot addition and retaining one lot from the owners.

**Location**

The subject lands are in Part Lot 21, Concession 4, Part 1, 42R-22453 in the Township of Armour. The lands are generally located on the east of Skyline Drive, with Three Mile Lake being to the west as shown on the key plan on the notice of application.

**Background**

Application for one lot addition was assigned Planning Board file number B-049/25 and retaining one vacant lot.

Overall, the subject land consists of about 422.1m (1,385 feet) frontage on Skyline Drive and 4.42ha (10.94 acres) of lot area.

The proposed severed lot (lot addition) will consist of about 225.5m (740 feet) frontage on Skyline Drive, and about 2.42ha (6 acres) of lot area. It is presently vacant.

The proposed retrained lot will consist of about 196.6m (645 feet) frontage on Skyline Drive and about 2.42ha (6 acres) of lot area. It is presently vacant.

**Northern Ontario Growth Plan**

No concerns.

**Provincial Planning Statement (PPS) 2024**

The subject lands are identified as Rural. The proposal creates no new lots. The lot addition is being added to an extremely large parcel of property. It is unclear the rationale for the lot addition as the benefiting lands already conform and comply with the Township's official plan policy and zoning for buildable lots. It is also unclear whether there is a dwelling on the benefiting lands.

**Chapter 4** of the PPS is entitled the Wise Use and Management of Resources and primarily deals with the environmental health including fish habitat, deer wintering yards, wetlands, wildlife including species at risk, ground/surface/lake water, streams, agriculture, aggregate and archaeology of an area.

**Chapter 5** of the PPS is entitled Protecting Public Health and Safety and addresses the health and safety issues and property damage that could result from natural and man-made hazards. Primarily this section deals with flooding, contaminated sites, and mining/petroleum operations.

I have reviewed Schedule B of the Township's official plan – environmental constraint areas, an area of stratum 1 and 2 potential deer wintering habitat was identified.

The area of potential stratum 1 is in the far north east corner of the retained lot. The retained lot consisting of 2.42ha leaves ample building area outside of the Stratum 1 deer wintering habitat. The severed and retained contain Stratum 2, but again because of its size and particularly because of the size of the benefitting lands the Stratum 2 will not be offended. There is no need for any further assessment.

I have reviewed the 2024 PPS and find that this proposal is consistent.

#### **Township Official Plan**

The subject lands are designated Waterfront, Rural Community and Stratum 1 and 2 Potential Deer Wintering Habitat.

**The Waterfront Community designation shall be defined as those lands extending inland 300 metres (1000 feet) from any waterbody or river so designated on Schedule "A" to this Plan with the exception of lands with topographic constraints (i.e. steep slopes, wetlands, creeks) or man-made constraints (i.e. highways, railways, hydro or gas line corridors, rights-of-way, property boundaries) which would orient the use of such lands away from the waterbody or river."**

The subject lands would be considered in the waterfront designation in part.

**Section 2.2.3 GENERAL POLICIES (f) states "Backlot severances will not be permitted in the Waterfront Community. Backlot severances shall be defined as development of land by subdivision or severance or by any**

**other means within 300 metres (1000 feet) of any lake or substantial creek or river that is separated from that waterbody by a public road or an existing lot of record having a developable area sufficient in size to legally accommodate development.”**

Clearly because the lands are within 1,000 feet of Three Mile Lake and the process for dividing land is a severance (albeit a lot addition) the proposal would offend this policy. As such even though this is a lot addition and no new lots are being created, it is a severance within 1000 feet of the shoreline, so an official plan amendment would be required to permit “new” back lots in the waterfront or rural community. It is a new lot since the original lot is being changed.

Section 3.1 LAND DIVISION 3.1.1 SEVERANCES states in the Township’s official plan “**Severance by consent is the primary form of development in Armour Township and shall be permitted to continue provided it does not result in negative impacts to municipal services.**” What is important to note in the Township’s official plan is that it does not limit the number of severances that can occur at one time on one parcel of land. The above section has several tests including.

The proposal for a lot addition by severance is following the direction of the plan as the primary form of development.

Section 3.1.1. (b) states “**Large lots shall be encouraged with wide frontages of not less than 60 metres (200 feet) and areas of not less than 0.8 hectares (2 acres).**

The proposed severed including the benefitting lands and retained lot has a minimum of 2.42ha (6 acres) and 196.6m (645 feet) road frontage. They conform to the minimum performance standards for area and frontage in the Township’s official plan.

This policy section also indicates that new lots must have frontage on a year-round publicly maintained road and proper site lines. The lots front and have access from Skyline Drive, which is a year-round municipally maintained road. A condition can be imposed on the decision requiring that a suitable entrance be approved by the Township for the retained lands.

**“g) Backlot severances are not permitted in the Rural Community or Waterfront Community areas. Backlot severances shall be defined as**

**development of land by subdivision or severance or by any other means within 300 metres (1000 feet) of any lake or substantial creek or river that is separated from that waterbody by a public road or by an existing lot of record having a developable area sufficient in size to legally accommodate development.**

**“(n) Severances for minor boundary adjustments or easements shall be permitted provided a separate lot or parcel is not created. Consents shall also be permitted to increase the area of an undersized lot.”**

Policy 3.1.1 g) reiterates policy 2.2.3 f), indicating any severances or by any other means are not permitted. When you review both those policies and you turn to policy 3.1.1 n) as noted directly above this policy clarifies the other two policies by stipulating that boundary adjustments (lot additions) can occur when it is minor in nature and a separate parcel is not created. It is abundantly clear that this severance is not minor as it is creating a new lot and there is no need for the lands to be added to an already large parcel of land. The intent of this policy is to enhance an existing undersized lot so it can be built upon and not to create another property where no new lots are being created.

**Section 2.1.3 Rural POLICIES states “(a) Residential Uses**

**(i) When evaluating applications for land division, Council and Planning Board shall consider:**

**(a) whether the proposed land division represents limited residential development or resource-based recreational activities;”**

No new lots are proposed. The density remains the same.

**“(iii) The minimum residential lot size shall be 0.8 hectares (2 acres) unless otherwise specified by Council or any other ministry or agency with jurisdiction.”**

This standard has been met.

**“(vi) All residential uses shall be serviced by sustainable private water and sewage disposal located on site. Private communal services are not permitted in Armour Township.”**

The proposed lots are intended to be serviced with private individual water and septic systems. The retained lot should be made subject to comments and

clearance from the North Bay Mattawa Conservation Authority (NBMCA), The severed and benefitting lot has more than adequate area for a future septic system.

I have reviewed the Township of Armour official plan, and I conclude that proposal conforms subject to a site specific official plan amendment.

#### **Zoning By-Law**

The existing zone is Rural (Ru).

The minimum frontage for a new residential lot in the Ru zone is 61m (200 feet) and the minimum area in the Ru zone is 0.8ha (2acres). The proposed lots comply with the existing Ru zoning for frontage and area. Therefore, rezoning is not required.

#### **Recommendation**

Having reviewed the Township's official plan and zoning by-law and the 2024 PPS, I recommend application B-049/25 be approved with conditions including an official plan amendment to permit land division in the waterfront and rural community, confirmation from the Township's Public Works Foreman that there is a satisfactory entrance for the retained, confirmation from the North Bay Mattawa Conservation Authority (NBMCA) that the retained is suitable for a septic system, amongst other standard conditions.

Respectfully submitted.

LannyD.Planning



Lanny Dennis, President  
MCIP, RPP

# ROBERT J. MILLER Land Use Planning Services

15 Brock Street RR#3 NIAGARA-ON-THE-LAKE ONTARIO L0S 1J0 905.468.0582 cell/txt 289.213.4421

Robert J. Miller  
Professional Land Use Planner

Email [plansifter@gmail.com](mailto:plansifter@gmail.com)

January 7, 2026

VIA EMAIL [clerk@armourtownship.ca](mailto:clerk@armourtownship.ca)

Township of Armour  
c/o Mrs. Charlene Watt, Municipal Clerk  
P.O. Box 533  
Burk's Falls, ON P0A 1C0

Dear Mrs. Watt, Mr. Gray, Mayor Ward and Members of Council:

RE: Planning Report B-049/25 Lot Addition (Armstrong)

This letter is in response to a request by the Clerk for a formal report and recommendations for Council on the above application. The report is also to consider the December 10, 2025 Planning Review of this application by LannyD.Planning for the Southeast Parry Sound District Planning Board.

## Introduction

This application is simply to sever part of Lot 21 Concession 4 (Part 1 of plan 42R-22453, Roll No. 63700) into roughly equal parts (2 ha. and 2.4 ha) and to convey the severed parcel (2.4 ha.) to the lands immediately adjacent to the east. This lot addition will afford unrestricted access plus additional frontage (225.5 m.) on Skyline Drive for the contiguous eastern lot which has severe topographic and shared access constraints along its entire frontage on Skyline Drive. These restrictions totally preclude reasonable access to the adjacent 25.9 ha. (64 acres) part of Lot 22 Concession 4 (Roll No. 63900), which justifies the need for this lot-addition consent, as explained later in this report.

For background clarification, the entire property subject of this consent application is part of Lot 21 Concession 4 which was unmerged from its eastern neighbour, part of Lot 22 Concession 4, on October 25, 2023 by Consent B-032/23. The adjacent eastern vacant lot will continue to form part of the original retained lands in Consent B-032/23 after it increases in size by 2.4 ha. with 225.5 m. additional frontage achieving good access to Skyline Drive as the benefitting lands from this consent.

## Recommendations

1. The proposed consent and lot addition represent good planning and should be subject of Official Plan Amendment No. 6 (an available number) to recognize that the consent results in no new backlot development as the severed parcel will legally merge with the existing retained lot from a previous consent. This will negative the non-conformance with the Official Plan under Section 51(24)(c) of the Planning Act with which the application would otherwise not comply.

2. The proposed consent and lot addition should be subject of a Zoning By-law Amendment similar to previous By-law No. 5/2024, Exception Rural Ru-107, to recognition the lot addition as legally existing on the date of consent approval and to bring it into conformity with above recommended Official Plan Amendment No. 6.

**Basis of Recommendations**

**1. Planning Board Review:**

The December 10, 2025 Planning Review of this application by LannyD.Planning is well done, but incomplete and should therefore not be considered as submitted at this point. It fails to account for Armour Official Plan Amendment No. 5 and Armour Zoning By-law Amendment No. 5/2024. These Amendments were in compliance with the conditions of approval for Consent B-32/23 requested in Motion No. 189 of Armour Council on July 11, 2023 and with Conditions 5 and 6 in the approval of Consent B-32/23 issued by the Planning Board on October 25, 2023.

To be fair, my Report to Armour Council on Consent B-32/23, plus three other related consent applications, was submitted on September 20, 2023 in the absence of any planning comments ever received from the Planning Board.

**2. Tests For Amending the Official Plan and Implementing Zoning By-law**

Application B-049/25 does not conform with Section 3.1.1(g) of the Armour Official Plan which states:

*"Backlot severances are not permitted in the Rural Community or Waterfront Community areas. Backlot severances shall be defined as development of land by subdivision or severance or by any other means within 300 metres (1000 feet) of any lake or substantial creek or river that is separated from that waterbody by a public road or by an existing lot of record having a developable area sufficient in size to legally accommodate development."*

As required under Section 22(5) of the Planning Act and Section 5.5.1 of the Armour Official Plan:

*"An amendment to Schedule "A" is required to permit the establishment of areas for uses other than those included in the Land Use Plan, Schedule "A". In considering an amendment to the Land Use Plan, Schedule "A", to designate additional areas for a particular use or to change the designated use of a particular area, Council shall have due regard to the criteria set out in paragraphs (a) to (f) inclusive of this subsection which are in addition to those specified in the remainder of the Section. These criteria shall also be considered when reviewing an application to amend the implementing Zoning By-law to permit a development that is in conformity with this Official Plan.*

- (a) The need for the proposed use;
- (b) The extent to which the existing areas in the proposed categories are developed, and the nature and adequacy of such existing development;
- (c) The physical suitability of the land for such proposed use;
- (d) The location of the area under consideration with respect to:

- (i) The adequacy of the existing and proposed highway system in relation to the development of such proposed areas;
- (ii) The convenience and accessibility of the site for vehicular and pedestrian traffic and the traffic safety in relation thereto; and
- (iii) The adequacy of the potable water supply, sewage disposal facilities, and other services in view of the policies contained in this Plan and in accordance with technical reports or recommendations which the Council shall request from any authority deemed advisable, such as the Ministry of Environment Conservation & Parks.

- (e) The compatibility of the proposed use with uses in adjoining and surrounding areas; and
- (f) The potential effect of the proposed use on the financial position of the municipality.
- (g) The potential effect of the proposed use upon the natural environment, including areas of wildlife and fisheries habitat."

I believe the lot-addition consent application B-049/25 meets all of the above tests with the exception of Section 5.5.1(a) "need". Why does a lot with 1,438.7 m. (4,720 ft.) frontage on Skyline Drive need more frontage?

#### The Need For Accessible Frontage

1. Virtually all of Part Lot 22 Concession 4 is occupied by what is known locally as "Gibson Mountain" whose slopes on all but part of the north side are so steep it requires a person to go up on "all fours". Please refer to the attached topographic map for details. In 2006 while I was locating several private burials in Armour, I was told to follow old tree blazes up to the Gibson memorial interments, by Les Phinney, the Road Supervisor. Most of part Lot 22 Concession 4 rises 57 m. (187 ft.) and the top level affords a grand horizon view including all four islands in Three Mile Lake. The memorial area sits within a separate parcel (Roll No. 57700) of 2.67 ha., almost 7 acres, which dominates the level forested summit area. The memorial monument features two plaques which commemorate William Spurgeon Gibson (1882-1951) and his wife Pearl Menzies Gibson (1886-1986). She lived 100 years, and was possibly the daughter of R. H. Menzies, the fifth Reeve of Armour c.1885.
2. The only level area for building on part Lot 22 Concession 4 is in the northwest quadrant adjacent to the area of Consent B-32/23 which is level and proposed for lot-addition Consent B-049/25 which will thereby afford it reasonable access to Skyline Drive.
3. Another alternative location for access to Lot 22 Concession 4 is a small triangular area in its southeast extremity but that is currently being transected by a driveway or trail which goes north all the way to Russell Lake. Its unknown if there are rights-of-way over this trail but its location is a serious deterrent to building in this area. Please refer to the attached properties map by Planscape.

4. Another possible but impractical access would be via the South Armour Colonization Road which is likely reserved in the original patents from the Crown and might be owned by Armour Township. This road is currently used as the driveway access to the residence of Peter Edwards on the east side of Lot 24, Concession 4 and the PIN mapping shows the Edwards have a right-of-way (LT127614) over part of this old roadway. The point where this old road intersects with Skyline Drive has been given the municipal number 647 which Edwards uses as his local address. Please see the old PIN map attached.
5. It might be possible to make use of additional lands owned by the applicants as part of Lot 23, Concession 4 which is also part of the Retained Lands in approved consent B-032/23 but my sense is the legal complications of dealing with the South Armour Colonization Road would be legally complex. The road actually proceeds easterly and south to the point where it meets Cherry Hill Road and given the municipal address of 460 at that point and used by several land owners in the same fashion as the Edwards do at the Skyline Drive terminus. All of the old pioneer area served by the South Armour Colonization Road was known as the Orange Valley Community which flourished with farmsteads and lumbering until abandoned by 1935. The Orange Valley Hunt Camp is the only original building surviving.

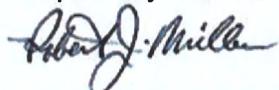
#### Conclusion

In my view, the proposed lot-addition Consent B-049/25 represents good planning; is the most economical and viable approach to meeting the access needs of the benefitting lands; and should therefore be approved by the Planning Board.

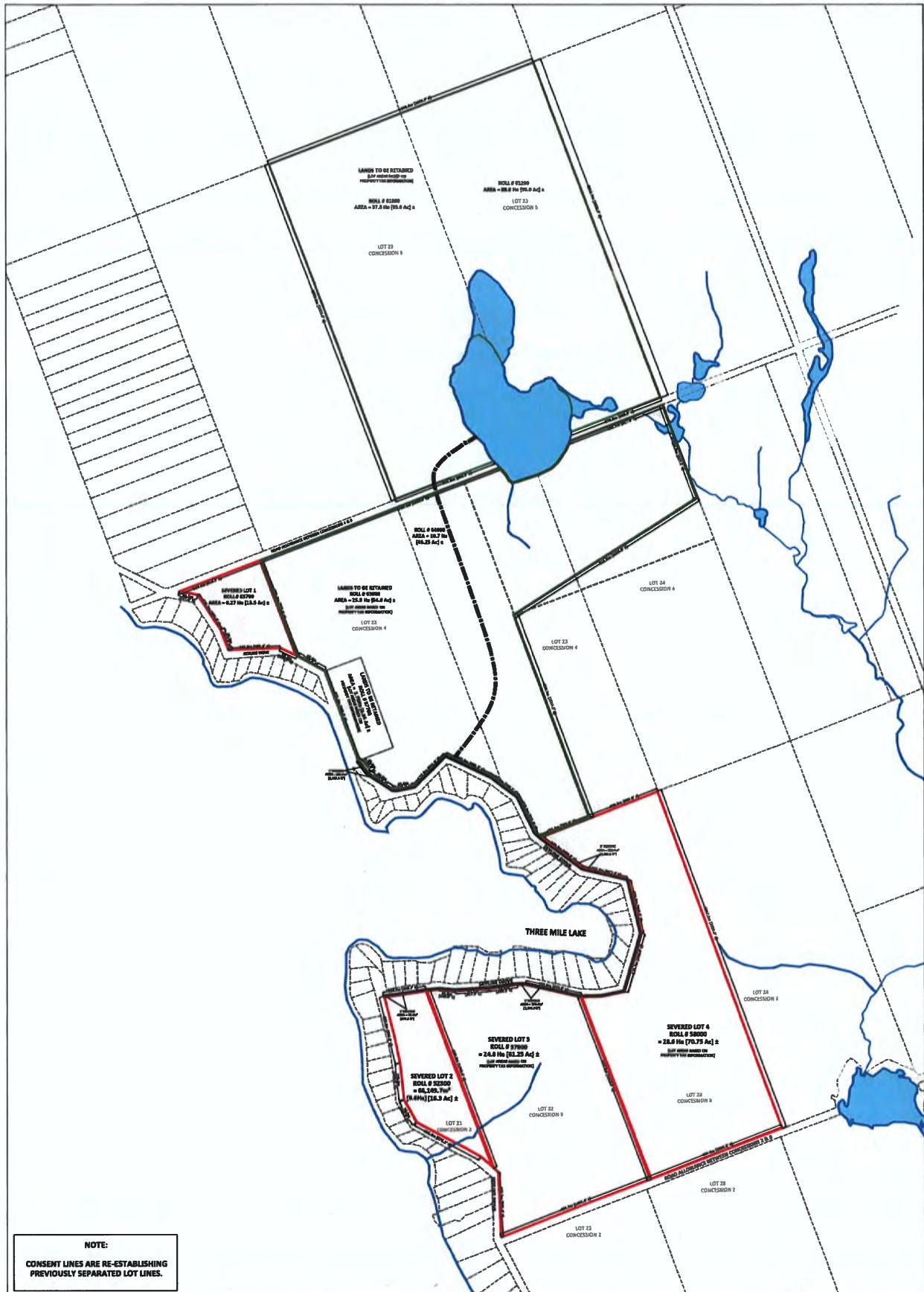
#### Documents Reviewed

- Armour Township Official Plan and OPA 5
- Provincial Planning Statement 2024 and the Planning Act
- Armour Township Zoning By-law and Amendment No. 5/2024
- Southeast Parry Sound District Planning Board, Application for Consent, Mark & Susan Armstrong, October 9, 2025 and Notice of Application For Consent, File B-049/25, November 4, 2025
- Planning Review-Armstrong-Consent-B-049/25, LannyD.Planning, December 10, 2025
- Edward Veldboom, South Armour Colonization Road, letter Theriault, April 5, 2024
- Survey, Armour, District of Parry Sound, Walter Beatty, P.L.S. July 6, 1876, Rod Blakelock collection
- Map, Ontario Commissioner of Crown Lands, Colonization Roads 1857-1910, Tim Bryson Collection

Respectfully submitted,



Robert J. Miller



**NOTE:**

**CONSENT LINES ARE RE-ESTABLISHING  
PREVIOUSLY SEPARATED LOT LINES.**

**SEVERANCE SKETCH & OFFICIAL  
PLAN AMENDMENT SKETCH**  
**723 SKYLINE DRIVE**  
**PART LOT 21, CONCESSION 3 & 4**  
**LOTS 22, 23, 24, CONCESSIONS 3, 4 & 5**  
**TOWNSHIP OF ARMOUR**  
**DISTRICT OF PARRY SOUND**  
  
**ARMSTRONG**

**DISCLAIMER**  
**THIS DRAWING IS FOR ILLUSTRATION**  
**PURPOSES ONLY.**

**BASE MAPPING CREATED FROM MINISTRY  
OF NATURAL RESOURCES AND FORESTRY  
MAKE A TOPOGRAPHIC MAP  
ALL INFORMATION CONTAINED WITHIN IS  
APPROXIMATE.**

**THIS IS NOT A PLAN OF SURVEY AND SHALL  
NOT BE TREATED AS SUCH.**

**LANDS TO BE SEVERED**

**LANDS TO BE CONVEYED  
TOWNSHIP OF ARMSTRONG**

[NOT TO SCALE - FOR VISUAL PURPOSES ONLY]

1000 JOURNAL OF CLIMATE

NO.	DATE	REVISIONS	BY		
1.	05-JUN-2023	SUBMISSION SKETCH	JT		
2.					
3.					
4.					
SOURCE:		PLANSCAPE BUILDING COMMUNITY THROUGH PLANNING			
		SCALE	PROJECT NO.	DATE INITIATED	BY
		1:10 000	157800	MAY 10, 2023	JT
 <span data-bbox="1183 1843 1344 1854">PLANSCAPE BUILDING COMMUNITY THROUGH PLANNING</span>					
<small>© This Plan is Protected by Copyright</small>					

SOURCE:  
MINISTRY OF NATURAL RESOURCES AND FORESTRY -  
MAKE A TOPOGRAPHIC MAP



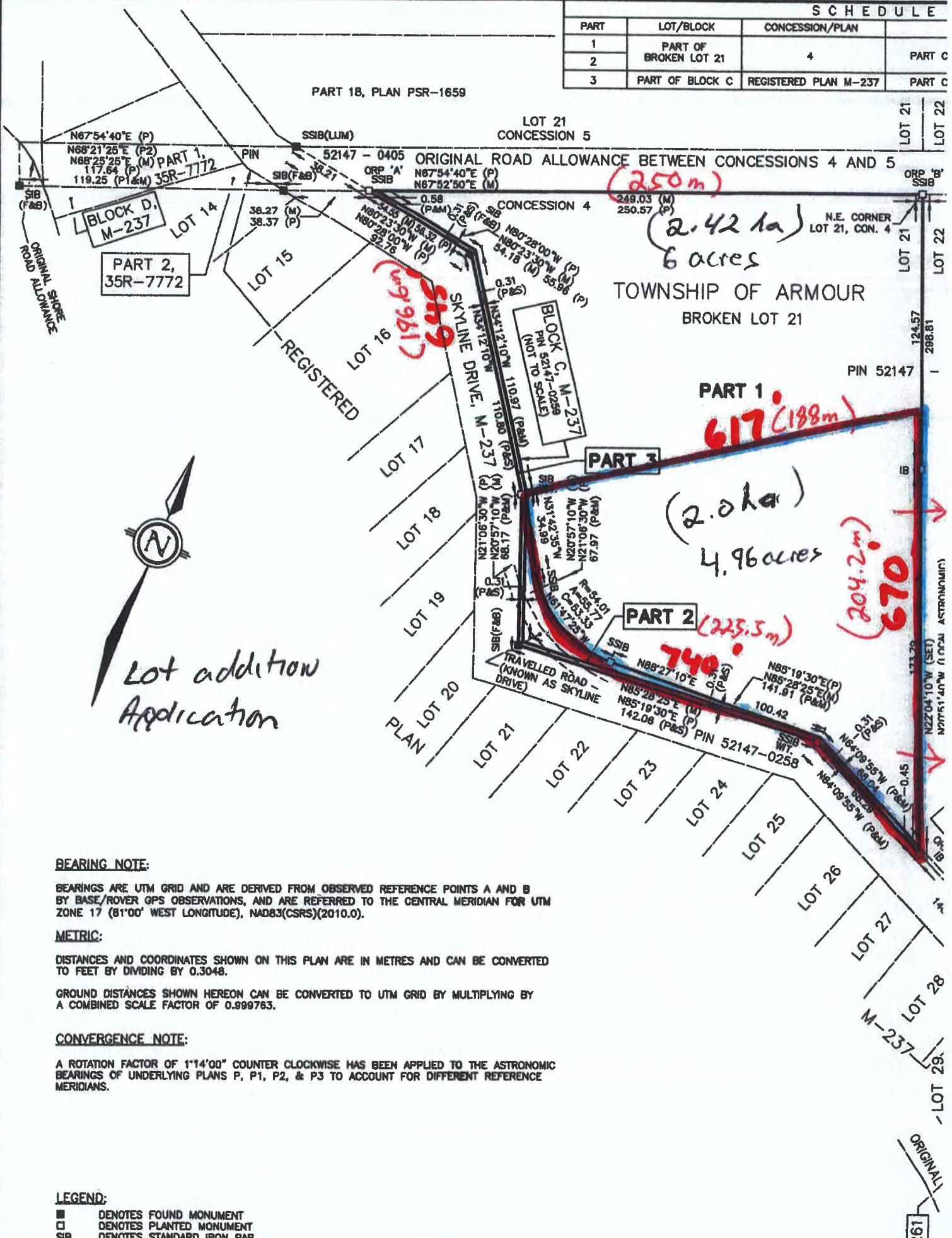
PROJECT NO. DATE INITIATED BY

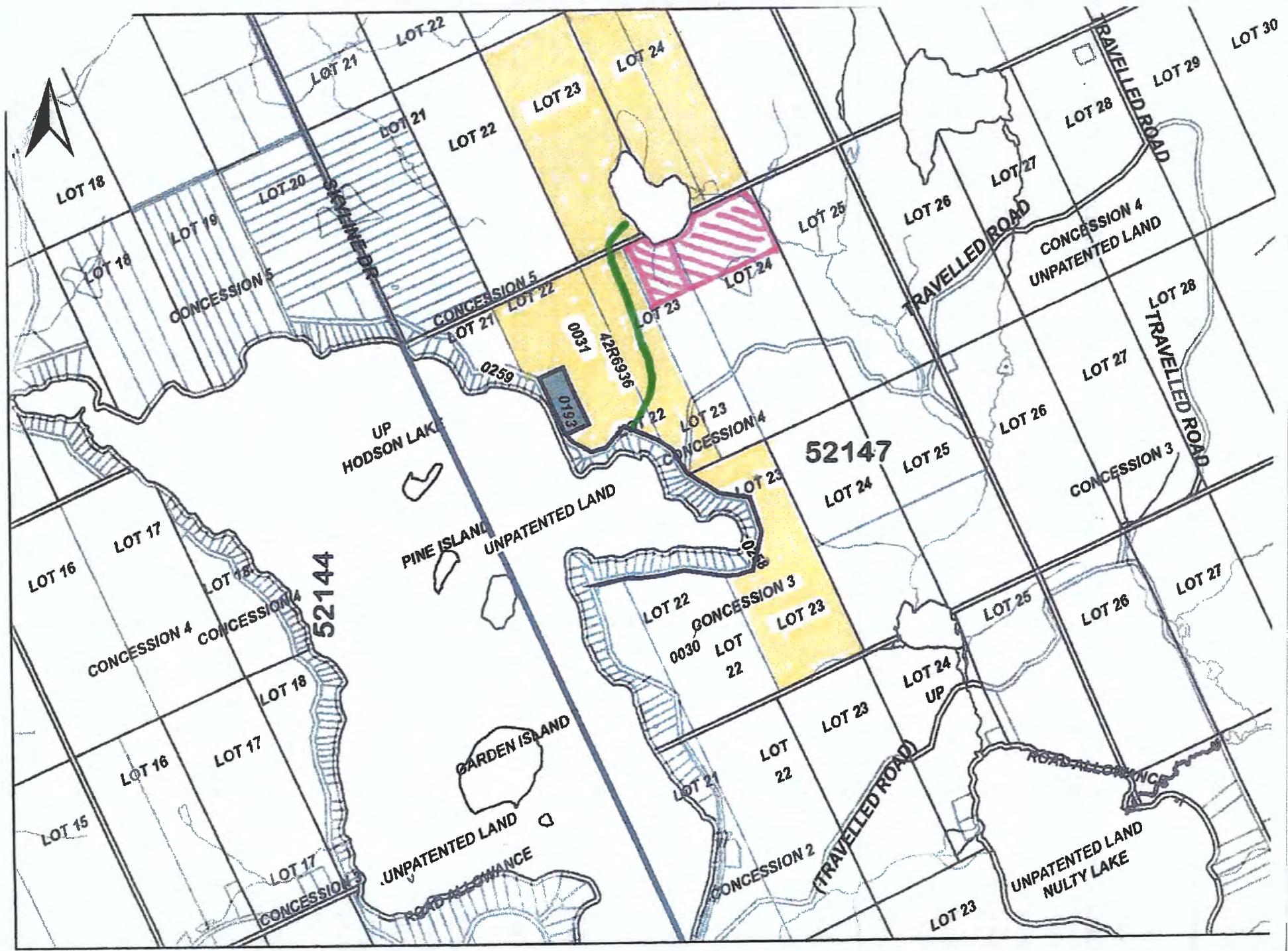
© This Plan Is Protected By Copyright

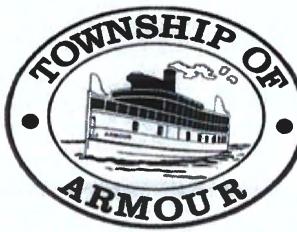
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SCHEDULE			
PART	LOT/BLOCK	CONCESSION/PLAN	
1		PART OF BROKEN LOT 21	4
2			PART C
3	PART OF BLOCK C	REGISTERED PLAN M-237	PART C

PART 18, PLAN PSR-1659







(9)

## STAFF REPORT

**Date:** January 13, 2026  
**To:** Council  
**From:** Charlene Watt, Municipal Clerk  
**Subject:** Support for Revision to Condition #3 – Subdivision Application S-01/24 (Prentice)

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### Recommendation

That the Council of the Township of Armour support the request by Lanny Dennis, Planner, to revise Condition #3 of Subdivision Application S-01/24 (Prentice) to require that a Zoning By-law Amendment be applied for and approved recognizing a minimum lot frontage of 61 metres for Lots 1–5.

### Background

Subdivision Application S-01/24 (Prentice) was previously considered by the Planning Board and includes a series of draft approval conditions. Condition #3 requires clarification to appropriately address the proposed lot frontages for Lots 1 through 5.

The Planner has requested that Condition #3 be revised to state that a Zoning By-law Amendment must be applied for and approved to recognize a minimum lot frontage of 61 metres for Lots 1–5.

### Agency Comments

The Ministry of Natural Resources and Forestry (MNRF) has advised that it does not review or provide comments on site-specific planning proposals where the municipality or a planning board is the approval authority. As such, no agency objection or comment is outstanding with respect to this request.

### Analysis

The requested revision provides a clear and appropriate planning mechanism to address zoning conformity for the proposed lots. Requiring a Zoning By-law Amendment ensures that the lot frontages are formally recognized and implemented through the Township's regulatory framework.

### Attachments

#### Supporting Correspondence

## **Charlene Watt (Deputy Clerk)**

---

**From:** Linda Moyer <lmoyer@sepsdplanningboard.ca>  
**Sent:** January 7, 2026 5:39 PM  
**To:** Charlene Watt  
**Subject:** FW: 233 Cherry Hill Road - Prentice Plan of Subdivision - Change of Condition 3  
**Attachments:** PrenticeMNRResponse.pdf

Hi Charlene,

The following request was received from Lanny Dennis for an amendment to condition of approval no. 3 for Subdivision Application S-01/24 (Prentice). I will be bringing this request forward at the January 28<sup>th</sup> meeting. Please provide any comment that you may have prior to that meeting.

Please contact me should you have any questions.

Regards,

Linda Moyer  
Secretary-Treasurer

SE Parry Sound District  
Planning Board  
P.O. Box 310  
Kearney, ON P0A 1M0

705-787-5070

**From:** Lanny Dennis <lannydplanning@gmail.com>  
**Sent:** Tuesday, December 23, 2025 9:52 AM  
**To:** Linda Moyer <lmoyer@sepsdplanningboard.ca>  
**Cc:** Jamey Prentice <Jamey@prentice.ltd>; darcy prentice <darcy.prentice@hotmail.com>  
**Subject:** 233 Cherry Hill Road - Prentice Plan of Subdivision - Change of Condition 3

Good Morning Linda,

The client has started clearing the conditions.

Specifically the owner through Riverstone has reached out to MNR regarding the deer habitat. The condition requires that written evidence be provided from MNR confirming Lots 1-5 are not a confirmed deer habitat.

As discussed previously with the Planning Board this condition is not reasonable since it was our position that MNR does not comment on site specific planning applications and clear conditions of draft plan approval.

Based on the attached email from the MNR it is clear they do not review or provide comment on site-specific planning proposals where a municipality or planning board is the approval authority.

Further to their email response Riverstone has completed an EIS to address the Provincial Planning Policy (PPS).

As such, since we are unable to secure a response from MNR I propose that condition 3 be revised to read "**A zoning by-law amendment be applied for and received which recognizes the minimum lot frontage of 61m for lots 1-5.**"

As noted in the decision a condition can be changed anytime before final approval is given.

Thanks

Lanny Dennis



Lanny Dennis &lt;lannydplanning@gmail.com&gt;

**FW: Review of White-tailed Deer Wintering Habitat Assessment Armour Township**

1 message

Al Shaw &lt;al@rsenviro.ca&gt;

2 October 2025 at 11:20

To: Jamey Prentice &lt;jamey@prentice.ltd&gt;, darcy prentice &lt;darcyprentice@hotmail.com&gt;

Cc: Lanny Déhnis &lt;lannydplanning@gmail.com&gt;, 219-008 Prentice EIS Armour Deer Lake &lt;219-008@rsenviro.ca&gt;

Just received this correspondence from the MNRF on our inquiry.

I think this should work.

Al Shaw

RiverStone Environmental Solutions Inc.

**From:** Short, Sam (MNR) <Sam.Short@ontario.ca>  
**Sent:** October 1, 2025 2:42 PM  
**To:** Al Shaw <al@rsenviro.ca>  
**Cc:** Beriault, Karine (MNR) <Karine.Beriault@ontario.ca>  
**Subject:** RE: Review of White-tailed Deer Wintering Habitat Assessment Armour Township

Hello Al,

Thank you for reaching out regarding a *Planning Act* application at 233 Cherry Hill Road, Township of Armour. It is our understanding your inquiry pertains to application No. S-01/24 (Prentice) for a plan of subdivision fronting Deer Lake. Based on the information shared, we understand the Southeast Parry Sound District Planning Board approved the application with a condition they wish MNR to clear.

MNR generally does not review or provide comment on site-specific planning proposals where a municipality or planning board is the approval authority. Planning authorities are responsible for ensuring that their decisions on *Planning Act* applications are consistent with the Provincial Planning Statement 2024 (PPS) and provincial plans, where applicable. As such, MNR does not clear conditions related to consents or plans of subdivision/condominiums.

As you have noted, based on MNR data, the subject lands are identified as Stratum 1 or Stratum 2 deer habitat. Stratum 1 and 2 Deer habitat are considered Significant Wildlife Habitat (SWH). Note that, the ministry does not receive and review third party information for the purpose of updating MNR-mapped deer habitat; this does not preclude planning authorities/consultants from adopting locally specific approaches consistent with the PPS.

The PPS allows for development and site alteration within SWH as long as there can be a demonstration of no negative impact to the feature and its ecological function (e.g. 4.1.5 and 4.1.8). The PPS also includes flexibility in the definition for significance of SWH in that they are recommended by the Province, but that municipal approaches that achieve or exceed the same objective may also be used.

Given this flexibility and MNR's role as clarified above, please share this information with the Planning Board. If you, or the Board, have any questions or wish to discuss this further, please don't hesitate to reach out.

Thank you,

**Samual Short**

Regional Planner | Land Use Planning and Strategic Issues Section/Southern Region

Ministry of Natural Resources | Ontario Public Service

705-772-9329 | sam.short@ontario.ca

**Ontario** 

*Taking pride in strengthening Ontario, its places and its people*

**Please note:** As part of providing accessible customer service, if you have any accommodation needs, require communication supports, or alternate formats please let me know.

**From:** Al Shaw <al@rsenviro.ca>  
**Sent:** August 26, 2025 2:44 PM  
**To:** Beriault, Karine (MNR) <Karine.Beriault@ontario.ca>  
**Cc:** 219-008 Prentice EIS Deer Lake <219-008@rsenviro.ca>  
**Subject:** Review of White-tailed Deer Wintering Habitat Assessment Armour Township

**CAUTION – EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.**

Good day Karine, I trust all is well.

I am writing to essentially continue our previous discussion related to a proposed development within an MNRF identified Deer Wintering Yard. The property is accessed at 233 Cherry Hill Road and has considerable frontage on Deer Lake (1563 m). The development proposal is to create a total of 15 lots from the 40 ha parcel. The property is completely

covered in MNRF identified Stratum 1 and 2 Deer Wintering Yards. A very small amount of Stratum 1 exists on the extreme southwest portion of the property (small corner of proposed Lot 1) with the remainder under Stratum 2. As part of the development process, RiverStone completed an Environmental Impact Study (EIS), which included a review of wintering habitat for deer. Our assessment included field visits in the summer and winter, and referenced the MNRF deer habitat assessment protocol that was developed through your office. We reviewed the property for signs of browse, rubs, pellets, migration routes and bedding areas, along with canopy density and composition. We concluded that although there was an abundance of young deciduous tree and shrub growth, it showed very little browse by deer. The conifer dominated portions of the property consisted of moderately spaced (low canopy cover) Black Spruce and Eastern White Cedar (wetlands) having snow depths between 30 and 70 cm during our assessment. Based on these characteristics we concluded that although there are some components that seem to be suitable for wintering deer (suitable deciduous browse), the lack of use by deer suggests that something is lacking that makes the area desirable as wintering habitat. Regardless, areas of conifer cover were to be maintained (primarily in wetland features and some along the lake shoreline).

There has been considerable debate through the planning process on a variety of items, including deer wintering habitat. Ultimately, the decision lies with the Southeast Parry Sound District Planning Board to approve or deny the application for the lot creation. At a recent meeting, July 23, the application was given approval, with several conditions that need to be addressed before the lots can be officially created. Of significance to this conversation is Condition 3 which reads as follows:

"That the applicant provide written evidence from the MNRF confirming that Lots 1 – 5 are not a confirmed deer habitat to allow for a reduced minimum frontage of 120 metres to 61-70 metres. Upon confirmation from the MNRF, that a zoning by-law amendment be applied for and received which recognizes a minimum lot frontage for proposed Lots 1 – 5 requires variations in the minimum lot frontage requirement for winter deer habitat."

Please let me know if it is possible for you/MNRF to comment on our assessment and habitat within the proposed lots 1-5 and their frontage? If this is possible, I will forward all the documents that relate to these items. Your assistance is greatly appreciated.

All the best,

Al Shaw

Senior Ecologist | Principal

RiverStone Environmental Solutions Inc

47 Quebec Street, Bracebridge

Ontario, P1L2A5

Head Office (705) 645.9887

Mobile (705) 641.0640

Southern Ontario (866) 776.7160

e-mail [al@rsenviro.ca](mailto:al@rsenviro.ca) | [www.rsenviro.ca](http://www.rsenviro.ca)

Municipality/Township: Township of Armour  
Location: Part of Lot 23, Concessions 1 & 2  
(Part 1, 42R-13495 & Part 2, 42R-22305)

Date of Decision: July 23, 2025  
Date of Notice: August 7, 2025

The Southeast Parry Sound District Planning Board's conditions and amendments to final plan approval for registration of this Draft Plan of Subdivision file no. **S-01/24** are as follows:

No.	Conditions
1.	That this approval applies to the Draft Plan of Subdivision prepared by KPK Surveying Inc., dated November 14, 2024, as amended, to show a total of 15 residential lots and 2 Blocks for private road purposes.
2.	That the subdivision plan confirms that all proposed lots meet the Armour Township Zoning By-law Definition of "Lot Area" meaning "the total horizontal area within the lot lines of a lot but shall not include any area below the high water mark," each having a minimum area of 2 acres (0.80 ha.).
3.	That the applicant provide written evidence from the MNRF confirming that Lots 1 – 5 are not a confirmed deer habitat to allow for a reduced minimum frontage of 120 metres to 61-70 metres. Upon confirmation from the MNRF, that a zoning by-law amendment be applied for and received which recognizes a minimum lot frontage for proposed Lots 1 – 5 requires variations in the minimum lot frontage requirement for winter deer habitat.
4.	That a zoning by-law amendment be applied for and received to rezone the proposed lots to Lakeshore Residential (LR) Zone, Flood Plain (FP) Zone and Wetlands Protection Zone to allow residential uses on a year-round basis.
5.	That a zoning amendment be applied for and approved for the following: a) to implement the setbacks recommended by the EIS regarding a 30 metre setback from Deer Lake and wetlands and 15 metre from watercourses; b) no development be permitted within Type 1 Fish Habitat and all docks are to be located outside of Type 1 fish habitat. c) a Holding Provision be implemented on a portion of Lot 11 as recommended in the Archaeological Assessment, prepared by Woodland Heritage Northeast and dated July 3, 2024, that includes the site and the 30 m. no work buffer, until such time as a Stage 3 site-specific assessment is completed.
6.	That the lands identified as "additional lands owned by applicant" be merged with lands to the north and a zoning by-law amendment be applied for and received to prevent any future residential development or further land division.
7.	That a subdivision agreement be entered into with the Township of Armour pursuant to Section 51 (26) of the Planning Act and that this agreement be registered on title against the lands to which it applies prior to the final registration of the plan of subdivision and shall contain all requirements, financial and otherwise for the installation of public and on-site services, drainage, the conservation of natural heritage features and other matters set out in the conditions of approval.



OPA-2025-01  
(Amendment No.4)

(10)

**DISTRICT OF PARRY SOUND**

56 ONTARIO STREET  
PO BOX 533  
BURK'S FALLS, ON  
POA 1C0

RECEIVED

(705) 382-3332

(705) 382-2954

Fax: (705) 382-2068

Email: [deputyclerk@armourtownship.ca](mailto:deputyclerk@armourtownship.ca)

TOWNSHIP OF ARMOUR

Website: [www.armourtownship.ca](http://www.armourtownship.ca)

JAN 17 2025

**APPLICATION TO AMEND THE OFFICIAL PLAN**

**1. APPLICANT INFORMATION:**

**1.1 NAME OF REGISTERED OWNER(S)** David Creasor

Mailing Address

Tel. # Home \_\_\_\_\_ Office n/a Cottage n/a

Fax #. n/a E-Mail Address \_\_\_\_\_

**1.2 NAME OF SOLICITOR (if involved)** n/a

Mailing Address n/a

Tel. # n/a Fax # n/a

**1.3 NAME OF AUTHORIZED AGENT (if any)** SolarBank Corporation

Mailing Address 803-505 Consumers Rd, Toronto, ON M2J 4V8 Attn: Ina Lila

Tel. # 647 835 5503 Fax # n/a

E-Mail Address [ina.lila@solarbankcorp.com](mailto:ina.lila@solarbankcorp.com)

Please specify to whom you wish communications to be sent:

Owner (automatically sent)  Solicitor  Agent

**2. LOCATION OF SUBJECT LANDS:**

Lot # 3 Concession # 6

Registered Plan of Subdivision # 42R22137 Lot # on Plan \_\_\_\_\_

SAVE & EXCEPT PARTS 1 & 2 PLAN 42R222137  
Reference Plan # (Survey Plan) \_\_\_\_\_ Part # on Survey \_\_\_\_\_

Municipal or 911 Address (not mailing address) 219 Peggs Mountain Rd, Burks Falls, ON POA 1C0

Assessment Roll Number 491900000200300

**3. DESCRIPTION OF THE SUBJECT LANDS:**

**3.1 DIMENSIONS OF THE SUBJECT LANDS:**

Frontage on Road	68m	Frontage on Water	N/A
Depth	1,000m	Area	32.37ha

**3.2 TYPE OF ACCESS FOR THE SUBJECT LANDS: (Please check appropriate box).**

(a) i) **Existing:**

<input type="checkbox"/>	a) Provincial Highway	<input type="checkbox"/>
<input checked="" type="checkbox"/>	b) Municipal Road Year-round maintained	<input checked="" type="checkbox"/> No change
<input type="checkbox"/>	c) Municipal Road - seasonally maintained	<input type="checkbox"/>
<input type="checkbox"/>	d) Private Road	<input type="checkbox"/>
<input type="checkbox"/>	e) Water	<input type="checkbox"/>
<input type="checkbox"/>	f) Other (specify) _____	<input type="checkbox"/>

ii) Name of Street or Road Peggs Mountain Road

(b) If the proposed access is by WATER, describe the docking and parking facilities to be used on the mainland? Specify name of marina, or alternative and distance of facility from the subject lands. n/a

**4. SERVICING OF THE SUBJECT LANDS:**

**4.1 TYPE OF WATER SUPPLY AND SEWAGE DISPOSAL ON THE SUBJECT LANDS (Please check appropriate box).**

**WATER**

**Existing:**

<input type="checkbox"/>	a) Private Well	<input type="checkbox"/>
<input type="checkbox"/>	b) Lake / River	<input type="checkbox"/>
<input checked="" type="checkbox"/>	c) Other _____	<input checked="" type="checkbox"/> n/a No change

**Proposed:**

**SEWAGE**

**Existing:**

<input type="checkbox"/>	a) Septic tank and tile bed	<input type="checkbox"/>
<input checked="" type="checkbox"/>	b) Other _____	<input checked="" type="checkbox"/> n/a No change

**Proposed:**

**5. OFFICIAL PLAN DESIGNATION**

**5.1 OFFICIAL PLAN DESIGNATION:**

a) If known, what is the current official plan designation(s) of the subject lands? Rural Community

b) If known, what is the current zoning of the subject land? RU

## 5.2 USE OF THE SUBJECT LANDS

**Existing:**

Vacant

Residential

Multiple Residential (e.g. duplex, etc)

Commercial (give details below, including business name)

Industrial (give details below, including business name)

Other (specify)

Existing Solar Project

**Proposed:**

Proposing to add Battery  
Energy Storage System  
(BESS) to the property.

(b) Provide any additional details of above, if necessary. Rural

Please see attached documentation for more details.

## 5.3 PREVIOUS USE OF PROPERTY:

Residential  Industrial  Commercial  Institutional

Vacant  Other

(a) If Industrial or Commercial, specify use n/a

(b) Has the grading of the subject land been changed by adding earth or other material?

Yes  No  Unknown

(c) Has a gas station been located on the subject land or land adjacent to the subject land at any time?

Yes  No  Unknown

(d) Has there been petroleum or other fuel stored on the subject land or land adjacent to the subject land?

Yes  No  Unknown

(e) Is there reason to believe the subject land may have been contaminated by former uses on the site or adjacent sites?

Yes  No  Unknown

(f) **What information did you use to determine the answers to 5.3 a-e above?**  
Site investigations, aerial photos, and Phase I Environmental Site Assessment.

(g) If YES to (5.3 b), (5.3 c), (5.3 d), or (5.3 e), a previous use inventory showing all former uses of the subject land, or if appropriate, the land adjacent to the subject land, is needed.

Is the previous use inventory attached? n/a  Yes  No

#### **5.4 WHY AMENDMENT IS REQUIRED?**

(a) The amendment would:

Add new policy, or change, delete or replace approved official plan policy and/or designation.

Change or replace the approved official plan land use designation for the subject land.

Change or replace a schedule to the Official Plan.

(b) Purpose of the proposed Amendment:

To amend the "Rural Community" designation to permit a Battery Energy Storage System (BESS) to operate in conjunction with the Township's energy grid and the existing solar farm. Refer to BESS description and site plans in the application submission package for more details.

(c) Land uses permitted by the proposed Official Plan Amendment:

Existing uses allowed under the Rural Community designation plus a BESS as described in the Planning Justification Report and the application submission package.

**5.5 NUMBER AND TYPE OF BUILDINGS AND STRUCTURES EXISTING AND PROPOSED ON THE SUBJECT LANDS:**

(a) Specify the use, floor area, number of storeys, width, length, height, date of construction, etc., of all buildings and structures on or proposed for the subject lands:

	Floor Area	No. Storeys	Width	Length	Height	Date of Construction
<b>Existing Solar</b>	3,051.72 sqm	1	75.5m (fenced area)	189.12m (fenced area)	2.79m	2018
<b>Proposed BESS</b>	191.74 sqm	1	22.9m (fenced area)	39.5m (fenced area)	containers: 2.9m highest point (HVAC) : 4.3m	Proposed to be constructed in 2025

**6. RELATED PLANNING APPLICATIONS:**

(a) Are there any applications under the Planning Act, such as for approval of an official plan amendment, a zoning by-law amendment, a minor variance, a plan of subdivision or a site plan, or for a consent, that includes land within 120 metres of the subject land?

Yes       No       Unknown

If Yes to (a), and if known, list below or attach on a separate page:

Approval authority considering the application: Township of Armour

Type of application and the file number: To be assigned by Township of Armour

Description of the land that is the subject of the application: \_\_\_\_\_

BESS will be established near the center of the property subject to special zoning setbacks.

Purpose of the application and the effect on this application: \_\_\_\_\_

Rezoning application to permit a BESS behind the solar farm on the subject property to operate in concert with the existing solar farm operation.

The rezoning application is being submitted concurrently with this Official Status of the application: Plan Amendment application.

(b) Are there any restrictive covenants or easements affecting the subject lands (i.e., rights-of-way, utility easements, etc.)? Explain and show location on the sketch plan.

Yes       No       Unknown      If yes, please explain: \_\_\_\_\_

**Provincial Policy:**

Is the application consistent with Provincial Policy Statements issued under subsection 3(1) of the Act? Yes  No

**Explanation of how the requested amendment is consistent with the Provincial Policy Statements:**

"3.8.1 Planning authorities should provide opportunities for the development of energy supply including electricity generation facilities and transmission and distribution systems, energy storage systems, district energy, renewable energy systems and alternative energy systems, to accommodate current and projected needs." The proposed BESS plant is entirely consistent with the Province of Ontario's energy policy statement.

All applications under the Planning Act are subject to review for conformity with the Provincial Policy Statement issued by the Province of Ontario.

**7. SKETCHES:**

Applications must be accompanied by 2 sketches from an Ontario Land Surveyor and showing the following information:

- the boundaries and dimensions of the lot.
- the accurate location, size and type of all existing and proposed buildings and structures (including septic systems) on the lot.
- The distance from all existing and proposed buildings and structures to all lot lines and the high water mark of any adjacent water body.  
the location, width and names of any roads within or abutting the subject lands, indicating whether they are public travelled roads, private roads or rights of way, or unopened road allowances;
- if access to the subject land is by water only, the location of the parking and boat docking facilities to be used
- the location and nature of any easements affecting the property.
- the use of adjacent land(s).

As an Official Plan Amendment is a legal document. An up-to-date location survey prepared by an Ontario Land Surveyor is required for all applications. Sketches may be submitted in either imperial or metric measurement. Please show dimensions on the sketch.

**NOTE:** It is required that 1 copy of the application and 2 sketches, as outlined in Item # 7 be filed with the Municipality. Applications for a policy change must be accompanied by the current fee. This fee may be submitted in the form of cash or by cheque made payable to the Township of Armour.

**8. ACKNOWLEDGEMENTS:**

The applicant hereby acknowledges and agrees:

- 1) to reimburse the Municipality for any costs incurred in processing this application which are above and beyond the amount of the application fee;
- 2) if required by the Municipality to pay a deposit in addition to the application fee, prior to the processing of the application to cover anticipated professional and other processing costs beyond normal application requirements;

- 3) to pay all costs, legal and otherwise, that may be incurred by the Municipality with respect to a Local Planning Appeal Tribunal Hearing that may be held as a result of this application;
- 4) that the subject lands shall have the required public notification sign posted for the legislated time frame of a minimum of 20 days prior to the Public Meeting;
- 5) to grant the Township permission to reproduce, in whole or in part, any document submitted as part of a complete application for internal use, inclusion in staff reports or distribution to the public either online or through other means for the purpose of application review, pursuant to the provisions of the Planning Act, R.S.O. 1990, c. P.13, s.1.0.1 and the Municipal Freedom of Information and Protection of Privacy Act;
- 6) there may be additional approvals (i.e., site plan application, building permit, etc.) and additional fees and charges (i.e., building permit fees, parkland dedication fees, development charges) associated with any development approved in conjunction with this application; and
- 7) they may be required to provide additional information that will assist the Township in assessing this application. Applicants and agents acknowledge that the Township may not be able to process the application unless the additional information is submitted.

**AFFIDAVIT:**

I, David Creasor of the Town / City of \_\_\_\_\_  
Toronto in the District / Region / County of \_\_\_\_\_  
Ontario solemnly declare that the information contained in this application and in the documents that accompany this application is true. Declared before me at the Township / Town / City of Toronto in the District/Region/County of Ontario  
This 20<sup>th</sup> day of December, 20 20

David Creasor  
Signature of Owner(s), Solicitor, or Authorized Agent)

(If signed by a Solicitor or Agent, written authorization of the Registered Owner(s) must accompany the application or the authorization set out below must be completed.)

TAO YU

Barrister, Solicitor & Notary Pub (Commissioner)  
in and for the Province of Ontario.

**9. AUTHORIZATIONS:**

My commission is of unlimited duration.  
No legal advice given.

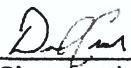
9.1 If the applicant is not the owner of land that is subject of this application, the written authorization of the owner that the applicant is authorized to make the application must be included with this form or the authorization set out below must be completed.

**Authorization Of Owner(s) For Agent Or Solicitor To Make This Application:  
(If Applicable)**

I/We, David Creasor, am/are the registered owner(s) of the land that is the subject of this application for a zoning by-law amendment and I/we hereby authorize SolarBank Corp. to make this application on my/our behalf.

December 20, 2024

Date

  
Signature(s) of the Registered Owner(s)

9.2 If the applicant is not the owner of the land that is the subject of this application, complete the authorization of the owner concerning personal information set out below.

**Authorization Of Owner(s) For Agent or Solicitor To Provide Personal Information:**

I/We, David Creasor, am/are the registered owner(s) of the land that is the subject of this application for an Official Plan Amendment and for purposes of the Municipal Freedom of Information and Protection of Privacy Act, I/we hereby authorize SolarBank Corp as my agent for this application, to provide any personal information that will be included in this application or collected during the processing of the application.

December 20, 2024

Date

  
Signature(s) of the Registered Owner(s)

**10. CONSENT OF OWNER:**

Complete the consent of the owner concerning personal information set out below.

I/We, David Creasor, am/are the registered owner(s) of the land that is the subject of this application for an Official Plan Amendment and for purposes of the Municipal Freedom of Information and Protection of

Privacy Act, I/we hereby authorize the use, or disclosure to any person or public body, of any personal information collected under the authority of the Planning Act for the purpose of processing this application..

December 20, 2024

Date



Signature(s) of the Registered Owner(s)

BY-LAW NO. \_\_\_\_\_  
A BY-LAW TO AMEND  
TOWNSHIP OF ARMOUR OFFICIAL PLAN

Permitting Battery Energy Storage Systems

219 Peggs Mountain Road

**THE MUNICIPAL CORPORATION OF THE TOWNSHIP OF ARMOUR**

Box 533  
Burk's Falls, Ontario  
P0A 1C0

## OFFICIAL PLAN AMENDMENT NO. 4

**Passed by the Council of the Municipal Corporation of the Township of Armour**

**Lands Affected:** This By-law applies only to the lands within the Township of Armour municipally known as 219 Peggs Mountain Road, legally described as Part Lot 3, Concession 6.

**Present Designation:** Under the Township of Armour Official Plan, the lands are designated Rural Community.

**Proposed Designation:** The amendment adds a site-specific exception for the lands to clarify that a Battery Energy Storage System ("BESS") is permitted on the lands.

**Zoning By-law:** A concurrent Zoning By-law Amendment is being brought into affect to clarify Battery Energy Storage System ("BESS") as a permitted use in the site-specific Rural (Ru) zone for the lands.

**By-law Purpose:** The goal of this By-law is to amend the Township of Armour Official Plan to confirm that Battery Energy Storage Systems ("BESS's") are a permitted use in the Rural Community designation on the lands, as per the Provincial Planning Statement, 2024.

**THE MUNICIPAL CORPORATION OF THE TOWNSHIP OF ARMOUR**

**BY-LAW NO. \_\_\_\_\_**

**Being a by-law to adopt the Armour Township Official Plan Amendment No. 4**

**WHEREAS** the Council of the Municipal Corporation of the Township of Armour held a Public Meeting on the \_\_\_ day of \_\_\_\_\_, 2025 respecting Council's intent to amend the Township of Armour Official Plan;

**AND WHEREAS** Council has given serious consideration for the need to adopt an amendment to the Official Plan of the Township of Armour;

**AND WHEREAS** Council has determined that the proposed Amendment is appropriate and desirable for the development of the municipality in general;

**NOW THEREFORE** the Council of the Corporation of the Township of Armour, in accordance with the provisions of the Planning Act, R.S.O. 1990, c. P. 13, as amended, hereby enacts as follows:

1. Amendment No. 4 to the Township of Armour Official Plan, is hereby adopted.
2. That this By-law shall come into effect on the date it is passed by the Council of the Municipal Corporation of the Township of Armour, subject to the provisions of the Planning Act, R.S.O. 1990.

Read in its entirety, approved, signed and the seal of the Corporation affixed thereto and finally passed in open Council this \_\_\_ day of \_\_\_\_\_, 2025.

---

Rod Ward, Mayor

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Charlene Watt, Clerk

**AMENDMENT NUMBER 4**

**TO THE**

**TOWNSHIP OF ARMOUR OFFICIAL PLAN**

DATE

AMENDMENT NUMBER 4  
TO THE  
TOWNSHIP OF ARMOUR OFFICIAL PLAN

**INDEX**

**PART "A" - THE PREAMBLE**

The Preamble provides an explanation of the proposed Amendment including the purpose, extent, background information, and basis but does not form part of this Amendment.

**PART "B" - THE AMENDMENT**

The Amendment describes the changes to the Armour Township Official Plan which constitute Official Plan Amendment Number 4.

## **PART “A” – THE PREAMBLE**

### **PURPOSE**

The purpose of the amendment is to clarify the Township of Armour Official Plan to confirm that Battery Energy Storage Systems (“BESS’s”) are a permitted use on certain lands in the Rural Community designation.

### **LOCATION**

This amendment applies to the lands within the Township of Armour municipally known as 219 Peggs Mountain Road, legally described as Part Lot 3, Concession 6.

### **BACKGROUND**

A privately initiated application to amend the Armour Township Official Plan was received by the Township of Armour and deemed complete on January 21, 2025. The application requests an amendment to the Official Plan to permit a Battery Energy Storage System on the lands subject to this amendment.

### **BASIS**

The applicant proposes to develop a Battery Energy Storage System on the lands located at 219 Peggs Mountain Road.

The subject lands are designated Rural Community in the Township of Armour Official Plan. The amendment meets the intent of the Official Plan, which permits a range of uses on lands designated Rural Community, including uses for “public utility”.

The Official Plan Amendment is consistent with the Provincial Planning Statement, 2024, which encourages and permits the use of lands (including Rural Lands) for Energy Storage Systems.

### **IMPLEMENTATION AND INTERPRETATION**

This Amendment shall be in accordance with the policies of the Armour Official Plan.

## **PART "B" – THE AMENDMENT**

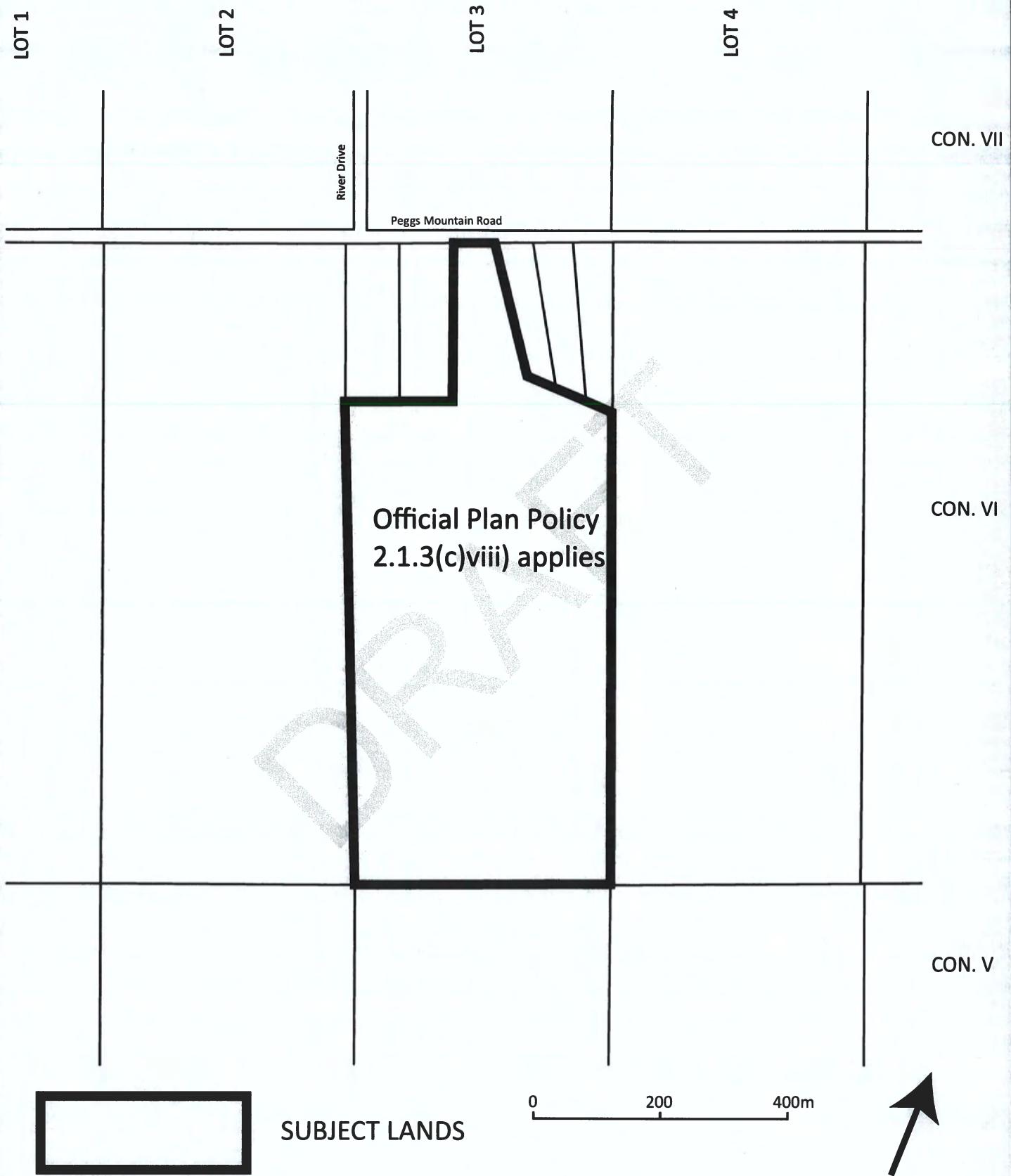
All of this part of the document entitled "PART "B" - THE AMENDMENT", consisting of the following text, constitute Amendment No. 4 to the Official Plan of the Township of Armour.

### **DETAILS OF THE AMENDMENT**

The Official Plan of the Township of Armour is hereby amended as follows:

1. Section 2.1 (Rural Community) of the Township of Armour Official Plan, is hereby amended to add the following subsection:  
*2.1.3(c)viii) "A Battery Energy Storage System shall be permitted on lands at 219 Peggs Mountain Road and described as Part Lot 3 Con 6 Armour Township."*
2. A location map will be added to section 2.1.3(c)viii) to reference and locate the new policy above.

# *Municipal Corporation of the Township of Armour Location Map for Official Plan Amendment No. 4*



LOCATION MAP FOR OFFICIAL PLAN AMENDMENT NO. 4

\_\_\_\_\_  
2025

MAYOR \_\_\_\_\_

CLERK \_\_\_\_\_



RECEIVED  
JAN 17 2025  
TOWNSHIP OF ARMOUR

**TOWNSHIP OF ARMOUR**  
Application for a Zoning By-law Amendment  
Under Section 34 of the Planning Act

ZBA-2025-01

**1. General Information**

**Registered Owner**

David Creasor

Telephone No.

**Address**

Postal Code

**Applicant / Agent**

SolarBank Corp

ina.lila@solarbankcorp.com

Telephone No.  
647-835-5503

**Address**

803-505 Consumers Rd, Toronto, ON

Attn: Ina Lila

Postal Code  
M2J 4V8

**Agent or Solicitor**

n/a

Telephone No.  
n/a

**Address**

n/a

Postal Code  
n/a

**Mortgagee**

n/a

Telephone No.  
n/a

**Address**

n/a

Postal Code  
n/a

All correspondence should be sent to:

Owner

Applicant

Agent/Solicitor

**2. Location of Property**

**Lot**

Part Lot 3

**Concession**

Concession 6

**Registered Plan No.**

n/a

**Lot(s)**

n/a

**Reference Plan No.**

42R22137

**Part(s) SAVE & EXCEPT  
PARTS 1&2**

**Municipal Address**

219 Peggs Mountain Rd, Burks Falls, ON P0A 1C0

**Parcel No.**

**3. Particulars of Property (in metric and imperial units)**

**Frontage**

68m

**Depth**

1,000m

**Area**

32.37ha

**4. Related Land Division**

a. How long has the subject property been in the owner's possession? Since Sept 16, 2021 (3 years)

b. Is the 66 ft. shore road allowance owned by the applicant (if applicable)?  Yes  No

c. If consent to sever is required, has a severance application been made?

No  Yes File No. n/a

**Note:** If a decision on the severance has been made, please enclose a copy of the decision with this application.

d. Does the proposed amendment involve a subdivision or condominium application?

No  Yes Ministry of Municipal Affairs No. n/a



**TOWNSHIP OF ARMOUR**  
Application for a Zoning By-law Amendment  
Under Section 34 of the Planning Act

**5. Existing Use of Property**

Permanent Residential       Seasonal Cottage       Industrial       Commercial  
 Farmland       Vacant       Other Solar Farm on Property

**6. List any Existing Buildings or Structures on the Property**

Buildings or Structures	All Yard Setbacks				Building Dimensions	Ground Floor Area	Building Height	Year Erected (if known)
	Front	Rear	Side	Side				
1. Solar Farm	214m	670m	200m	27m	75.5m x 189.12m (fenced area)	3051.72sqm	2.79m	2018
2.								
3.								

**7. Previous Use of Property (Before Present Use)**

Residential       Industrial       Commercial       Farmland  
 Vacant       Other

**8. Proposed Use of Property, and why the Amendment is Required**

Residential       Industrial       Commercial       Farmland  
 Vacant       Other

**Need for Amendment**

Proposed BESS is not specifically mentioned in zoning by law 23-2010.

**9. List of Proposed Buildings or Structures (Zoning Application Only)**

Buildings or Structures	All Yard Setbacks				Building Dimensions	Ground Floor Area	Building Height
	Front	Rear	Side	Side			
1. BESS	*Please see site plan				39.5m (L)x22.9 (W) *Fenced area	904.55sqm	4.3m (highest point)
2.							
3.							

**10. Armour Township Official Plan Designation**

Existing      Rural Community

Proposed      Rural with a policy change request to permit BESS.

**11. Armour Township Zoning**

Existing      RU Rural

Proposed      RU Rural with request to permit BESS.



**TOWNSHIP OF ARMOUR**  
**Application for a Zoning By-law Amendment**  
**Under Section 34 of the Planning Act**

## 12. Types of Servicing

This property will be serviced by (please check appropriate boxes):

i. Water Supply	<input type="checkbox"/> Private Well	<input type="checkbox"/> Other (specify) _____
ii. Sewage Disposal	<input type="checkbox"/> Private Septic	<input type="checkbox"/> Other (specify) _____
ii. Storm Drainage System	<input checked="" type="checkbox"/> Ditches or Swales	<input type="checkbox"/> Pipes/Culverts
iv. Road Access and/or Frontage	<input checked="" type="checkbox"/> Name of Road	Peggs Mountain Rd
	<input type="checkbox"/> A Local Public Road	
	<input type="checkbox"/> Water Access Only	
	<input type="checkbox"/> A Provincial Highway	
	<input type="checkbox"/> Private Road or Right-of-Way	
	<input type="checkbox"/> Other (specify) _____	
v. Lake Frontage	<input type="checkbox"/> Name of Lake	

**13. Affidavit or Sworn Declaration**

I, David Creasor of the City of Toronto  
in the Province of Ontario  
(District, Region or County)

make oath and say (or solemnly declare) that the information contained in this application is true and that the information contained in the documents that accompany this application is true, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of the "Canadian Evidence Act".

**Sworn (or declared before me)**

at the city of Tuncs  
(Municipality)

in the Province of Ontario  
(District, Region or County)

this 20<sup>th</sup> day of December, 20W.

**Applicant's Signature**

Commissioner of Oaths **TAO YU**

**Oaths** **145**  
Barrister, Solicitor & Notary Public  
in and for the Province of Ontario  
My commission is of unlimited duration  
No legal advice given  
Page 3 of 3

**ZONING BY-LAW NO.\_\_\_\_\_**

**A BY-LAW TO AMEND**

**ZONING BY-LAW NO. 27-95 as amended**

**Permitting Battery Energy Storage System**

**219 Peggs Mountain Road**

**THE MUNICIPAL CORPORATION OF THE TOWNSHIP OF ARMOUR**

**Box 533**

**Burk's Falls, Ontario**

**P0A 1C0**

## **EXPLANATORY NOTE**

### **To Zoning By-law No. [blank]**

**Passed by the Council of the Municipal Corporation of the Township of Armour**

**Lands Affected:** This By-law applies only to the lands within the Township of Armour municipally known as 219 Peggs Mountain Road, legally described as Part Lot 3, Concession 6.

**Present Zoning:** Under Armour Township Zoning By-law No. 27-95 (as amended), the lands are zoned Rural (Ru).

**Proposed Zoning:** The amendment adds a site-specific exception for the lands to clarify that a Battery Energy Storage System (“BESS”) is permitted on the lands municipality known as 219 Peggs Mountain Road, legally described as Part Lot 3, Concession 6, while maintaining the underlying Rural (Ru) zoning.

**Official Plan Designation:** An amendment to the Township of Armour Official Plan clarifies that a Battery Energy Storage System (“BESS”) is a permitted use on the lands subject to this By-law.

**By-law Purpose:** The goal of this By-law is to update Zoning By-law No. 27-95 (as amended) to confirm that Battery Energy Storage Systems (“BESS’s”) are a permitted use on the lands subject to this By-law.

**ZONING BY-LAW NO. \_\_\_\_\_**

**THE MUNICIPAL CORPORATION OF THE TOWNSHIP OF ARMOUR**

Being a By-law under Section 34 of the *Planning Act, R.S.O. 1990*, to amend Zoning By-law No. 27-95, as amended, of the Municipal Corporation of the Township of Armour, with respect to adding permissions for Battery Energy Storage System (“BESS”) in the Rural (Ru) zone as it relates to the lands municipally known as 219 Peggs Mountain Road, legally described as Part Lot 3, Concession 6.

**WHEREAS** the Council of the Municipal Corporation of the Township of Armour has reviewed Zoning By-law No. 27-95, as amended, and finds it advisable to amend same;

**NOW THEREFORE** the Council of the Municipal Corporation of the Township of Armour enacts as follows:

1. **THAT** Section 2 (Definitions) of Zoning By-law No. 27-95, as amended, is hereby updated to add the following subsection:

2.XX “**Battery Energy Storage System (BESS)**” means a battery storage system or facility that captures energy produced at one time for use at a later time to reduce imbalances between energy demand and energy production; and

2. **THAT** Section 19 (Exceptions) of Zoning By-law No. 27-95, as amended, is hereby updated to add the following subsection:

**RU-108 Schedule A-2**

*“Notwithstanding any provisions to the contrary, a Battery Energy Storage System is permitted at 219 Peggs Mountain Road, described as Part Lot 3 Con 6 Armour Township.”; and*

3. **THAT** Schedule A-2 of Zoning By-law No. 27-95, as amended, is hereby amended by changing the zoning classification of the subject lands forming Part Lot 3, Concession 6, known municipally as 219 Peggs Mountain Road, from the Rural (Ru) Zone to the Rural Exception No. 108 (Ru-108) Zone in accordance with Schedule “A” attached hereto and by this reference forming part of this By-law; and
4. **THAT** this By-law shall come into effect on the date it is passed by the Council of the Municipal Corporation of the Township of Armour, subject to the provisions of the Planning Act, R.S.O. 1990.

Read in its entirety, approved, signed and the seal of the Corporation affixed thereto and  
finally passed in open Council this \_\_\_\_ day of \_\_\_\_\_, 2025.

---

Rod Ward, Mayor

---

Charlene Watt, Clerk



*Municipal Corporation of the Township of Armour*  
SCHEDULE "A" TO ZONING BY-LAW No. \_\_\_\_\_

LOT 1

LOT 2

LOT 3

LOT 4

CON. VII

Ru

River Drive

CH MH

Peggs Mountain Road

CON. VI

Ru

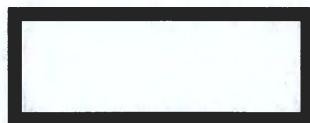
CHANGE FROM  
Ru TO Ru-108

Ru

DRAFT

Ru

CON. V



SUBJECT LANDS

0 200 400m



THIS IS SCHEDULE "A" TO BY-LAW No. \_\_\_\_\_

2025

MAYOR \_\_\_\_\_

CLERK \_\_\_\_\_

(11)

## THE MUNICIPAL CORPORATION OF THE TOWNSHIP OF ARMOUR

### BY-LAW #1-2026

Being a by-law to authorize temporary borrowing from time to time to meet current expenditures during the fiscal year ending December 31, 2026.

**WHEREAS** Section 407 of the Municipal Act, S.O. 2001, as amended provides authority for a council by by-law to authorize the head of council or the treasurer or both of them to borrow from time to time, such sums as the council considers necessary to meet, until taxes are collected and other revenues are received, the current expenditures of the Municipality for the year; and

**AND WHEREAS** the total amount which may be borrowed from all sources at any one time to meet the current expenditures of the Municipality, except with the approval of the Municipal Board, is limited by Section 407 of the Municipal Act, 2001, as amended;

**NOW THEREFORE** the Council of The Municipal Corporation of the Township of Armour enacts as follows:

1. The Head of the council or the Treasurer or both of them are hereby authorized to borrow from time to time during the fiscal year (hereinafter referred to as the current year) such sums as may be necessary to meet, until taxes are collected and other revenues are received, the current expenditures of the Municipality for the current year.
2. The lender(s) from whom amounts may be borrowed under authority of this by-law shall be Kawartha Credit Union and such other lender(s) as may be determined from time to time by by-law of Council.
3. The total amount which may be borrowed at any one time under this by-law plus any outstanding amounts of principal borrowed and accrued interest under Section 407 together with the total of any similar borrowings that have not been repaid, shall not exceed from January 1st to September 30th of the current year, 50 percent of the total estimated revenues of the Municipality as set out in the budget adopted for the current year, and from October 1st to December 31st of the current year, 25 percent of the total of the estimated revenues of the Municipality as set out in the budget adopted for the current year or \$700,000.00 whichever is less.
4. The Treasurer shall, at the time when any amount is borrowed under this by-law, ensure that the lender is or has been furnished with a certified copy of this by-law, (a certified copy of the by-law mentioned in section 2 determining the lender), if applicable, and a statement showing the nature and amount of the estimated revenues for the current year and also showing the total of any other amounts borrowed from any and all sources under authority of Section 407 of the Municipal Act that have not been repaid.
5. If the budget for the current year has not been adopted at the time an amount is borrowed under this by-law, the statement furnished under section 4 shall show the nature and amount of the estimated revenues of the Municipality as set forth in the budget adopted for the previous year and the nature and amount of the revenues received for and on account of the current year.
6. For purposes of this by-law the estimated revenues referred to in section 3, 4, and 5 do not include revenues derivable or derived from, a) any borrowing, including through any issue of debentures; b) a surplus, including arrears of taxes, fees or charges; or c) a transfer from the capital fund, reserve funds or reserves.

7. The Treasurer is hereby authorized and directed to apply in payment of all or, any sums borrowed under this by-law, together with interest thereon, all or any of the moneys hereafter collected or received, either on account of or realized in respect of the taxes levied for the current year and previous years or from any other source, that may be lawfully applied for such purpose.
8. Evidences of indebtedness in respect of borrowings made under section 1 shall be signed by the head of the council or conform to the Treasurer or both of them.
9. The Clerk of the Township of Armour is hereby authorized to make any minor modifications or corrections of an administrative, numeric, grammatic, semantic or descriptive nature or kind to the by-law and schedule(s) as may be deemed necessary after the passage of this by-law, where such modifications or corrections do not alter the intent of the by-law.
10. This by-law shall take effect upon its passing.

Read in its entirety, approved,  
signed and the seal of the  
Corporation affixed thereto and  
finally passed in open Council this  
13<sup>th</sup> day of January, 2026.

---

Rod Ward, Mayor

---

Charlene Watt, Clerk

## THE MUNICIPAL CORPORATION OF THE TOWNSHIP OF ARMOUR

### BY-LAW #2-2026

Being a by-law to provide for an interim tax levy and the payment of interim taxes for the year 2026 and to establish penalty charges for non-payment of current taxes and being a by-law to provide for interest to be added to tax arrears.

**WHEREAS** Section 317 of the *Municipal Act*, S.O. 2001, as amended provides that the Council of a local municipality may pass a by-law to impose an interim levy on the assessment roll for taxation in the current year for property in the municipality rateable for local municipality purposes; and

**AND WHEREAS** Section 317 of the *Municipal Act*, S.O. 2001, as amended provides a set of rules for determining the interim tax payable, which are subject to the municipality's discretion under Section 317 (9) of the Municipal Act 2001 to decrease or increase the interim tax payable where it is felt the interim amount would otherwise be too high or too low in relation to the total taxes that are anticipated to be levied on the property in the year;

**AND WHEREAS** the Council of this municipality deems it appropriate to provide for such interim levy on the assessment of property in this municipality;

**AND WHEREAS** Section 345(2) of the Municipal Act, S.O. 2001, as amended, a municipality may impose penalties on unpaid and overdue taxes which were levied in the current calendar year.

**AND WHEREAS** overdue taxes are those taxes which have been levied in the current calendar year which are due and unpaid.

**AND WHEREAS** Section 345(3) of the Municipal Act, S.O. 2001, as amended, a municipality may charge interest on tax arrears.

**AND WHEREAS** Council deems it expedient to impose an interest charge on tax arrears.

**AND WHEREAS** tax arrears are taxes levied in any year which are due and unpaid after December 31<sup>st</sup> of the year in which they were levied;

**NOW THEREFORE** The Municipal Corporation of the Township of Armour enacts as follows:

1. Interim tax levies are hereby imposed on the whole of the assessment for real property for all property classes according to the assessment roll for taxation in the current year, and shall be in the amount equal to fifty percent (50%) of the final 2025 taxes on the property.
2. When calculating the total amount of taxes for the year 2026 under paragraph 1, if any taxes for municipal and school purposes were levied on a property for only part of 2025, an amount may be added equal to the additional taxes that would have been levied on the property if taxes for municipal and school purposes had been levied for the entire year.
3. The said interim tax levy shall become due and payable in two installments due and payable on the **27<sup>th</sup> day of March and the 24<sup>th</sup> day of April, 2026** and non-payment of the amount on the dates stated in accordance with this section shall constitute default.

4. As of January 1<sup>st</sup>, 2016, the Township of Armour implemented, for ratepayers whose taxes are up to date, a pre-authorized debit program by which ratepayers may pay their tax levies by automatic pre-authorized monthly installments. Ratepayers must register with the Township to take advantage of this program and give the Township the authority to automatically take the monthly payment from their bank account. When registered, the monthly payments will be accepted with no penalty or interest charged. Any payment returned by the ratepayer's bank will be considered a returned cheque and the same fees, penalty and interest for a returned cheque will apply. A payment refused by the ratepayer's bank will give the Treasurer the authority to cancel the ratepayer's eligibility for this program.
5. The Treasurer of the Township of Armour shall add to the amount of all taxes due and unpaid, penalty/interest at the rate of 1.25 percent per month or fraction thereof, being 15 percent per annum, and all by-laws and parts of by-laws inconsistent with this paragraph are hereby superseded.
6. Interest added on all taxes of the interim tax levy in default shall become due and payable and shall be collected forthwith as if the same had originally been imposed and formed part of such unpaid interim tax levy.
7. The Treasurer shall cause to be mailed to the residence or place of business of such person indicated on the last revised assessment roll, a notice specifying the amount of taxes payable.
8. A failure to receive the aforesaid notice in advance of the date for payment of the interim levy or any installment, does not affect the timing of default or the date from which interest shall be imposed.
9. The Treasurer of the Township of Armour may accept part payment on account of any taxes due, but such acceptance shall not affect interest under Section 5 of this By-law, unless the ratepayer is enrolled in the pre-authorized debit program described in Section 4.
10. The Clerk of the Township of Armour is hereby authorized to make any minor modifications or corrections of an administrative, numeric, grammatic, semantic or descriptive nature or kind to the by-law and schedule(s) as may be deemed necessary after the passage of this by-law, where such modifications or corrections do not alter the intent of the by-law.
11. This By-law shall be deemed to come into force and effect upon its passing and shall apply to properties on the assessment roll for taxation in the current year as listed on that date or which were added to the roll after the date this by-law is passed.

Read in its entirety, approved,  
signed and the seal of the  
Corporation affixed thereto and  
finally passed in open Council  
this 13<sup>th</sup> day of January, 2026.

---

Rod Ward, Mayor

---

Charlene Watt, Clerk

(13)

# THE MUNICIPAL CORPORATION OF THE TOWNSHIP OF ARMOUR

## BY-LAW #3-2026

### Being a by-law to confirm the proceedings of Council at its meeting.

**WHEREAS** Section 5 of the *Municipal Act*, S.O. 2001, Chapter M.25, as amended, requires a municipal Council to exercise its powers by by-law, except where otherwise required;

**AND WHEREAS** Council or a Committee of Council often authorizes action to be taken which does not lend itself to an individual by-law;

**AND WHEREAS** the Council of the Township of Armour deems it desirable to confirm the proceedings of Council at its meetings hereinafter set out.

Be it enacted as a By-law of The Municipal Corporation of the Township of Armour hereby enacts as follows:

**1. Ratification and Confirmation**

That the action of this Council at its meetings set out below with respect to each motion, resolution and other action passed and taken by this Council at its meetings (except where the prior approval of The Ontario Land Tribunal (OLT) is required) is hereby adopted, ratified and confirmed as if such proceedings and actions were expressly adopted and confirmed by By-law;

Special Council Meeting

➤ December 4, 2025

Regular Council Meeting

➤ December 16, 2025

**2. Execution of all Documents**

That the Mayor of the Council and the proper officers of the Township of Armour are hereby authorized and directed to do all things necessary to give effect to the said action or to obtain approvals where required and except where otherwise provided, the Mayor and Clerk are hereby authorized and directed to execute all necessary documents and to affix the corporate seal of the Township of Armour to such documents.

**3. Administrative Corrections**

The Clerk of the Township of Armour is hereby authorized to make any minor modifications or corrections of an administrative, numeric, grammatic, semantic or descriptive nature or kind to the by-law and schedule(s) as may be deemed necessary after the passage of this by-law, where such modifications or corrections do not alter the intent of the by-law.

**4. That this by-law shall come into force and effect on the date of passing.**

Read in its entirety, approved,  
signed and the seal of the  
Corporation affixed thereto and  
finally passed in open Council  
this 13<sup>th</sup> day of January, 2026.

---

Rod Ward, Mayor

---

Charlene Watt, Clerk

**BY-LAW NO. 4-2026**  
**A BY-LAW TO AMEND**  
**TOWNSHIP OF ARMOUR OFFICIAL PLAN**

**Permitting Battery Energy Storage Systems**

**219 Peggs Mountain Road**

**THE MUNICIPAL CORPORATION OF THE TOWNSHIP OF ARMOUR**

**Box 533  
Burk's Falls, Ontario  
P0A 1C0**

## **OFFICIAL PLAN AMENDMENT NO. 4**

### **Passed by the Council of the Municipal Corporation of the Township of Armour**

**Lands Affected:** This By-law applies only to the lands within the Township of Armour municipally known as 219 Peggs Mountain Road, legally described as Part Lot 3, Concession 6.

**Present Designation:** Under the Township of Armour Official Plan, the lands are designated Rural Community.

**Proposed Designation:** The amendment adds a site-specific exception for the lands to clarify that a Battery Energy Storage System ("BESS") is permitted on the lands.

**Zoning By-law:** A concurrent Zoning By-law Amendment is being brought into affect to clarify Battery Energy Storage System ("BESS") as a permitted use in the site-specific Rural (Ru) zone for the lands.

**By-law Purpose:** The goal of this By-law is to amend the Township of Armour Official Plan to confirm that Battery Energy Storage Systems ("BESS's") are a permitted use in the Rural Community designation on the lands, as per the Provincial Planning Statement, 2024.

**THE MUNICIPAL CORPORATION OF THE TOWNSHIP OF ARMOUR**

**BY-LAW NO. 4-2026**

**Being a by-law to adopt the Armour Township Official Plan Amendment No. 4**

**WHEREAS** the Council of the Municipal Corporation of the Township of Armour held a Public Meeting on the 18th day of November, 2025 respecting Council's intent to amend the Township of Armour Official Plan;

**AND WHEREAS** Council has given serious consideration for the need to adopt an amendment to the Official Plan of the Township of Armour;

**AND WHEREAS** Council has determined that the proposed Amendment is appropriate and desirable for the development of the municipality in general;

**NOW THEREFORE** the Council of the Corporation of the Township of Armour, in accordance with the provisions of the Planning Act, R.S.O. 1990, c. P. 13, as amended, hereby enacts as follows:

1. Amendment No. 4 to the Township of Armour Official Plan, is hereby adopted.
2. That this By-law shall come into effect on the date it is passed by the Council of the Municipal Corporation of the Township of Armour, subject to the provisions of the Planning Act, R.S.O. 1990.

Read in its entirety, approved, signed and the seal of the Corporation affixed thereto and finally passed in open Council this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

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Rod Ward, Mayor

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Charlene Watt, Clerk

**AMENDMENT NUMBER 4**

**TO THE**

**TOWNSHIP OF ARMOUR OFFICIAL PLAN**

AMENDMENT NUMBER 4  
TO THE  
TOWNSHIP OF ARMOUR OFFICIAL PLAN

**INDEX**

**PART "A" - THE PREAMBLE**

The Preamble provides an explanation of the proposed Amendment including the purpose, extent, background information, and basis but does not form part of this Amendment.

**PART "B" - THE AMENDMENT**

The Amendment describes the changes to the Armour Township Official Plan which constitute Official Plan Amendment Number 4.

## **PART “A” – THE PREAMBLE**

### **PURPOSE**

The purpose of the amendment is to clarify the Township of Armour Official Plan to confirm that Battery Energy Storage Systems (“BESS’s”) are a permitted use on certain lands in the Rural Community designation.

### **LOCATION**

This amendment applies to the lands within the Township of Armour municipally known as 219 Peggs Mountain Road, legally described as Part Lot 3, Concession 6.

### **BACKGROUND**

A privately initiated application to amend the Armour Township Official Plan was received by the Township of Armour and deemed complete on January 21, 2025. The application requests an amendment to the Official Plan to permit a Battery Energy Storage System on the lands subject to this amendment.

### **BASIS**

The applicant proposes to develop a Battery Energy Storage System on the lands located at 219 Peggs Mountain Road.

The subject lands are designated Rural Community in the Township of Armour Official Plan. The amendment meets the intent of the Official Plan, which permits a range of uses on lands designated Rural Community, including uses for “public utility”.

The Official Plan Amendment is consistent with the Provincial Planning Statement, 2024, which encourages and permits the use of lands (including Rural Lands) for Energy Storage Systems.

### **IMPLEMENTATION AND INTERPRETATION**

This Amendment shall be in accordance with the policies of the Armour Official Plan.

## **PART "B" – THE AMENDMENT**

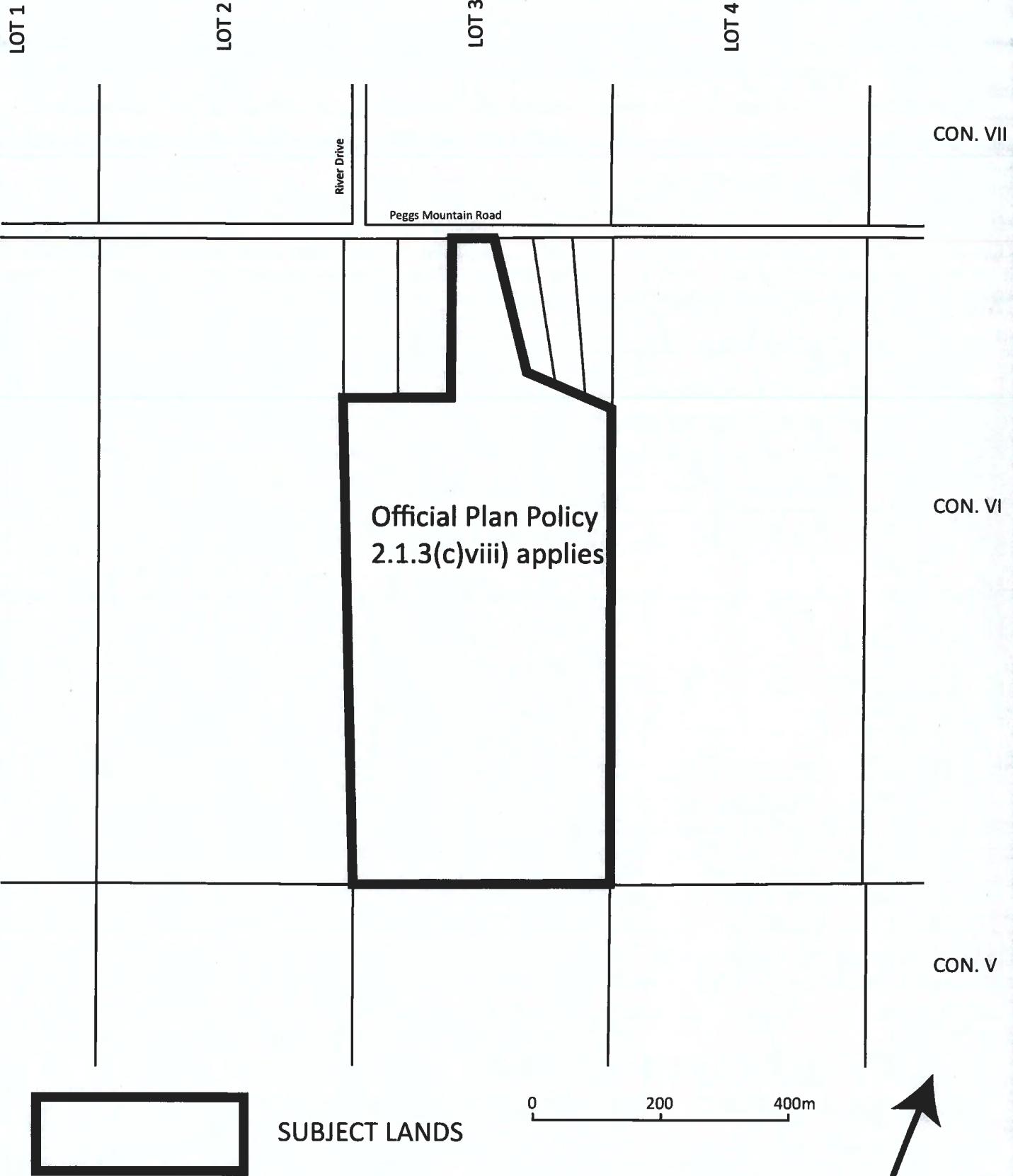
All of this part of the document entitled "PART "B" - THE AMENDMENT", consisting of the following text, constitute Amendment No. 4 to the Official Plan of the Township of Armour.

### **DETAILS OF THE AMENDMENT**

The Official Plan of the Township of Armour is hereby amended as follows:

1. Section 2.1 (Rural Community) of the Township of Armour Official Plan, is hereby amended to add the following subsection:  
*2.1.3(c)viii) "A Battery Energy Storage System shall be permitted on lands at 219 Peggs Mountain Road and described as Part Lot 3 Con 6 Armour Township."*
2. A location map will be added to section 2.1.3(c)viii) to reference and locate the new policy above.

# *Municipal Corporation of the Township of Armour Location Map for Official Plan Amendment No. 4*



LOCATION MAP FOR OFFICIAL PLAN AMENDMENT NO. 4

2026

MAYOR \_\_\_\_\_

CLERK \_\_\_\_\_

**ZONING BY-LAW NO. 5-2026**  
**A BY-LAW TO AMEND**  
**ZONING BY-LAW NO. 27-95 as amended**

**Permitting Battery Energy Storage System**  
**219 Peggs Mountain Road**

**THE MUNICIPAL CORPORATION OF THE TOWNSHIP OF ARMOUR**

**Box 533  
Burk's Falls, Ontario  
P0A 1C0**

## **EXPLANATORY NOTE**

### **To Zoning By-law No. 5-2026**

#### **Passed by the Council of the Municipal Corporation of the Township of Armour**

**Lands Affected:** This By-law applies only to the lands within the Township of Armour municipally known as 219 Peggs Mountain Road, legally described as Part Lot 3, Concession 6.

**Present Zoning:** Under Armour Township Zoning By-law No. 27-95 (as amended), the lands are zoned Rural (Ru).

**Proposed Zoning:** The amendment adds a site-specific exception for the lands to clarify that a Battery Energy Storage System (“BESS”) is permitted on the lands municipality known as 219 Peggs Mountain Road, legally described as Part Lot 3, Concession 6, while maintaining the underlying Rural (Ru) zoning.

**Official Plan Designation:** An amendment to the Township of Armour Official Plan clarifies that a Battery Energy Storage System (“BESS”) is a permitted use on the lands subject to this By-law.

**By-law Purpose:** The goal of this By-law is to update Zoning By-law No. 27-95 (as amended) to confirm that Battery Energy Storage Systems (“BESS’s”) are a permitted use on the lands subject to this By-law.

## ZONING BY-LAW NO. 5-2026

### THE MUNICIPAL CORPORATION OF THE TOWNSHIP OF ARMOUR

Being a By-law under Section 34 of the *Planning Act*, R.S.O. 1990, to amend Zoning By-law No. 27-95, as amended, of the Municipal Corporation of the Township of Armour, with respect to adding permissions for Battery Energy Storage System (“BESS”) in the Rural (Ru) zone as it relates to the lands municipally known as 219 Peggs Mountain Road, legally described as Part Lot 3, Concession 6.

**WHEREAS** the Council of the Municipal Corporation of the Township of Armour has reviewed Zoning By-law No. 27-95, as amended, and finds it advisable to amend same;

**NOW THEREFORE** the Council of the Municipal Corporation of the Township of Armour enacts as follows:

1. **THAT** Section 2 (Definitions) of Zoning By-law No. 27-95, as amended, is hereby updated to add the following subsection:

2.XX “**Battery Energy Storage System (BESS)**” means a battery storage system or facility that captures energy produced at one time for use at a later time to reduce imbalances between energy demand and energy production; and

2. **THAT** Section 19 (Exceptions) of Zoning By-law No. 27-95, as amended, is hereby updated to add the following subsection:

RU-108 Schedule A-2

*“Notwithstanding any provisions to the contrary, a Battery Energy Storage System is permitted at 219 Peggs Mountain Road, described as Part Lot 3 Con 6 Armour Township.”; and*

3. **THAT** Schedule A-2 of Zoning By-law No. 27-95, as amended, is hereby amended by changing the zoning classification of the subject lands forming Part Lot 3, Concession 6, known municipally as 219 Peggs Mountain Road, from the Rural (Ru) Zone to the Rural Exception No. 108 (Ru-108) Zone in accordance with Schedule “A” attached hereto and by this reference forming part of this By-law; and
4. **THAT** this By-law shall come into effect on the date it is passed by the Council of the Municipal Corporation of the Township of Armour, subject to the provisions of the *Planning Act*, R.S.O. 1990.

Read in its entirety, approved, signed and the seal of the Corporation affixed thereto and finally passed in open Council this \_\_\_\_ day of \_\_\_\_\_, 2026.

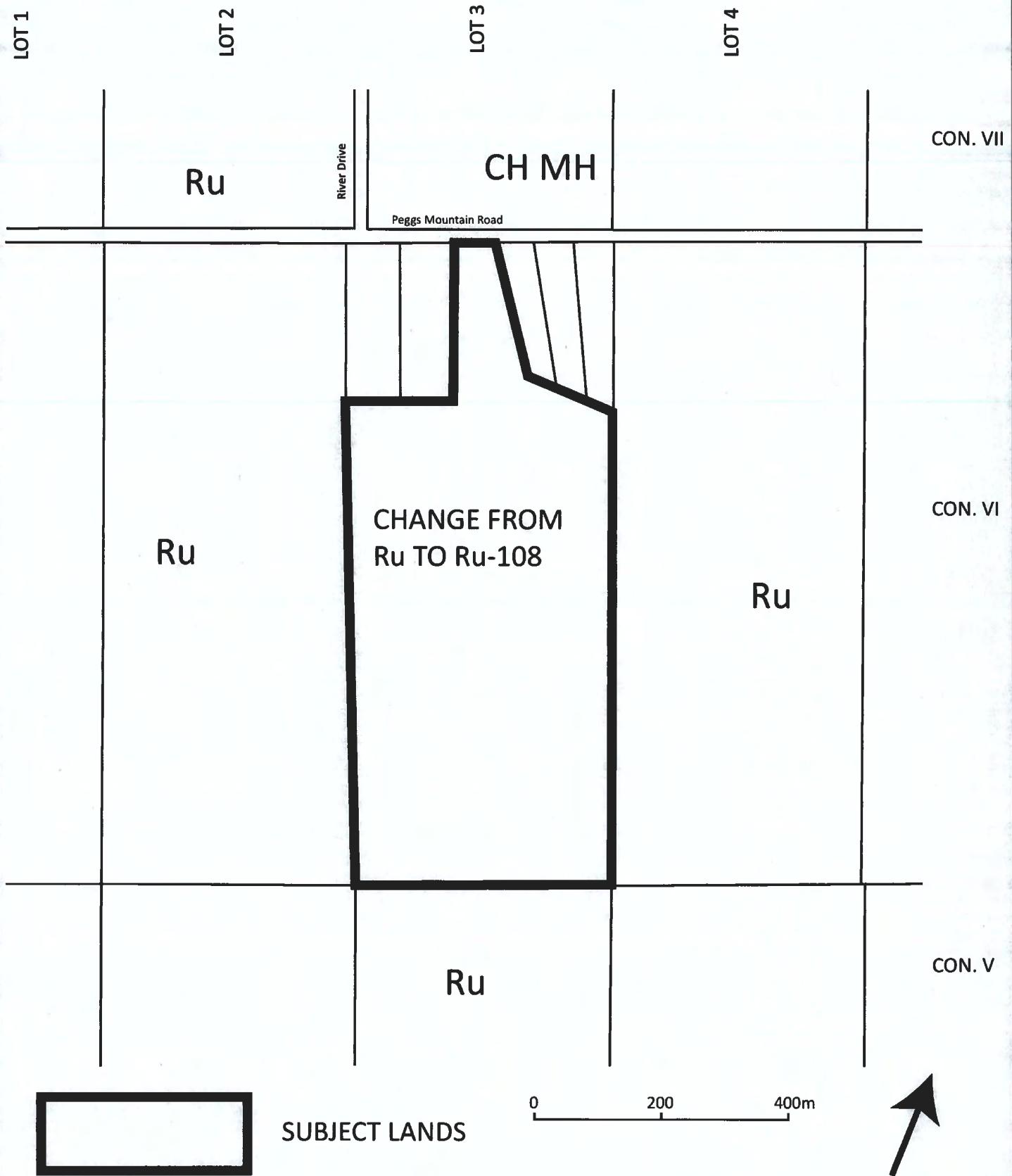
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**Rod Ward, Mayor**

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**Charlene Watt, Clerk**

***Municipal Corporation of the Township of Armour***  
**SCHEDULE "A" TO ZONING BY-LAW No. 5-2026**



THIS IS SCHEDULE "A" TO BY-LAW No. 5-2026

2026 MAYOR CLERK

# THE MUNICIPAL CORPORATION OF THE TOWNSHIP OF ARMOUR

## BY-LAW # 6-2026

Being a by-law to delegate routine Council powers and duties to staff.

**WHEREAS** Section 23.1(1) of the *Municipal Act*, S.O. 2001, c. 25, as amended, authorizes a municipality to delegate its powers and duties under this or any other Act to a person or body;

**WHEREAS** Section 275(6) of the *Municipal Act*, S.O. 2001, c. 25, as amended, states that nothing in Section 275 prevents any person or body exercising any authority of a municipality that is delegated to the person or body prior to nomination day for the election of the new council;

**AND WHEREAS** the Township of Armour deems it appropriate to delegate routine powers and duties to staff.

**NOW THEREFORE** the Council of the Corporation of the Township of Armour delegates Dave Gray, Chief Administrative Officer to further administer the following duties from August 21, 2026 to November 15, 2026:

- 1) be the authority to hire or remove any officer from/to employment with the Township of Armour;
- 2) be the financial signing authority for expenditures, outside the current budget, exceeding \$50,000 and/or for the disposition of any real or personal property of the municipality which has a value exceeding \$50,000 at the time of disposal;
- 3) in the event of an emergency, making any expenditures or incurring any other liabilities which exceeds \$50,000.00.
- 4) This by-law shall come into force and effect only in the event when determined by the Clerk with certainty that less than 75% percent of the current members of Council will be returning to sit on the new Council after Nomination Day of the 2026 Municipal Elections

Read in its entirety, approved,  
signed and the seal of the  
Corporation affixed thereto and  
finally passed in open Council  
this 13<sup>th</sup> day of January, 2026.

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Rod Ward, Mayor

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Charlene Watt, Clerk

# THE MUNICIPAL CORPORATION OF THE TOWNSHIP OF ARMOUR

## BY-LAW # 7-2026

Being a by-law to stop up and close and convey the original shore road allowance in the said Township more particularly described in Schedule "A" attached hereto.

**WHEREAS** pursuant to the Municipal Act, R.S.O. 2001, Chapter 25, Council is empowered to sell any highway which has been closed and declared surplus;

**AND WHEREAS** The Corporation of the Township of Armour (the "Corporation") has complied with the requirements of its Policy with respect to notice of the closing of the highway on the lands more particularly described in Schedule "A" attached hereto and its Policy for the sale thereof;

**AND WHEREAS** the Corporation has received a request from the abutting landowners for a conveyance of the said lands;

**NOW THEREFORE** the Council of the Corporation of the Township of Armour hereby enacts as follows:

1. Close – This Council does hereby close the highway on the lands more particularly described in Schedule "A" attached hereto.
2. Declaration That Lands Are Surplus – This Council does hereby declare the lands more particularly described in Schedule "A" attached hereto to be surplus.
3. Easements – This Council does hereby authorize the transfer of such easements over the lands described in Schedule "A" attached hereto as required by utility providers.
4. Authorization of Sale – Subject to the foregoing easements, if applicable, this Council does hereby authorize the sale of the lands described in Schedule "A" attached hereto by way of direct sale.
5. Execution of Documents – This Council does hereby authorize the Mayor and Clerk or Clerk to sign all documents and to take the necessary action to carry out the intent of this By-law.
6. Clerk's Affidavit – There shall be attached to this By-law as Schedule "B" an Affidavit of Charlene Watt, Clerk of the Corporation setting out the procedures taken pursuant to the provisions of the said Municipal Act.
7. The Clerk of the Township of Armour is hereby authorized to make any minor modifications or corrections of an administrative, numeric, grammatic, semantic or descriptive nature or kind to the by-law and schedule(s) as may be deemed necessary after the passage of this by-law, where such modifications or corrections do not alter the intent of the by-law.

Read a first, second, and third time, signed and the seal of the Corporation affixed thereto and finally passed in open Council this 13<sup>th</sup> day of January, 2026.

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Rod Ward, Mayor

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Charlene Watt, Clerk

**SCHEDULE "A"  
TO BY-LAW # 7-2026**

**OF THE MUNICIPAL CORPORATION OF THE TOWNSHIP OF ARMOUR**

**That part of the original shore road allowance in front of Part Lot 20,  
Concession 1, across the travelled road from 879 Three Mile Lake Road,  
fronting Three Mile Lake, in the Township of Armour, District of Parry  
Sound, designated as Part 1 on Registered Plan 42R-22892**

**SCHEDULE "B"  
TO BY-LAW # 7-2026**

**OF THE MUNICIPAL CORPORATION OF THE TOWNSHIP OF ARMOUR**

PROVINCE OF ONTARIO )  
                          ) IN THE MATTER OF the closing and  
DISTRICT OF PARRY SOUND ) sale of Part of the original shore road  
                          ) allowance in front of Part Lot 20,  
                          ) Concession 1, across the travelled  
                          ) road from 879 Three Mile Lake Road,  
                          ) fronting Three Mile Lake, in the  
                          ) Township of Armour, District of Parry  
                          ) Sound, designated as Part 1 on  
                          ) Registered Plan 42R-22892

TO WHIT:

**AFFIDAVIT**

I, Charlene Watt, Clerk of the Township of Armour, in the District of Parry Sound, make oath and say as follows:

**1. The Deponent**

I am the Clerk of the Township of Armour, District of Parry Sound, and as such I have knowledge of the matters hereinafter deposed to.

**2. Notice**

Pursuant to the requirements of the Township's Notice By-law and Property Disposal By-law, Notice of the proposed Road Closing By-law and Sale By-law were:

- a. Published on December 11, 2025 in a newspaper having local circulation at least three (3) weeks prior to the date for receipt of comments;
- b. Posted at the Armour Township municipal office; and
- c. Posted on the Armour Township website;
- d. Posted in a public place in the immediate vicinity of the road allowance being closed.

**3. Copy of Notice**

Attached to this my affidavit is a photocopy of the actual Notice as it was given.

**4. Comments**

No objections on the proposed closing or sale were submitted to me within the time prescribed by the said Notice.

SWORN BEFORE ME and the )  
Township of Armour, in the )  
District of Parry Sound, this )  
13<sup>th</sup> day of January, 2026. )

\_\_\_\_\_  
Charlene Watt, Clerk

\_\_\_\_\_  
A Commissioner for taking Affidavits, etc.

Name: \_\_\_\_\_

Title: \_\_\_\_\_



## THE MUNICIPAL CORPORATION OF THE TOWNSHIP OF ARMOUR

### NOTICE OF PROPOSED SHORE ROAD CLOSING AND SALE BY-LAW

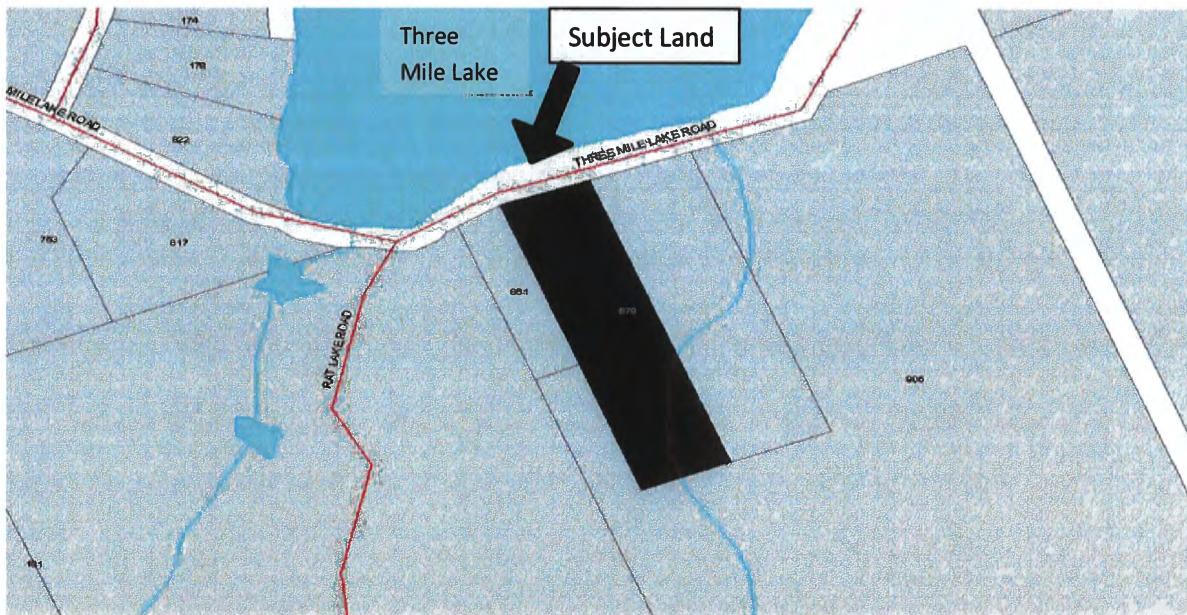
**NOTICE IS HEREBY GIVEN** that the Council of The Municipal Corporation of the Township of Armour intends to pass a By-law to stop up, close and convey to the adjacent property owner the shore road allowance more particularly described as follows:

**That part of the original shore road allowance in front of Part Lot 20, Concession 1, across the travelled road from 879 Three Mile Lake Road, fronting Three Mile Lake, in the Township of Armour, District of Parry Sound, designated as Part 1 on Registered Plan 42R-22892.**

**A COPY** of such plans may be inspected in the Clerk's office located at 56 Ontario Street, Burk's Falls, Ontario during regular business hours.

**ANY PERSON** wishing to comment on the proposed closing or sale is requested to submit comments in writing by 4:00 p.m. on January 12, 2026 to the Clerk of the Township at 56 Ontario Street, PO Box 533, Burk's Falls, ON P0A 1C0.

**AND FURTHER TAKE NOTICE** that before passing the said By-law at its regular council meeting to be held in the Katrine Community Centre, 6 Brown's Drive at 7:00 p.m. on January 13, 2026 the Council of the Township of Armour shall then and there hear in person or by his counsel, solicitor or agent any person who claims that his land will be prejudicially affected by the said By-law and applies to be heard.



Dated at Armour Township this 9<sup>th</sup> day of December, 2025

Charlene Watt, Clerk

Township of Armour, PO Box 533

56 Ontario Street, Burk's Falls, ON P0A 1C0

[clerk@armourtownship.ca](mailto:clerk@armourtownship.ca)



# Preparing for the Future in the Almaguin Highlands...

January 2026

Armour's Progress Update  
Mayor's Review - November 2022 to Today

## Township of Armour Perspective

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- *Short-Term Realities*
- *Medium-Term Preparation*
- *Long-Term Vision*

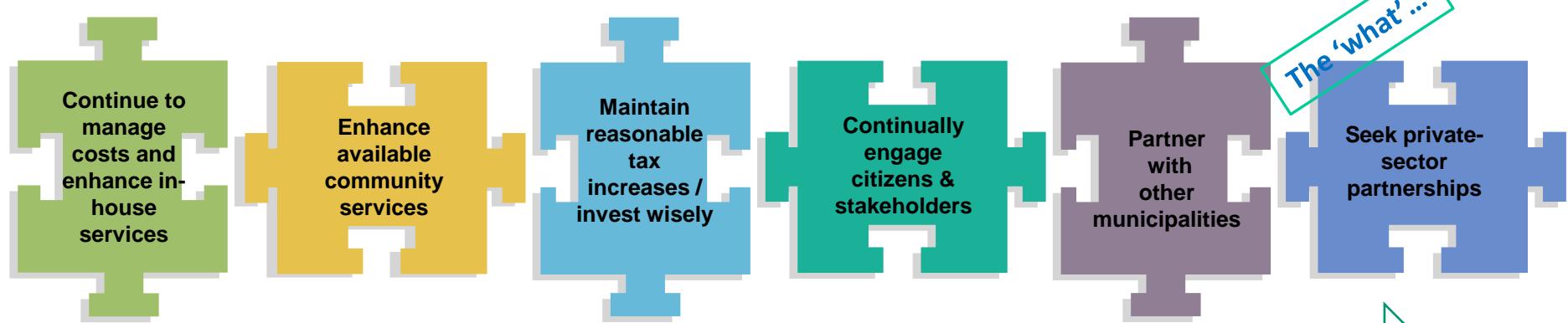


## Areas of Focus...

Where we as municipality can make a difference and prepare for future...



# Focus Area 1 – Value for Constituents



## Current Status

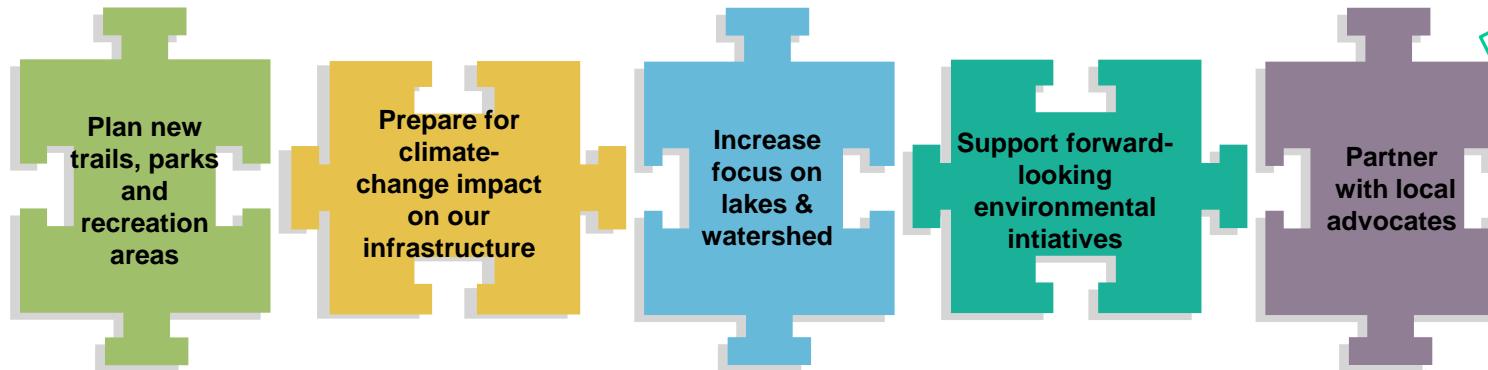
Managed
Progressing
Blocked

Enhance on-line municipal service availability (tracking service levels, etc)	Continue to set high standard for municipal Services (Roads, Planning, etc)	Expand municipal cooperation – Tri-Council-plus	Seek private sector and Municipal partnerships
Create long-term vision and strategy for Armour / Almaguin Highlands	Expand KCC Committee to “Community & Recreation”	Combine projects into multi-purpose builds	Implement programs and activities focused on young children / families

## Progress Highlights – November 2022 to Today

- By-law services expanded Almaguin-wide, serving 7 municipalities
- Major contributor to new tri-council Firehall build (underway)
- Major renovations to Katrine Community Centre and Watt Heritage Farm
- New Recreation Department built, serving all ages
- Building Services expanded, serving multiple municipalities
- Emergency Management services expanded, serving 4 municipalities
- Community engagement and long-term strategy in-progress
- Activated on-line services for Building and Recreation
- Major upgrades and community safety enhancements implemented by Roads
- Shovel-ready investments in commercial properties completed

## Focus Area 2 – Protection of Natural Assets



Not Started

Underway

Making Progress

Great Progress

Substantially Complete

### Current Status

Managed

Progressing

Blocked

Implement Environmental Advisory Committee – lake associations, public, MNRF; take 'entire-Almaguin' view

Establish Leadership role in 'green' initiatives / Waste management

### Overall Progress

Review Roads' assets through lens of climate change

Review potential for Short Term Rental by-law; public consultations

Include trail systems & recreational opportunities in planning / growth

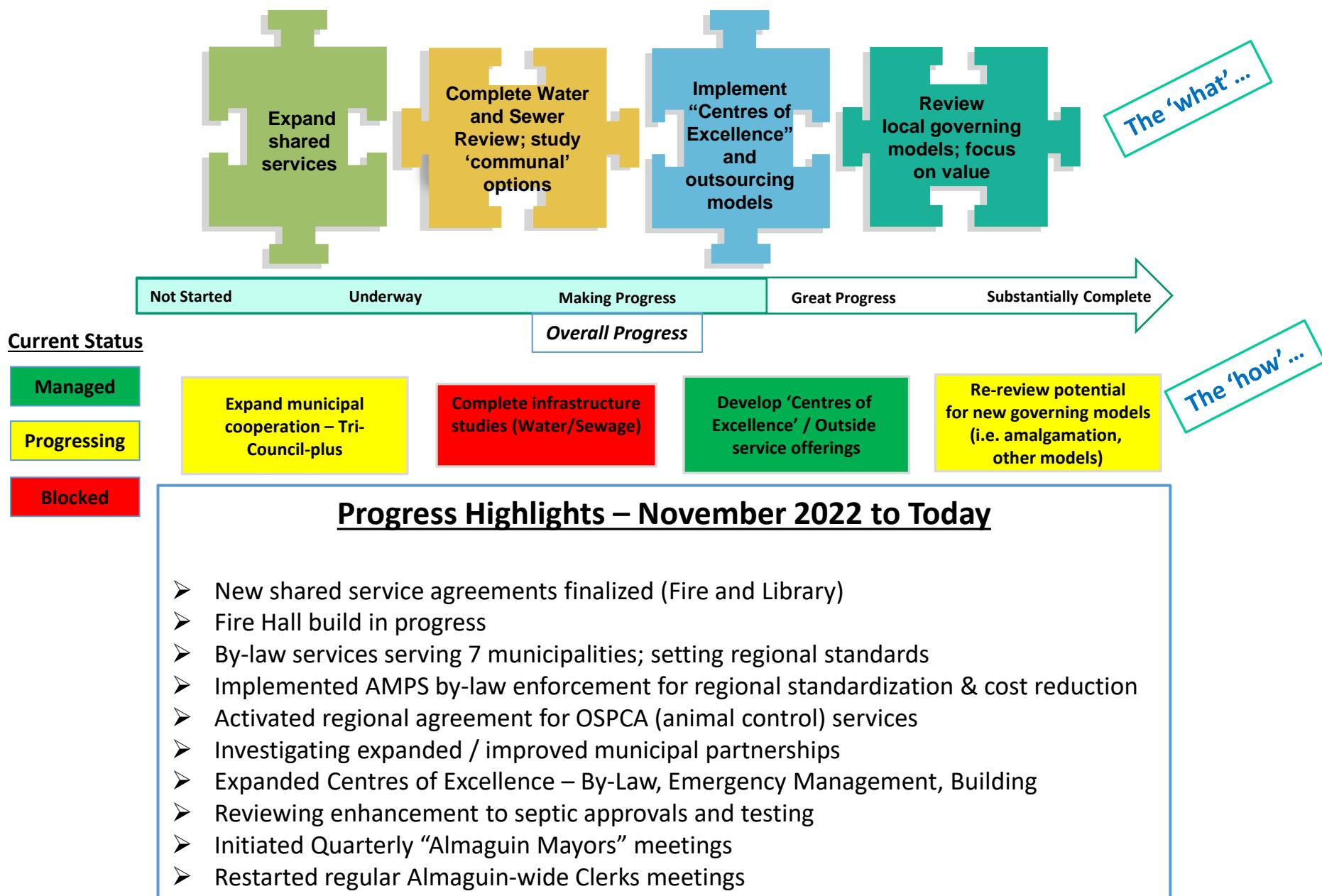
Review OP / Zoning with respect to environmental protection

The 'how' ...

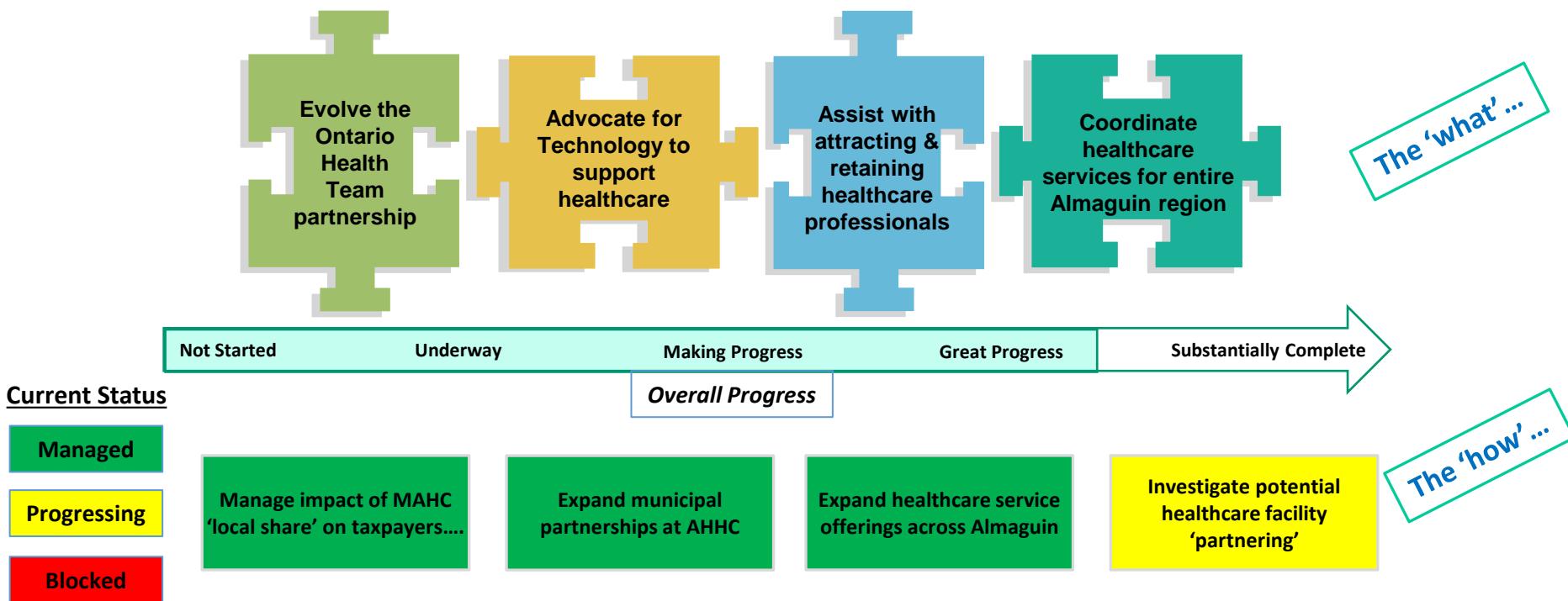
### Progress Highlights – November 2022 to Today

- Purchased / expanded Three Mile Lake park
- Expanded Water Quality Grant Program for all municipal lake associations
- On-going participation with Muskoka - Integrated Watershed
- Reviewing enhancements to septic approvals and testing
- Completed transition to recycling / waste-diversion 'producer-responsibility' model

# Focus Area 3 – Cooperation & Shared Services



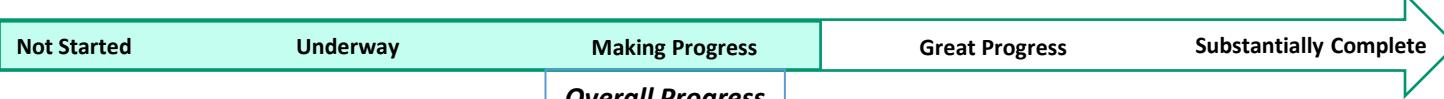
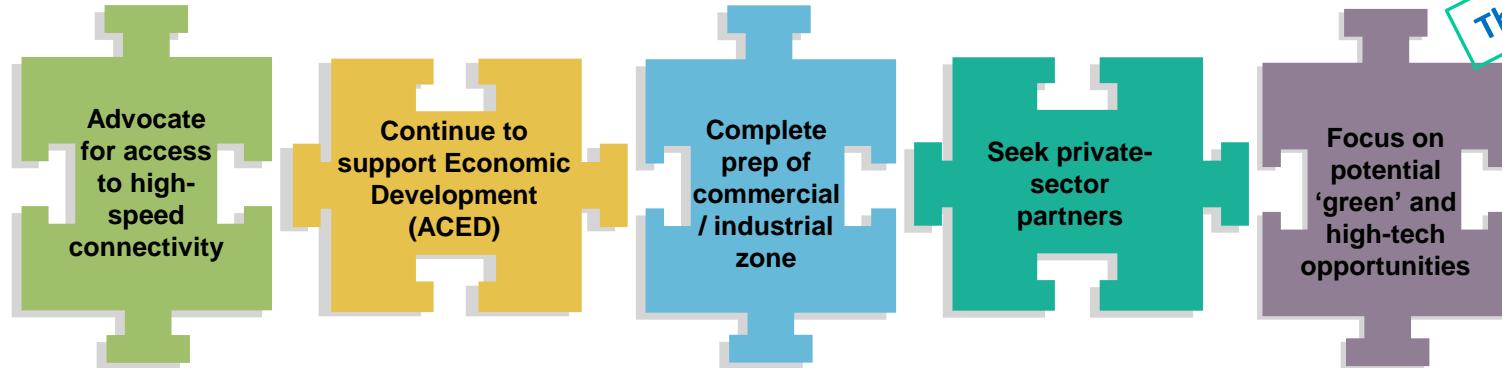
## Focus Area 4 – Health & Wellness



### Progress Highlights – November 2022 to Today

- Armour committed \$1.4-m toward healthcare in Almaguin – 2023 through 2035
- Aligned Almaguin as full partner in Ontario Health Team through Almaguin Highlands Health Council (AHHC)
- Regional Ontario Health Team renamed 'Muskoka Almaguin Ontario Health Team'
- Initial planning/design for new Health & Wellness building for Almaguin Highlands
- Established partnerships for Health & Wellness Centre
- Ongoing discussions with Ministry of Health re: investment in Almaguin (healthcare providers received substantial funding increase in 2024)

# Focus Area 5 – Economic Development



## Current Status

Managed

Fully-leverage ACED Almaguin brand strategy

Establish region-wide Housing & Development Task Force

Continue lobbying efforts to expand high-speed connectivity

Establish leadership role in 'green' and tech-based industries

Progressing

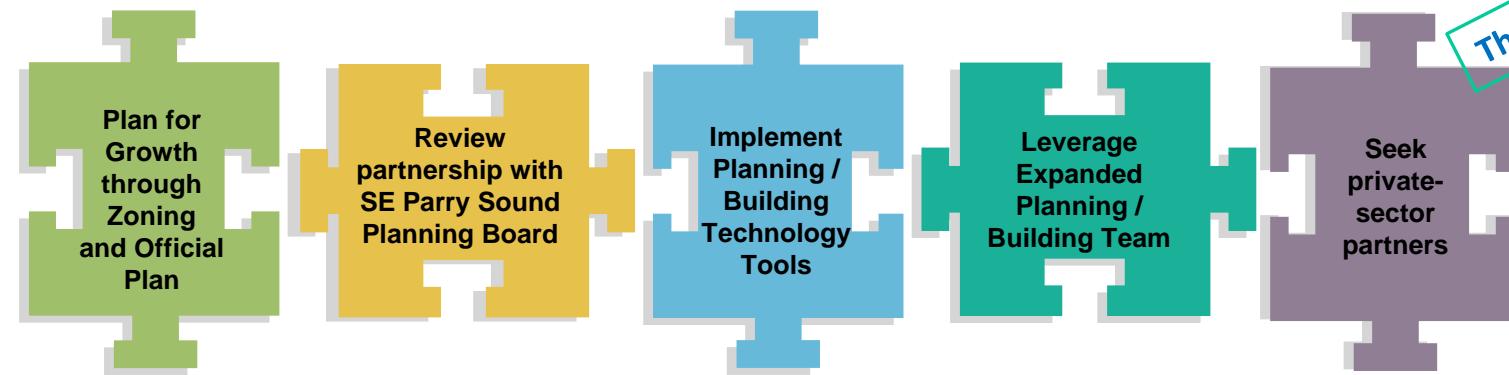
Expand region's use of technology infrastructure

*The 'now' ...*

## Progress Highlights – November 2022 to Today

- Implementing recommendations from Housing Task Force
- Adjusting ACED funding model and regional approach
- Investing to make industrial/commercial lands shovel-ready (services, studies)
- Planning readiness and marketing of industrial/commercial on Highway 520 and Pegg's Mountain
- Supported Community / Regional Transportation initiative
- Finalized region-wide branding and signage initiative
- New high-speed internet services roll-out in progress with private-sector partner

# Focus Area 6 – Housing & Growth



## Current Status

Managed	Streamline approvals through resourcing / tools – Planning Board
Progressing	Assess requirements to meet provincial targets for housing
Blocked	Review Planning and Building resourcing
	Complete thorough review of Official Plan / Zoning By-Laws

## Progress Highlights – November 2022 to Today

- Implemented smaller minimum house sizes / updated zoning by-law toward Housing Task Force recommendations
- Reviewing next steps for Official Plan / Zoning By-Law updates
- Supporting enhanced community service offerings to support growth

# Looking ahead.

*Almaguin Highlands  
regional approach...*

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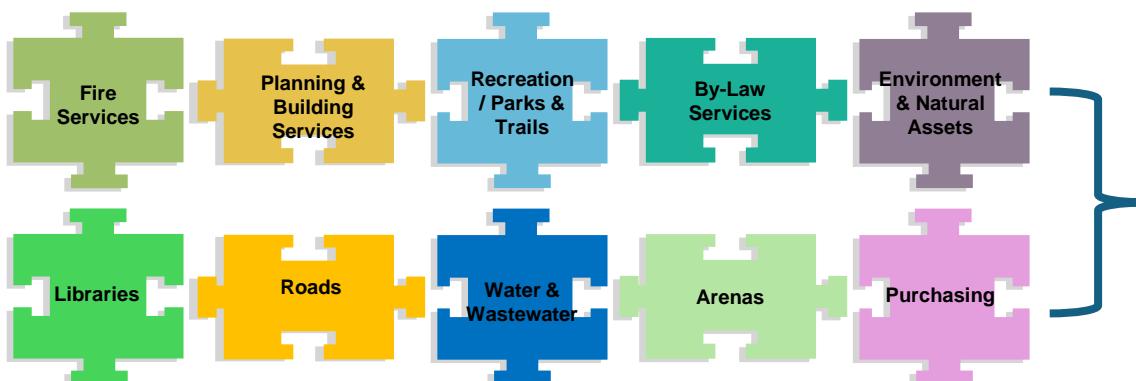
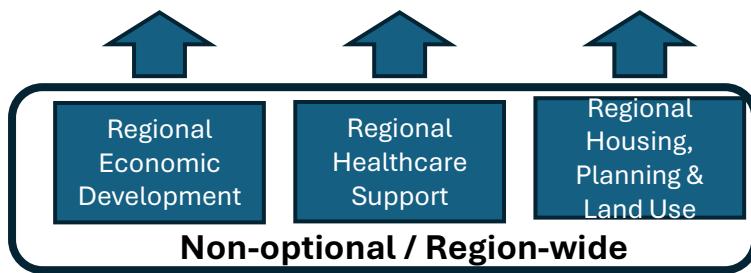
Expand Armour ideas and approach to  
a more region-wide view...



## Almaguin-wide Agreements / Cooperation



## Existing provincial structures / funding



# Building on Existing Capabilities

Service Offering	Current Sharing	Potential Further Sharing	Almaguin-wide Approaches
Fire	5 Fire Stations / Managed by Fire Chiefs	On-going	Shared equipment and facilities
Building & Planning	2 Planning Boards (south and central) 2 municipalities in Building Service Agreement / Managed by Armour	Common Official Plan & Zoning By-Laws / Region-wide Centre of Excellence	Standardized technology Standardized OP / ZBL Standard Reporting
Recreation, Parks & Trails	Ad hoc sharing of staff	Region-wide Centre of Excellence	Resource sharing Program sharing
By-Law Services	7 Municipalities in Service Agreement / Managed by Armour	Region-wide Centre of Excellence / Common By-laws	Standardized By-laws Resource sharing
Health and Wellness	10 municipal partners in Almaguin Highlands Health Council	Full integration with healthcare partners in Muskoka Almaguin OHT	Agreed cost-sharing and long-term strategy
Environmental	2 Tri-Councils / Remainder individual (Landfill)	Region-wide Centre of Excellence	Resource sharing
Emergency Planning	4 municipalities in shared agreement / Managed by Armour	Region-wide Centre of Excellence	Resource sharing
Libraries	Separate Library agreements (some tri-council, some individual)	Review of new builds/renos/existing facilities	Region-wide approach to gain efficiencies
Roads	Ad hoc / tactical agreements	Expansion to Shared Services / “Mutual Aid”	Standardized technology Resource sharing
Water & Wastewater	None	Expansion to neighbouring municipalities	Strategy via Housing Task Force
Arenas	2 Tri-Councils	Policies and procedures	Resource sharing
Purchasing	None	Region-wide Centre of Excellence	Cross-region purchasing power

# Planning Department Report

(19)

## Consents

Roll #	Address	Date	File #	Status	Note
3-19700	Con 13 Part Lot 11	11/25/2022		Legal, CBO, By-law, Engineers Involved	Site Alteration / Rezoning issue / FP update
3-21300	1476 N Pickerel Lake Road	05/16/2025	B-006/25	Suitable Entrance Condition Satisfied	Create 1 new residential lot + retained
2-28300	348 Woods Road	11/27/2025	B-051/25; B-052/25 & B-053/25	Awaiting Notice of Decision	Create 3 new lots + Retained
3-23800	183 Pevensey Road	02/25/2025		Pre-consultation Meeting	Sever to create 1 new lot, 1 lot addition and retained
3-17500	Con 13, Part Lot 3	01/13/2025		Awaiting Application	Create 4 new lots + retained - concerns with suitable entrances
2-17600	13 Garage Road	10/02/2025	B-015/25 & B-016/25	CIL paid	Sever to create 1 new lot, 1 rural industrial lot and retained
2-29420	123E Nicolia Drive	09/10/2025		Notice of Decision	Create 2 new lots + retained
2-29200/2-23700	Con 9 Lot 20 / Con 10 Lot 20	04/28/2025		Inquiry	Sever 2 merged lots to create 2 lots with road frontage
<b>2-10200</b>	<b>Con 7 &amp; 8, Part Lots 17 &amp; 18</b>	<b>01/02/2026</b>	<b>B-027/25 &amp; B-028/25</b>	<b>Draft Survey Approved / CIL Requested</b>	<b>Create 2 new lots + retained</b>
1-09105	809A Cherry Hill Road	06/09/2025		Inquiry	Lot addition
3-11010	273 Berriedale Road	07/31/2025		Awaiting Application	Create 3 new lots + Retained
2-23700	820 Garage Road	09/03/2025		Pre-consultation Meeting	Create 3 new lots + Retained
1-59320	195 Madill Road	11/05/2025		Pre-consultation Meeting	Create 1 new lot + Retained
1-06350	212 Owl Lake Road	11/07/2025	B-044/25	Notice of Decision	Create 1 new residential lot + retained
				<b>Application to Council - Discrepancy between application and PB Circulation -</b>	
1-63700/1-63900	723 Skyline Drive	01/13/2026	B-049/25	Planner's Report w Conditions	Lot addition from 1-63700 to 1-63900
3-04250	1137 Pickerel & Jack Lk Rd	01/20/2026		Pre-consultation Meeting Scheduled	Create 1 new non waterfront residential lot
2-12320	Industrial Park	01/07/2026		Pre-consultation Meeting between Planners	Proposed Industrial Development - AI Compute Infrastructure

## Subdivisions

Roll #	Address	Date	File #	Status	Note
1-08900	Cherry Hill Rd / Deer Lake	01/13/2026	S-01/24	CIL Requested / Requested Amendment to Condition #3 to Council	15 lot subdivision with common element road

## Shore Roads / Road Allowances

Roll #	Address	Date	File #	Status	Note
1-34000	98 Doe Lake Peninsula	01/02/2026		Legal - shore road trf but correction required	Trf shore road - 1988 Admin Error
1-08610	879 Three Mile Lake Road	01/13/2026		Lot sold in August By-law #7-2026	Purchase shore road across the road
1-31500	78 Skyline Drive	12/18/2025		Deposit Requested	Partial Purchase shore road

## Planning Department Report

### Site Plans

Roll #	Address	Date	File #	Status	Note
3-23905	809 Berriedale Road	06/14/2023		File Closed - LOC File Remains Open	New rural industrial business
3-07625	Con 11 Part Lot 32	08/08/2024		By-law Officer - review regeneration	Tim Bryson sent recommendations via email
2-32200	2214 Pickerel & Jack Lake Road	11/04/2024		Road Boring to address in agreement	Demo - Rebuild in FP-48
1-34000	98 Doe Lake Peninsula	01/02/2026		Legal - SPA registration issue - SRA	Demo/Rebuild - shore road trf too
1-69900	39 Magview Drive	01/06/2026		Invoice - Reminder to Pay	New dwelling on Mag River
Pending	303 Relative Road	01/13/2025		Pre-consultation	RC use of property
1-73100	943 Relative Road	01/07/2026		File Closed	Demo all structures on property and rebuild
2-01431	Lot 9, Millies Way	01/07/2026		File Closed	Construction of a new Single Detached Dwelling
3-30420	1857 Pevensey Road	10/23/2025		Legal	Construction of a new Single Detached Dwelling and Garage
2-07002	5 Hill Top Road	09/16/2025		Require support from Village for municipal water services	Construct a car wash - site plan amendment

### Zonings

Roll #	Address	Date	File #	Status	Note
2-07015	51 Commercial Drive	02/28/2023		Pre-Consultation- PJR Required	Site Specific - Commercial w Residential units
3-19716 to 3-1972	240-268 N Pickerel Lake Road	10/21/2024		Application Refused - Engineer Disagree	FP mapping update after site alteration
Pending	303 Relative Road	01/13/2025		Awaiting Application	RC use of property
SOLARBANK	219 Peggs Mountain Road	01/13/2026		By-law 4-2026 & 5-2026 to Council	Solar Battery Storage Facility (OPA/ZBA)
FIRE HALL	Peggs Mountain Road	12/19/2025		File Closed	PARTIAL HOLDING REMOVAL ON PROPERTY

TOTAL # OF TELECONFERENCE PRE-CONSULTATION MEETINGS TO DATE FOR 2026: 2

# BUILDING PERMIT REPORT

January 2026

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## 2025 PERMITS

PERMIT #	ROLL #	DATE OF ISSUE	LEGAL DESCRIPTION	WORK TYPE	INSPECTIONS	COMMENTS
25-001	4919 000 002 08100	February 24, 2025	Con 7 PT Lot 6 Plan PSR-860	Garage	HVAC/RI	
25-002	4919 000 001 32150	January 30, 2025	Con 2 PT Lot 21 RP 42R17381	New Home	OCCUPANCY	Tarion #117824
25-003	4919 000 002 13500	Changes Requested	Plan 315 Lot 48	Home Business		
25-007	4919 000 001 59310	September 3, 2025	Con 4 PT Lot 3	Storage Shed		
25-008	4919 000 002 01425	April 9, 2025	Plan 42M675 Lot 3	New Home	FINAL FAILED	Fail Code: 1 and 3, Tarion #118128
25-009	4919 000 002 18600	Changes Requested	Con 8 PT Lots 17 and 18	Trailer Canopy		
25-012	4919 000 002 29515	April 8, 2025	Plan 42M632 PT Lot 8	Storage Shop	FRAME	
25-013	4919 000 002 01435	April 9, 2025	Plan 42M675 Lot 13	Garage	FRAME	
25-014	4919 000 001 71000	June 6, 2025	Con 5 PT Lot 17	Dock		
25-015	No Roll Assigned Yet	May 8, 2025	42R22416 Part 1	Outhouse	FINAL FAILED	Fail Code: 3
25-016	4919 000 002 16800	April 22, 2025	Con 8 PT Lot 8 and 9	Alterations	FOOTINGS	
25-017	4919 000 001 07300	May 26, 2025	Con 1 PT Lot 18	Cottage Addition	FRAME FAILED	Fail Code: 1
25-018	4919 000 001 20600	May 8, 2025	Plan M451 PT Lot 1	Addition	INSUL/VB	
25-019	4919 000 001 50200	May 15, 2025	Plan M270 Lot 21	New Home	PLUMB/RI FAILED	Fail Code: 2, Tarion #118356
25-020	4919 000 001 69900	July 23, 2025	Con 5 PT Lot 11	New Home	INSUL/VB	Tarion #118652
25-021	4919 000 001 65680	May 26, 2025	Con 5 PT Lot 3	Garage	FRAME	
25-022	4919 000 001 04603	June 5, 2025	Con 1 PT Lot 7	New Home	INSUL/VB	Tarion #118651
25-023	4919 000 003 05610	June 9, 2025	Con 11 PT Lot 26	Garage	FINAL	
25-024	4919 000 001 22800	June 3, 2025	Con 2 PT Lot 9	Roof Overhang	FRAME	
25-025	4919 000 001 52300	June 11, 2025	Con 3 PT Lot 21	New Home	PLUMB/RI	Tarion #118650
25-026	4919 000 001 71000	June 13, 2025	Con 5 PT Lot 17	Garage	FRAME FAILED	Fail Code: 3
25-028	4919 000 003 13900	June 9, 2025	Con 12 PT Broken Lots 27 and 28	Garage	FINAL FAILED	Fail Code: 3
25-029	4919 000 003 07444	June 11, 2025	Plan 42M618 Lot 6	Garage	AIR BARRIER	
25-030	4919 000 002 13700	June 16, 2025	Plan 315 Lot 46	Alterations/Repairs	FINAL FAILED	Fail Code: 1
25-032	4919 000 001 33100	August 29, 2025	Con 2 Lot 27	Garage	FINAL	
25-033	4919 000 001 16400	June 20, 2025	Plan 158 Lot 9	Garage	FINAL FAILED	Fail Code: 1 and 3
25-036	4919 000 002 29515	July 2, 2025	Plan 42M632 PT Lot 8	Addition	OCCUPANCY	
25-038	4919 000 002 08304	June 25, 2025	Con 7 PT Lot 6	Storage Shed		
25-039	4919 000 001 34000	July 11, 2025	Con 3 PT Lot 1	Seasonal Residence	INSUL/VB	
25-040	4919 000 002 08700	July 14, 2025	Con 7 PT Lot 8	Addition	FINAL	
25-041	4919 000 001 26503	July 14, 2025	Plan M91 PT BLK C RP 42R20038	Garage	FINAL FAILED	Fail Code: 1 and 3
25-042	4919 000 002 05106	July 14, 2025	Con 6 PT Lot 20	Garage	FINAL FAILED	Fail Code: 3
25-043	4919 000 002 03000	July 16, 2025	Con 6 PT Lot 7	Storage Building		
25-044	4919 000 001 73100	August 13, 2025	Con 5 PT Lot 17	Seasonal Dwelling	HVAC/RI	
25-045	4919 000 001 16600	August 15, 2025	Plan 158 Lot 4 to 6	Garage Addition		
25-046	4919 000 002 09880	August 13, 2025	Con 7 Lot 15	Renovations/Repairs	PLUMB/RI FAILED	Fail Code: 1 and 2
25-047	4919 000 001 29505	August 7, 2025	Con 2 PT Lot 13	New Home	OCCUPANCY	Tarion #118879

# BUILDING PERMIT REPORT

January 2026

25-048	4919 000 001 59320	September 2, 2025	Con 4 PT Lot 3	Gazebo	FOOTINGS	
25-049	4919 000 002 10150	September 15, 2025	Con 7 PT Lot 17	Seasonal Dwelling	FOOTINGS	
25-050	4919 000 001 04611	August 15, 2025	Con 1 PT Lot 7 RP 42R22645 Part 1	New Home	AIR BARRIER	Tarion #118880
25-051	4919 000 003 05300	August 22, 2025	Con 11 PT Lot 23	Cottage	PLUMB/RI FAILED	Fail Code: 2
25-053	4919 000 002 09880	August 25, 2025	Con 7 Lot 15	Pavillion Replacement	FOOTINGS FAILED	Fail Code: 1
25-055	4919 000 001 43585	September 5, 2025	Con 3 PT Lot 17	Repairs/Alterations	FRAME FAILED	Fail Code: 1 and 3
25-057	4919 000 001 30265	September 15, 2025	Con 2 PT Lot 15	Shipping Container		
25-058	4919 000 002 09900	September 19, 2025	Con 7 PT Lots 16 to 18	Demo/Rebuild Deck		
25-059	4919 000 001 30265	September 15, 2025	Con 2 PT Lot 15	Shipping Container		
25-061	4919 000 002 31100	October 8, 2025	Con 10 PT Lot 29	Alterations/Renovations		
25-062	4919 000 002 31100	October 8, 2025	Con 10 PT Lot 29	Addition/Alterations		
25-063	4919 000 002 31100	October 27, 2025	Con 10 PT Lot 29	Addition/Alterations		
25-064	4919 000 001 30265	Changes Requested	Con 2 PT Lot 15	Addition		
25-065	4919 000 002 05105	September 24, 2025	Con 6 PT Lot 20	Garage	FRAME	
25-066	4919 000 003 28900	September 15, 2025	Plan 199 Lot 5	Storage Shed		
25-067	4919 000 002 07006	September 22, 2025	Con 7 PT Lot 5	Commercial Signs		
25-068	4919 000 002 05102	September 24, 2025	Con 6 PT Lot 20	New Home	FRAME	Tarion #118942
25-069	4919 000 002 09900	September 19, 2025	Con 7 PT Lots 16 to 18	Deck Repairs		
25-070	4919 000 002 09900	September 19, 2025	Con 7 PT Lots 16 to 18	Deck Repairs		
25-071	4919 000 002 27100	September 24, 2025	Con 10 PT Lot 6	Solar Panels		
25-072	4919 000 003 12412	October 27, 2025	Con 12 PT Lot 20	New Home		Tarion #119186
25-073	4919 000 002 31100	Changes Requested	Con 10 PT Lot 29	Storage Building		
25-074	4919 000 003 17518	October 27, 2025	Con 13 PT Lot 3	New Home		Tarion #119187
25-075	4919 000 002 07050	December 10, 2025	Con 7 PT Lot 5	Fire Hall	FOOTINGS	
25-076	4919 000 002 09701	October 29, 2025	Con 7 PT Lot 13	Shipping Container		
25-077	4919 000 001 70900	December 17, 2025	Con 5 PT Lot 17	Repairs	FRAME FAILED	Fail Code: 3, New permit. BP #2002-72 has been revoked.
25-078	4919 000 001 73602	November 5, 2025	Con 5 PT Lot 18 PCL 4285	Alterations	INSULATION	
25-079	4919 000 003 29700	December 1, 2025	Plan 199 Lot 13	Alterations/Repairs		
25-080	4919 000 001 42400	November 25, 2025	Plan 60 Lots 3 and 4	Foundation Repairs		

## DEMOLITION PERMITS

PERMIT #	ROLL #	DATE OF ISSUE	LEGAL DESCRIPTION	DEMOLITION PROJECT	COMMENTS
24-D5	4919 000 002 33400	July 25, 2024	Con 10 PT Lot 30	Demo Fire Damage to House	
25-D1	4919 000 001 71000	April 23, 2025	Con 5 PT Lot 17	Demo Shed	
25-D4	4919 000 001 50200	May 15, 2025	Plan M270 Lot 21	Demo Cottage	
25-D6	4919 000 001 34000	July 11, 2025	Con 3 PT Lot 1	Demo Cottage	
25-D7	4919 000 001 20900	August 11, 2025	Con 2 PT Lot 8	Demo all structures on property	
25-D8	4919 000 002 13500	August 15, 2025	Plan 315 Lot 48	Demo Secondary Dwelling Unit	

## OUTSTANDING PERMITS

PERMIT #	ROLL #	RENEWAL DATE	LEGAL DESCRIPTION	WORK TYPE	INSPECTIONS	COMMENTS
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# BUILDING PERMIT REPORT

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Permit ID	Permit Number	Issue Date	Plan Description	Permit Status	Occupancy Type	Final Electrical Required
22-070	4919 000 003 05610	September 16, 2024	Con 11 PT Lot 26	Home Addition	OCCUPANCY	
22-077	4919 000 001 31018	November 6, 2023	Plan M445 Lot 10	Shed	FOOTINGS	
22-080	4919 000 002 15500	January 20, 2025	Plan 315 Lot 30 PT Lot 28	Home Addition	AIR BARRIER	
22-088	4919 000 003 19500	April 23, 2025	Con 13 PT Lot 10	Garage	FOOTINGS	
22-090	4919 000 003 05300	March 17, 2025	Con 11 Lot 23	Complete Cabin #8	HVAC/RI	
22-091	4919 000 003 19000	February 6, 2025	Con 13 Lot 9	Seasonal Residence	FRAME	
22-097	4919 000 001 42200	December 8, 2023	Con 3 PT Lots 11 and 12	Pre-fab Storage	FINAL FAILED	Fail Code: 3
22-100	4919 000 001 31048	March 17, 2025	Lot 25 PT 12 Plan M445	Garage	BACKFILL	Renewal #20-022
22-101	4919 000 001 31048	March 17, 2025	Lot 25 PT 12 Plan M445	Home Addition	BACKFILL	Renewal #20-021, Tarion #112437
22-103	4919 000 002 28112	March 17, 2025	Con 10 PT Lot 10 42R21218 Part 2	New Home	OCCUPANCY	Renewal #20-017, Tarion #72247
22-106	4919 000 002 19400	March 17, 2025	Con 8 Lot 25	Home Addition		Renewal #18-003, 19-046, 20-072, 21-065
			Lot 10 RP42R17996 Part 1 Plan M445	Boathouse	INSUL/VB	Renewal #17-019, 18-043, 19-018, 21-082
22-115	4919 000 001 66110	February 14, 2025	Con 8 Lot 11	Garage	FRAME	Renewal #15-009, #19-013, #21-095
22-117	4919 000 003 19900	March 17, 2025	Con 13 Lot 13	Garage	FINAL FAILED	Fail Code: 1, Renewal #20-073
22-120	4919 000 001 22300	February 5, 2025	Con 2 PT Lot 9	Seasonal Residence	OCCUPANCY	Renewal of #20-068
22-122	4919 000 003 23600	March 17, 2025	Con 14 Lot 8	Garage/Storage Addition	FRAME	Renewal 19-073, #21-102
22-124	4919 000 002 15550	January 20, 2025	Plan 315 Lot 30 PT Lot 28	Home Renovations	PLUMB/RI	
23-001	4919 000 002 00200	May 13, 2025	Con 6 Lot 2	Home Addition	INSUL/VB	Renewal #17-052, #19-020, #21-094
23-003	4919 000 002 29420	March 17, 2025	Plan 42M632 Lot 10	Pole Barn	INSUL/VB	Renewal #19-023, #21-083
23-006	4919 000 001 31016	May 13, 2025	Lot 9 Plan M444	Seasonal Residence	OCCUPANCY	Renewal #21-003
23-009	4919 000 001 03900	February 26, 2024	Con 1 Lot 4	Foundation Repairs	FINAL FAILED	Fail Code: 1, Renewal #21-029
23-014	4919 000 001 63500	April 2, 2024	Con 4 Lot 17 Part 1	New Home	OCCUPANCY	Renewal #21-049, Tarion #107261
23-017	4919 000 001 06520	April 2, 2024	Con 1 Lot 14 RP 42R13566 Part 2	Log Home	OCCUPANCY	Renewal #21-059, Tarion #108021
23-018	4919 000 001 06520	April 2, 2024	Con 1 Lot 14 RP 42R13566 Part 2	Log Garage		Renewal #21-060
23-019	4919 000 001 72900	April 2, 2024	Con 5 Lot 17 Part 5 Plan PSR-1997	Seasonal Residence	FINAL FAILED	Fail Code: 3, Renewal # 21-069
23-021	4919 000 001 32900	April 2, 2024	Con 2 Lot 25 RP 42R10868 Pt 1	Games Building	PLUMB FINAL FAILED	Fail Code: 2, Renewal #19-063, #21-086
23-022	4919 000 002 01500	April 2, 2024	Con 6 Lot 5	Home Alterations/Repairs		Renewal #20-026, #21-087
23-024	4919 000 001 31018	June 23, 2025	Plan M445 Lot 10	New Home	INSUL/VB	Tarion #113080
23-030	4919 000 001 09100	May 22, 2025	Con 1 PT Lots 26 and 27	Log Home	SOLID FUEL FIRED APPLIANCES	Tarion #113079
23-031	4919 000 002 01424	April 22, 2024	Plan 42M675 Lot 2	New Home	INSUL/VB	Tarion #113078
23-032	4919 000 002 01424	April 22, 2024	Plan 42M675 Lot 2	Garage	OCCUPANCY	
23-033	4919 000 003 05060	April 2, 2024	Plan 42M662 Lot 6	New Home	OCCUPANCY	Renewal #21-077, Tarion #113077
23-035	4919 000 003 05060	April 2, 2024	Plan 42M662 Lot 6	Marine Storage/Sauna	FINAL FAILED	Fail Code: 3, Renewal #21-079
23-037	4919 000 002 29406	April 2, 2024	Plan 42M632 Lot 4	Seasonal Residence	OCCUPANCY FAILED	Fail Code: 1, Renewal #21-085
23-044	4919 000 002 29700	Pending	Con 10 Lot 24	New Foundation/Pre-fab Trailer		Waiting for further documentation
23-049	4919 000 003 17900	April 24, 2025	Con 13 PT Lot 6	Utility Shed	FRAME	Renewal #18-71, #19-074, #22-005
23-053	4919 000 001 20602	April 19, 2024	Plan M451 Lot 2	Deck	FINAL FAILED	Fail Code: 4
23-060	4919 000 002 13500	May 15, 2024	Plan 315 Lot 48	Pre-Fab Shop Repairs	INSUL/VB	

# BUILDING PERMIT REPORT

January 2026

23-061	4919 000 002 17605	October 3, 2025	Con 8 PT Lot 11 RP	Quonset Hut	BACKFILL	Renewal #18-062, #22-007
23-071	4919 000 001 78200	July 3, 2025	Plan M237 Lot 3 PT Lot 2	Guest Sleeping Cabin	INSUL/VB	
23-073	4919 000 003 21200	July 8, 2025	Con 13 PT Lot 22	New Home	FRAME	Tarion #114312
23-080	4919 000 002 29400	June 6, 2024	Plan 42M632 Lot 1 PCL 27253	Seasonal Residence	OCCUPANCY	Renewal of #2022-024
23-081	4919 000 002 29400	June 6, 2024	Plan 42M632 Lot 1 PCL 27253	Guest Sleeping Cabin	PLUMB/RI	Renewal of #2022-025
23-082	4919 000 002 29400	June 6, 2024	Plan 42M632 Lot 1 PCL 27253	Garage	FRAME	Renewal of #2022-026
						Fail Code: 1, Tarion #30596, Renewal of #16-26, 18-020, 19-002, 22-031
23-085	4919 000 001 59410	August 1, 2024	Con 4 PT Lot 4	New Home	FINAL FAILED	
23-086	4919 000 003 12300	August 1, 2024	Con 12 PT Lot 19	Home Repairs/Addition	SITE VISIT	Renewal of #15-51 & 17-59, 19-036, 22-032
23-087	4919 000 003 05215	August 1, 2024	Con 11 PT Lot 22	Dormer/Roof (Home)	OCCUPANCY	Renewal of #17-21, 19-055, 22-033
23-096	4919 000 001 30265	November 4, 2025	Con 2 PT Lot 15	New Home	AIR BARRIER	Tarion #116920
23-105	4919 000 001 73400	July 30, 2024	Con 5 PT Lot 17	Home Addition	SITE VISIT	Renewal of #2022-040
23-108	4919 000 001 09400	July 22, 2024	Con 1 PT Lot 27	Garage/Shop	INSUL/VB	
23-111	4919 000 002 29404	July 16, 2024	Plan 42M632 Lot 3	Seasonal Residence	OCCUPANCY	Renewal of #2022-050
23-113	4919 000 003 00300	May 13, 2025	Con 11 Lot 2	Hay Storage	FRAME FAILED	Fail Code: 1 and 3
23-114	4919 000 002 29420	Novmber 5, 2025	Plan 42M632 Lot 10	Storage Shop		
23-118	4919 000 001 44500	February 6, 2025	Plan M101 Lot 7	Shed	CONSTRUCTION STATUS	
23-119	4919 000 001 44500	February 6, 2025	Plan M101 Lot 7	Deck	CONSTRUCTION STATUS	
23-121	4919 000 003 25610	November 5, 2025	Con 14 PT Lot 26	New Home	INSUL/VB	Tarion #114708
						Fail Code: 1, Renewal of #20-091, #22-064, Tarion #85096
23-122	4919 000 001 50000	August 7, 2025	Plan 270 PT Lot 23	Seasonal Residence	OCCUPANCY FAILED	
23-123	4919 000 003 22100	November 30, 2025	Con 13 PT Lot 25	Seasonal Residence Repairs	FRAME	
23-132	4919 000 001 17600	May 13, 2025	Con 2 PT Lot 7	Restoration Repairs		
23-139	4919 000 002 29700	Pending	Con 10 Lot 24	Shipping Container (A)		In issuance of #23-044
23-140	4919 000 002 29700	Pending	Con 10 Lot 24	Shipping Container (B)		In issuance of #23-044
23-143	4919 000 001 73602	September 18, 2023	Con 5 PT Lot 18 PCL 4285	Living Room Addition	SOLID FUEL FIRED APPLIANCES	
23-146	4919 000 001 04607	July 4, 2025	Con 1 PT Lot 7 RP 42R4726	New Home	OCCUPANCY	Tarion #115479
23-147	4919 000 001 04607	July 4, 2025	Con 1 PT Lot 7 RP 42R4726	Garage	OCCUPANCY	
23-149	4919 000 002 02720	July 7, 2025	Con 6 PT Lot 7 RP 42R10544	Seasonal Residence	INSUL/VB FAILED	Fail Code: 1
23-151	4919 000 001 18700	May 13, 2025	Plan 185 Lot 5 Plan 42R-3166	Home Repairs/Alterations		
23-153	4919 000 001 04605	October 4, 2023	Con 1 PT Lot 7	Roof Repairs	FRAME FAILED	Fail Code: 3
23-155	4919 000 001 45200	October 10, 2023	Plan M101 Lot 14	Home Addition	INSUL/VB	
23-162	4919 000 001 34700	October 24, 2023	Con 3 PT Lot 7 PT PCL 10592	Home Repairs/Alterations	FINAL FAILED	Fail Code: 1
23-164	4919 000 003 27400	November 28, 2023	Con 14 PT Lot 28 PCL 10338	New Home	OCCUPANCY FAILED	Fail Code: 1 and 3, Tarion #115752
23-166	4919 000 003 18904	November 16, 2023	Con 13 PT Lot 8	New Home	SOLID FUEL FIRED APPLIANCES	Tarion #115751
23-168	4919 000 003 30000	November 24, 2023	Plan 199 Lot 16	Home Addition	FRAME FAILED	Fail Code: 3
24-002	4919 000 003 05010	November 7, 2025	Plan 42M662 Lot 8	New Home	PLUMB/RI	Tarion #116076
24-004	4919 000 003 07650	March 21, 2024	Con 11 PT Lot 32 RP 42R8820	Cottage Addition/Alterations	FINAL	
24-005	4919 000 001 16700	March 13, 2024	Plan 158 Lot 1	Addition/Repairs	FINAL FAILED	Fail Code: 1 and 3

# BUILDING PERMIT REPORT

January 2026

24-008	4919 000 001 54000	February 6, 2025	Plan M261 Lot 37	Addition	INSUL/VB	Formerly #2021-027
24-014	4919 000 002 31400	November 21, 2025	Con 10 PT Lot 29	New Home	PLUMB/RI	Tarion #116643
24-015	4919 000 001 80700	March 14, 2024	Con 5 PT Lot 21 Plan PSR-1659	New Home	OCCUPANCY	Tarion #116312
24-016	4919 000 003 05050	May 31, 2024	Con 11 PT Lot 22	New Home	INSUL/VB FAILED	Fail Code: 1, Tarion #116644
24-019	4919 000 001 53000	April 2, 2024	Plan M261 Lot 47	Foundation Repairs	FINAL FAILED	Fail Code: 1
24-020	4919 000 001 78400	April 15, 2024	Plan M237 Lot 5	Deck		
24-021	4919 000 002 18600	May 23, 2024	Con 8 PT Lots 17 and 18	New Home	OCCUPANCY	Tarion #116573
24-022	4919 000 002 03600	May 28, 2024	Con 6 PT Lot 10	Deck	FOOTINGS	
24-036	4919 000 003 04300	June 5, 2024	Con 11 PT Lot 19	Garage	PLUMB/RI FAILED	Fail Code: 2 and 3
24-037	4919 000 003 04300	June 10, 2024	Con 11 PT Lot 19	Interior Renovation	FRAME FAILED	Fail Code: 3
24-039	4919 000 002 05106	June 21, 2024	Con 6 PT Lot 20	New Home	OCCUPANCY	Tarion #116918
24-042	4919 000 001 29504	July 5, 2024	Con 2 PT Lot 13 RP 42R22111	New Home	OCCUPANCY	Tarion #116919
24-044	4919 000 002 18990	July 18, 2024	Con 8 PT Lot 21	Home Addition	INSUL/VB	
24-045	4919 000 003 05300	July 23, 2024	Con 11 PT Lot 23	New Deck	FOOTINGS	
24-046	4919 000 002 04302	July 23, 2024	Con 6 PT Lot 13	Home Renovations	FRAME	
24-049	4919 000 001 29525	August 13, 2024	Con 2 PT Lot 13 RP 42R13270	New Home	OCCUPANCY	Tarion #117047
24-050	4919 000 001 08900	September 17, 2024	Con 1 Lot 23 RP 42R13495	New Home	OCCUPANCY	Tarion #117340
24-052	4919 000 001 08900	September 17, 2024	Con 1 Lot 23 RP 42R13495	New Garage		
24-054	4919 000 002 01423	September 11, 2024	Plan 42M675 Lot 1	New Home	OCCUPANCY	Tarion #117341
24-055	4919 000 003 03000	October 7, 2024	Con 11 PT Lot 8	New Home	REVISED PLANS REVIEW	Tarion #117342
24-057	4919 000 003 04250	December 11, 2024	Con 11 PT Lots 18 & 19	Seasonal Residence	HVAC/RI	
24-059	4919 000 003 04250	December 11, 2024	Con 11 PT Lots 18 & 19	Garage		
24-060	4919 000 001 21300	November 13, 2024	Con 2 PT Lot 8	Seasonal Residence	SOIL GAS BARRIER	
24-061	4919 000 003 18904	October 15, 2024	Con 13 PT Lot 8	Garage		
24-063	4919 000 001 65300	October 24, 2024	Con 4 Lot 31	Seasonal Cabin	FINAL FAILED	Fail Code: 5
24-064	4919 000 002 05102	October 16, 2024	Con 6 PT Lot 20	New Home	OCCUPANCY	Tarion #117353
24-065	4919 000 001 31038	October 25, 2024	Plan M445 Lot 21	Addition	INSUL/VB	
24-066	4919 000 001 73602	November 5, 2024	Con 5 PT Lot 18 PCL 4285	Addition	FINAL FAILED	Fail Code: 3
24-069	4919 000 001 73602	November 28, 2024	Con 5 PT Lot 18 PCL 4285	New Garage	FRAME	
24-075	4919 000 001 28700	December 12, 2024	Con 2 PT Lot 12	Seasonal Residence	PLUMB/RI	
24-077	4919 000 003 12426	December 17, 2024	Con 12 PT Lot 20	New Home	OCCUPANCY	Tarion #117584
24-078	4919 000 001 66200	December 17, 2024	Con 5 PT Lot 5	Addition	AIR BARRIER	



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### BUILDING SUMMARY FOR 2025

In 2025, the Township of Armour's Building Department received 90 Building Permit Applications. The breakdown of permit type, value, and square footage is reflected below:

1. **New Homes**, 12 permits issued for a construction value of \$4,975,000.00 and new square footage of 30,095.
2. **Seasonal Residences**, 3 permits issued for a construction value of \$1,390,000.00 and new square footage of 3,031.
3. **Additions**, 5 permits issued for a construction value of \$217,000.00 and new square footage of 2,187.
4. **Garage/Storage**, 20 permits issued for a construction value of \$920,120.00 and new square footage of 17,543.
5. **Reno's/Repairs**, 13 permits issued for a construction value of \$569,793.00.
6. **Decks/Docks**, 3 permits issued for a construction value of \$112,000.00 and new square footage of 1,301.
7. **Foundations**, 1 permit issued for a construction value of \$53,000.00 and new square footage of 8,611.
8. **Commercial**, 4 permits issued with a construction value of \$2,585,519.88 and new square footage of 10,019.
9. **Miscellaneous**, 4 permits issued with a construction value of \$466,000.00 and new square footage of 8,039.
10. **Shipping containers**, 4 permits issued with a construction value of \$15,800.00 and new square footage of 859.
11. **Solar Panels**, 1 permit issued with a construction value of \$566,768.00 and new square footage of 8,977.
12. **Institutional Buildings**, 1 permit issued with a construction value of \$3,434,900.00 and new square footage of 8,669.
13. **Demolitions**, 10 permits issued.



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**The total 2025 new construction value was \$9,232,481.00 for an additional 108,764 sq. ft.**

**The Township of Armour's Building Department had 1 canceled permit and 4 rejected permits.**

**We currently have 4 permits still in review status from 2025 (waiting for further documentation)**

### **BUILDING INFRACTIONS FOR 2025**

**Orders to Comply**, 5 orders were issued.

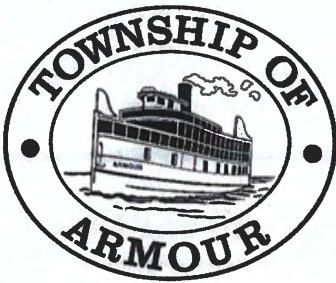
Permit Type	2024			2025		
	#	Value of Construction	Square Footage	#	Value of Construction	Square Footage
New Homes	14	\$6,430,000.00	31,256	12	\$4,975,000.00	30,095
Seasonal Residences	5	\$2,180,000.00	9,955	3	\$1,390,000.00	3,031
Additions	10	\$1,199,700.00	4,958	5	\$217,000.00	2,187
Garages/Storage	17	\$1,416,912.40	24,234	20	\$920,120.00	17,543
Reno's/Repairs	8	\$363,500.00	22,735	13	\$569,793.00	9,433
Decks/Docks	8	\$256,000.00	5,137	3	\$112,000.00	1,301
Foundations	0	-	-	1	\$53,000.00	8,611
Commercial	3	\$332,000.00	4,850	4	\$2,585,519.88	10,019
Miscellaneous	5	\$86,400.00	3,971	4	\$466,000.00	8,039
Shipping Containers	3	\$9,000.00	802	4	\$15,800.00	859
Solar Panels	0	-	-	1	\$566,768.00	8,977
Institutional Buildings	0	-	-	1	\$3,434,900.00	8,669
Demolitions	9	-	-	10	-	-
<b><u>TOTAL</u></b>	<b>82</b>	<b>\$12,273,512.40</b>	<b>107,898</b>	<b>81</b>	<b>\$9,232,481.00</b>	<b>108,764</b>



## Township of Armour

### Building Permits - Five Year Yearly Comparison

Permit Type	2021			2022			2023			2024			2025		
	#	Value of Construction	Square Footage	#	Value of Construction	Square Footage	#	Value of Construction	Square Footage	#	Value of Construction	Square Footage	#	Value of Construction	Square Footage
New Homes	18	\$9,780,000.00	62,535	18	\$7,817,000.00	41,094	16	\$6,285,000.00	30,279	14	\$6,430,000.00	31,256	12	\$4,975,000.00	30,095
Seasonal Residences	-	-	-	-	-	-	2	\$950,000.00	4,178	5	\$2,180,000.00	9,955	3	\$1,390,000.00	3,031
Additions	4	\$620,000.00	2,703	13	\$1,353,000.00	10,048	9	\$364,750.00	3,349	10	\$1,199,700.00	4,958	5	\$217,000.00	2,187
Garages/Storage	25	\$1,415,500.00	25,212	29	\$1,543,000.00	30,089	18	\$1,941,465.65	25,861	17	\$1,416,912.40	24,234	20	\$920,120.00	17,543
Reno's/Repairs	11	\$584,500.00	-	13	\$468,000.00	-	14	\$485,000.00	-	8	\$363,500.00	22,735	13	\$569,793.00	9,433
Decks/Docks	13	\$104,102.00	3,499	6	\$77,000.00	2,909	12	\$243,000.00	4,503	8	\$256,000.00	5,137	3	\$112,000.00	1,301
Foundations	8	\$180,000.00	8,274	2	\$180,000.00	2,517	2	\$335,000.00	3,724	0	\$0.00	-	1	\$53,000.00	8,611
Commercial	4	\$180,000.00	2,171	7	\$1,010,000.00	10,656	6	\$2,886,208.58	30,288	3	\$332,000.00	4,850	4	\$2,585,519.88	10,019
Miscellaneous	2	\$45,000.00	4,075	3	\$303,000.00	2,855	6	\$205,600.00	3,065	5	\$86,400.00	3,971	4	\$466,000.00	8,039
Shipping Containers	3	\$14,000.00	760	4	\$19,000.00	1,440	4	\$17,000.00	1,372	3	\$9,000.00	802	4	\$15,800.00	859
Solar Panels	1	\$26,000.00	-	0	\$0.00	-	0	\$0.00	-	0	\$0.00	-	1	\$566,768.00	8,977
Institutional Buildings	0	-	-	0	-	-	0	-	-	0	-	-	1	\$3,434,900.00	8,669
Demolitions	10	-	-	7	-	-	14	-	-	9	-	-	10	-	-
<b>TOTAL</b>	<b>99</b>	<b>\$12,949,102.00</b>	<b>109,220</b>	<b>102</b>	<b>\$12,770,000.00</b>	<b>101,608</b>	<b>103</b>	<b>\$13,713,024.23</b>	<b>106,619</b>	<b>82</b>	<b>\$12,273,512.40</b>	<b>107,898</b>	<b>81</b>	<b>\$9,232,481.00</b>	<b>108,764</b>



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### **STAFF REPORT: By-Law Enforcement (Annual Report)**

**COMPLETED BY: Jason Newman & Bryan Austin**

**DATE: January 13, 2026**

In reviewing 2025 By-law Services, this year has been more traditional in nature. Service levels were slower than normal in the first and second quarters, believed to be the result of weather conditions and a later summer.

Overall, our numbers at year-end are similar to those of previous years, excluding the pandemic period.

Fewer trailers were noted, and many previous licences have resulted in new builds. Some licences have expired and been removed, while others will require more intrusive interventions in the spring to achieve compliance.

This winter, we will continue to patrol and review aerial imagery to identify potential non-permitted uses.

Our positions were evaluated this year, and the efforts of supporting staff and Council were greatly appreciated and recognized by Bryan and myself. The updated job descriptions more accurately reflect our role in the communities we serve.

Armour Township's philosophy and response to community concerns is immediate and effective, and we value and appreciate these strategies.

Our involvement in homelessness, mental health, and service coordination has been successful. The relationships established with community service partners have enabled improved collaboration, resulting in reduced barriers and response times.

The Almaguin OPP has also been piloting a Mental Health/Crisis Worker program within our communities. In our experience, this initiative has provided significant benefits in



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addressing increasingly complex needs. Although specific statistics are not available, this service has been utilized on multiple occasions for a variety of concerns, including support for individuals during Property Standards remediation, well-being checks, and other presenting mental health needs.

Relationships with other agencies and services continue to strengthen, and our professional network continues to expand. On January 29, 2026, we will host our first Municipal Law Enforcement gathering in Sundridge with seven (7) local rural officers to discuss shared challenges and successes.

We may also explore independent training opportunities that are better suited to rural environments and the specific needs of our communities.

Relationships with Provincial ministries continue to improve, and we are grateful for these growing partnerships.

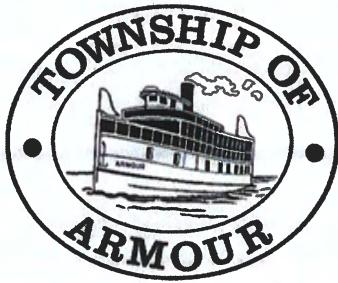
Notably, the Health Unit has made some efforts to re-engage and rebuild relationships with municipalities; however, these relationships do not currently exist as they did previously. As a result, we seldom support or recommend referrals.

As we move forward into 2026, we look ahead to continued opportunities and strengthened relationships and remain appreciative of our colleagues, Council, and the communities we serve.

Respectfully submitted,

Jason Newman  
Manager of Municipal Law Enforcement

Bryan Austin  
Municipal Law Enforcement Officer



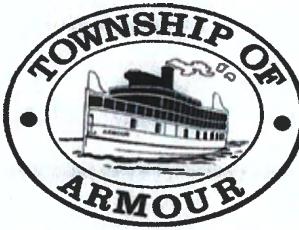
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## Approximate Calls for Service 2025

Category	Number of Complaints
Animal	25
Trailer	1
Weed Inspector	0
Property Standards	7
Dumping	0
Noise	2
Other	29
Snow	10
Parking	1
<b>Total</b>	<b>75</b>



## STAFF REPORT

**Date:** January 13, 2026  
**To:** Council  
**From:** Jason Newman, Manager of Municipal Law Enforcement  
Bryan Austin, Municipal Law Enforcement Officer  
**Subject:** Annual AMPS Program – Public Complaints Report

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### **Recommendation:**

That the Council of the Township of Armour receive and approve the Annual AMPS Program Public Complaints Report for the 2025 reporting period and acknowledges that no public complaints were received in respect of the Administrative Monetary Penalty System (AMPS) Program pursuant to By-law #24-2025, Schedule F.

### **History:**

Section 4.1.8 of Schedule F to By-law #24-2025 requires the Clerk, in conjunction with the Municipal By-law Enforcement Officer, to report annually to Council on the summary of public complaints filed and addressed relating to the AMPS Program.

During the reporting period of 2025, no public complaints were received in respect of the AMPS Program. Accordingly, no investigations, actions, or resolutions were required under the Public Complaints Process outlined in Schedule F of By-law #24-2025.

This report satisfies the annual reporting requirement under Schedule F of By-law #24-2025 and confirms that no public complaints were filed regarding the AMPS Program during the reporting period.

### **Financial Considerations:**

There are no financial implications associated with this report.

### **Others Consulted:**

Charlene Watt, Municipal Clerk  
Bryan Austin, Municipal Law Enforcement Officer

### **Attachments:**

Schedule F to By-law #24-2025

**SCHEDULE "F"**

<b>SUBJECT:</b>	Public Complaints Process Respecting Administrative Monetary Penalty System (AMPS) Program By-law #24-2025 - Schedule F	<b>POLICY #:</b> ADM-011	<b>PAGE</b> 1 of 2
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**POLICY STATEMENT**

- 1.1. This policy is to address any public complaint regarding the administration of the Administrative Monetary Penalty System (AMPS).

**2. PURPOSE**

- 2.1 To ensure the AMPS program remains an open, accessible, responsive, accountable, efficient, and effective system for enforcement of municipal By-laws in the Township of Armour, and any public complaints are addressed in a timely and responsible manner.

**3. SCOPE**

- 3.1. This policy applies to all public complaints, informal or formal, regarding all aspects of the AMPS program, and applies to all administrative actions and functions of all Municipal employees and other persons responsible for the administration of the AMPS program.

- 3.2. Screening Officers and Hearing Officers do not have jurisdiction to consider questions relating to the validity of a statute, regulation or By-law or the constitutional applicability or operability of any statute, regulation or By-law. Any public complaints regarding the validity of a statute, regulation or By-law or the constitutional applicability or operability of any statute, regulation or By-law will not be processed through this policy.

- 3.3. This policy is not intended to replace other specific Municipal programs, policy/procedures and legal processes available to the public to address public concerns with the AMPS program.

**4. PROCEDURE**

- 4.1. A public complaint shall be processed in keeping with all applicable statutes, By-laws, and policies of the Township of Armour. The complaint process shall be as follows:

- 4.1.1. Any public complaint must be in writing, identifying the name and full contact information of the complainant, and sent to the Clerk, or his or her delegate(s), within 30 days in respect to the date of the event for which the complaint is being made. Complaints that are anonymous will not be accepted.

- 4.1.2. All complaints shall be treated as confidential by the Clerk, respecting personal information privacy and confidentiality, subject to legislative provisions.

- 4.1.3. Any complaint regarding a Member of Council in respect of the administration of AMPS shall be processed in accordance with the Council Code of Conduct.

- 4.1.4. The Clerk, or his or her designate(s), will not address or process any public complaint that is deemed by the Clerk, or his or her designate(s), as frivolous, vexatious, trivial or made in bad faith.

- 4.1.5. A complainant may withdraw his/her complaint at any time.

- 4.1.6. Where possible, attempts will be made to address public complaints through an informal resolution process before proceeding to a formal resolution process.

- 4.1.7. Any deemed resolution of a formal complaint will be addressed by written response by the Clerk, or his or her designate(s), to the person filing the complaint. A public complaint sustained through a review cannot be used as the basis to change or void a decision of a Screening Officer or Hearing Officer, including any penalty fines and administrative fees due or paid.

- 4.1.8. The Clerk in conjunction with the Municipal By-law Enforcement Officer will report annually as part of the annual AMPS program report on the summary of public complaints filed and addressed in respect of the AMPS program.

4.1.9. Procedures may be defined by the Clerk to address specific implementation of this policy.

## 5. ACCOUNTABILITY

5.1 All persons responsible for administering the AMPS program shall be responsible for implementation of this policy. The Clerk, or his or her designate(s), unless otherwise noted, shall be responsible for addressing public complaints regarding the administration of the AMPS program.

## 6. ADMINISTRATION

6.1 This policy shall be administered by the Clerk.

## 7. EVALUATION

- 7.1 The effectiveness of this policy will be evaluated by the CAO and Clerk from time to time or as required by legislative changes.
- 7.2 Any identified deficiencies or non-compliance issues will be addressed promptly, with corrective measures documented and implemented.



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## ALMAGUIN HIGHLANDS HEALTH COUNCIL MINUTES

Thursday, November 6, 2025, 10:00 am in person at the Township of Perry Municipal Office and via Zoom.

Present: Jim Ronholm, Shawn Jackson, Margaret Ann MacPhail, Vickie Roeder-Martin (Vice-Chair), Rod Ward (Chair), Brad Kneller, Delynne Patterson, Sean Cotton, Deb Duce (Secretary), Norm Hofstetter

Regrets: Cheryl Philip, Tom Bryson

Guests: Cheryl Harrison, Deb Raynard, Courtney Metcalfe, Sandy Zurbrigg, Shelly van den Heuvel, Dr. Sarah MacKinnon.

Called to order at 10:00 a.m. by Chair R. Ward.

1. 2025-29 Moved by Norm Hofstetter. Seconded by Sean Cotton.

**THEREFORE BE IT RESOLVED THAT** the Almaguin Highlands Health Council adopt the amended agenda for the meeting of November 6, 2025.

2. **DECLARATION OF PECUNIARY OF INTEREST:** None

3. **DELEGATIONS:** None

4. **RESOLUTIONS TO BE PASSED**

2025-30: Chair expenses for attendance at the AFHTO Conference – accommodation & meals (\$921.94).

2025-31: Proposal for Engineering Services – Burk's Falls Health Centre – 150 Huston St.

## 5. ITEMS FOR DISCUSSION

### a) Updates

- i. Muskoka Algonquin Healthcare
  - C. Harrison was unable to attend.
- ii. Almaguin Highlands Family Health Team)
  - D. Raynard shared that an NP will be starting in January 2025, the position of social worker has been filled, and mental health services are restraint. Also shared details on

the AFHT and HCC waitlists (AFHT 800 | HCC 300) and that the HCC data is under review. The plan is to attach 500 patients by spring 2026 and to clear the list by fall. AFHT has been in conversation with MPP Graydon Smith to discuss the McMurrich Monteith Township letter regarding MOH/OH criteria for primary care providers (PCP) in areas including MAOHT support for advocacy. Dr. MacKinnon shared background information on PCP numbers and no formalized agreement between AFHT and AHFHT to handle gap in region.

Lead to discussion of space needs (where to put more staff), Phase 2 PCAT applications, and directions for municipalities in the future. The Chair noted that the task is to think of what is needed in the next 40 years. D. Raynard will ask T. Mintz if she can share the North Proposal with AHHC.

iii. Sundridge & District Medical Centre

Dr. S. MacKinnon shared that the SCMC has taken on 334 new patients since December 2024, has no waitlist, is currently on a repatriation campaign with letters to PCPs in Huntsville and Burks Falls, and has moved their waitlist to the evolved HCC list. Information was also shared on the renovation of their space. AHHC members were invited to tour the facility. Also noted was a study around people moving from southern Ontario to northern Ontario, the people keeping their PCP, driving long hours for appointments, and the impact on emergency departments. SDMC with WPS EMS have implemented EMS Video Visits for homebound patients.

b) Chair Update (R. Ward)

- i. The Chair provided an overview of his presentation and engagement with other attendees at the AFHTO Conference. He will share the presentation with AHHC members.

**2025-30 Moved by Norm Hofstetter. Seconded by Brad Kneller. THEREFORE BE IT RESOLVED THAT** the Almaguin Highlands Health Council approve reimbursement to Rod Ward for the amount of \$921.94 for accommodation and meal expenses incurred during attendance at the AFHTO Conference October 23 & 24.

- ii. At the MAOHT HHR TF meeting, a request from MAHC was put forward for support for recruitment of General Internal Medicine (GIM) physicians for Bracebridge (2) and Huntsville (1). It will be reviewed by the Operations WG and Collaboration Steering Committee.
- iii. Recruiter Funding Renewal is successful. All Almaguin Highlands municipalities have passed resolutions. Members shared reasons for their support.

c) Proposal for Engineering Services for Burk's Falls Health Centre, 150 Hudson St.

Discussion included space requirement, renovation and/or expansion, and needs for the next forty years. Information is shared on the idea of creating a municipal services corporation that could be used to create a healthcare space in which all ten municipalities would have a stake. Members shared thoughts, knowledge of projects, and other experiences.

It was decided to form a subcommittee and municipal support staff from the ten municipalities to discuss options. The following motion was put forward.

**2025-28** Moved by DeLynne Patterson. Seconded by Vickey Roeder-Martin.  
**THEREFORE BE IT RESOLVED THAT** AHHC forms a Building and Space  
Subcommittee with member Norm Hofstetter, Sean Cotton and Jim Ronholm, with  
municipal staff invited to report back at December 4, 2025 meeting.

**d) Discussion – Health Services & Support Inventory Update**

S. van den Heuvel shared information on the Algonquin Family Health Team research study of unattached patients.

In an overview of the updated inventory, it was agreed that its purpose is to be able to identify gaps, where they occur, and thoughts for development in the region in the ten municipalities of Almaguin Highlands.

**e) Roundtable**

Topics included a list of capital renovations completed on the Burk's Falls facility, the costs required to keep the building functional, and municipal budget requirements.

**5. ADJOURNMENT**

**2025-32** Moved by DeLynne Patterson. Seconded by Vickey Roeder-Martin.  
**THEREFORE BE IT RESOLVED THAT** the Almaguin Highlands Health Council adjourn at 12:04 pm to meet again, on December 4, 2025, at 10:00 am at the Township of Perry Municipal Office and via Zoom.



Giving Hope Today

The Salvation Army  
Gift Processing Centre  
PO Box 1932  
Winnipeg MB R3C 3R2

23

January 2, 2026

Dear Friends,

As we begin 2026, I would like to express my deep gratitude for your support of The Salvation Army this past year.

Your generosity made a profound difference in the lives of children, families and individuals in need across Canada. With your help, The Salvation Army has been a lifeline for millions of people, many of whom sought assistance for the very first time. They received vital necessities such as food, clothing and practical aid, helping them discover newfound hope.

However, many neighbours continue to face challenges and will turn to us for life-changing services. They trust us to provide assistance in times of crisis—and we are committed to meeting their needs.

**That's why I hope you will consider renewing your support by making a special gift today.**

We'll stretch every dollar you give to its fullest potential to assist as many people as possible.

Thank you for your compassionate generosity and for giving help and hope to those who need it most. Together, we can continue to make a meaningful impact in the lives of those we serve.

01\_03\_007340-V1

Sincerely,

2025 \$ 400,

Lt-Colonel John P. Murray  
Territorial Secretary for Communications

P.S. In 2026 we seek to restore dignity and hope for neighbours facing food and housing insecurity. Thank you for your continued support!

To learn more about The Salvation Army, one of the largest non-governmental direct providers of social services in Canada, visit our website at [SalvationArmy.ca](http://SalvationArmy.ca).

- DONATION -

William and Catherine Booth  
Founders

Lyndon Buckingham  
General

Lee Graves  
Territorial Commander



Canadian  
Red Cross

24

98262LRC5-A

**REMINDER**



The Township of Armour  
56 Ontario Street  
PO Box 533  
Burks Falls, ON P0A 1C0

CN16652

**Every dollar donated to  
the Canadian Red Cross  
before December 31<sup>st</sup> could be  
worth triple!\***

*within 6 weeks  
after receipt*

Dear Friend,

There is still time to have your support worth triple\*.

The Canadian Red Cross helps an average of 40 people each day from a personal disaster like a house fire or flood. Each call tells a unique story. A family could have lost everything and are in need of essential supplies like hygiene kits and winter clothing. A senior may be isolated from their friends and family, in desperate need of social connection.

Whether small or large emergencies, people find themselves lacking the basics they once took for granted: a nourishing meal, clean water, a comforting blanket, a secure shelter and the comfort of friends and neighbours nearby.

The strength of the Red Cross is our combination of community-based and global support, ready to respond immediately to any emergency. You are part of this local and worldwide network. Your generosity does not only touch concrete relief supplies – you touch the humanitarian spirit of thousands.

Thank you so very much for all you have done.

I'm also writing you sharing news about an extraordinary opportunity.

A generous anonymous partner of the Red Cross promises to contribute two dollars for every dollar our donors contribute. They believe every person deserves to be safe and supported. That's why they've partnered with the Red Cross to train and equip thousands of volunteers while building a more resilient country.

They want to ensure that people across Canada in need are matched with a Red Cross team that can help. That's why they've made an enormously generous offer. Between now and the next 6 weeks every dollar donated by you could be worth triple.\* Our anonymous partner will contribute up to a maximum amount of \$150,000 in total donations.

Imagine it, you donate \$1,000 and it becomes \$3,000. Or if you send a donation of \$7,500, that could mean \$22,500. Three times the impact to help those in need!\*

*-DONATION -*

*(over, please)*

\* A generous anonymous donor will only match public individual donations to this mail offer up to a maximum of \$150,000 in total donations. This generous commitment is one of a \$200,000 annual direct mail donation that will support the Canadian Red Cross where help is needed most. All donations made after the match concludes will be used where needed most.

PLEASE RETURN A MATCHING GIFT VOUCHER ALONG WITH YOUR OWN DONATION AND THIS FORM BELOW TO THE CANADIAN RED CROSS IN THE ENVELOPE PROVIDED.

But, you'll need to donate soon and avoid missing this chance to have your impact worth triple.\*

We have extended the deadline to allow all our loyal supporters to take advantage of this offer.

This money will really help people in Canada and people in need all around the world when they need it most.

And we know the need will be there as the new year comes. With your help and our generous partner, we'll be prepared for the next disaster, big or small.

Don't miss your chance, donate with one or more of the vouchers within the next 6 weeks, and your gift could be worth triple!\*

Thank you so very much for all you've done and will do helping fellow people in Canada during their darkest hours.

Sincerely,



Conrad Sauvé  
President and CEO



Scan now to donate  
online within 6 weeks  
after receipt!

P.S. The clock and money run out when the donation total hits \$150,000. Don't miss your chance to feel even better about people in Canada. Canadians and your gift could be worth triple\* the impact.



**Canadian  
Red Cross**

CM16652

Ontario  
PO Box 4000, RPO Streetsville  
Mississauga, ON L5M 9Z9



Activity Statement Through August 22, 2025

## Statement of Giving Prepared Specifically for

The Township of Armour

Date	Fund	Amount	Year to Date Total
2/28/2025	Where it is needed the most - Your gift reached those most in need at home and anywhere in the world	\$1,000	\$1,000
<h1>2025</h1>			
History	Totals		
2024	\$0.00		
2023	\$0.00 <del>\$750</del>		
2022	\$0.00 <del>\$500</del>		
2021	\$500.00		

98262LT1

## Ontario Investing in Firefighter Protection

December 19, 2025

Solicitor General

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As part of its plan to protect Ontario, the government is investing \$20 million to support firefighter health and safety, expand cancer prevention initiatives and improve emergency response to lithium-ion battery related incidents.

Through the Fire Protection Grant, the following 380 municipal fire departments will receive funding for 2025-26:

Recipient:	Amount:
Addington Highlands	\$51,800
Adelaide Metcalfe	\$19,626
Adjala-Tosorontio	\$36,000
Admaston Bromley	\$18,863
Ajax	\$52,821
Alberton	\$19,626
Alfred and Plantagenet	\$31,421
Algonquin Highlands	\$48,724
Alnwick-Haldimand	\$50,000
Amherstburg	\$52,821

Armstrong	\$19,626
Arnprior	\$16,023
Arran-Elderslie	\$52,646
Asphodel-Norwood	\$36,223
Assiginack	\$15,941
Athens	\$16,000
Atikokan	\$19,626
Augusta	\$33,080
Aylmer	\$19,176
Baldwin	\$16,961
Bancroft	\$52,821
Barrie	\$86,016
Bayham	\$35,144
Beckwith	\$16,596
Belleville	\$80,811
Billings	\$15,572
Black River-Matheson	\$49,271
Blandford-Blenheim	\$69,418
Blind River	\$16,476

Blue Mountains, The \$34,729

Bluewater \$69,418

Bonfield \$25,458

Bonnechere Valley \$29,785

Bracebridge \$32,890

Bradford West Gwillimbury \$19,626

Brampton \$230,230

Brant \$128,000

Brantford \$69,418

Brighton \$34,921

Brock \$41,247

Brockton \$36,223

Brockville \$36,223

Brooke-Alvinston \$13,882

Bruce Mines \$18,275

Brudenell, Lyndoch and Raglan \$64,557

 Burk's Falls \$16,010

Burlington \$135,808

Burpee and Mills \$19,626

Caledon	\$152,406
Callander	\$36,223
Calvin	\$19,626
Cambridge	\$96,000
Carleton Place	\$16,445
Carling	\$16,000
Casey	\$19,626
Casselman	\$15,977
Cavan-Monaghan	\$32,000
Central Elgin	\$64,000
Central Frontenac	\$86,016
Central Huron	\$19,626
Central Manitoulin	\$63,943
Centre Hastings	\$31,208
Centre Wellington	\$31,811
Champlain	\$36,223
Chapleau	\$19,626
Chapple	\$32,000
Chatham-Kent	\$318,381

Chatsworth	\$17,650
Chisholm	\$16,707
Clarence-Rockland	\$47,946
Clarington	\$86,016
Clearview	\$83,331
Cobalt	\$19,626
Cobourg	\$19,626
Cochrane	\$33,563
Coleman	\$19,626
Collingwood	\$19,626
Conmee	\$19,626
Cornwall	\$36,223
Cramahe	\$32,500
Dawn-Euphemia	\$19,626
Deep River	\$16,000
Deseronto	\$18,730
Dorion	\$16,188
Douro-Dummer	\$68,141
Drummond/North Elmsley	\$33,000

Dryden	\$34,517
Dubreuilville	\$16,610
Dutton Dunwich	\$16,445
Dysart et al	\$19,626
Ear Falls	\$19,626
East Ferris	\$36,223
East Gwillimbury	\$50,000
East Hawkesbury	\$48,000
East Zorra-Tavistock	\$48,000
Edwardsburgh/Cardinal	\$36,223
Elizabethtown-Kitley	\$52,821
Elliot Lake	\$19,626
Emo	\$19,626
Englehart	\$32,000
Erin	\$36,223
Espanola	\$16,000
Essa	\$36,223
Essex	\$48,444
Faraday	\$33,359

Fauquier-Strickland	\$16,500
Fort Erie	\$64,000
Fort Frances	\$19,626
French River	\$35,327
Front of Yonge	\$14,527
Frontenac Islands	\$36,223
Gananoque	\$18,175
Gauthier	\$33,624
Georgian Bay	\$52,821
Georgian Bluffs	\$19,626
Georgina	\$52,821
Gillies	\$16,000
Goderich	\$15,980
Gore Bay	\$17,310
Grand Valley	\$19,626
Gravenhurst	\$51,528
Greater Madawaska	\$28,770
Greater Napanee	\$52,821
Greater Sudbury	\$301,783

Greenstone	\$69,418
Grey Highlands	\$33,720
Grimsby	\$36,223
Guelph	\$102,613
Guelph/Eramosa	\$17,970
Haldimand County	\$171,454
Halton Hills	\$51,334
Hamilton (City)	\$416,000
Hamilton (Township)	\$52,821
Hanover	\$18,000
Harley	\$19,626
Hastings Highlands	\$52,821
Havelock Belmont Methuen	\$31,882
Hawkesbury	\$19,626
Hearst	\$15,300
Highlands East	\$79,497
Hilton	\$16,000
Hornepayne	\$19,626
Horton	\$17,002

Howick	\$16,800
Hudson	\$19,626
Huntsville	\$30,320
Huron East	\$52,821
Huron Shores	\$14,545
Huron-Kinloss	\$36,223
Ignace	\$17,372
Ingersoll	\$16,108
Innisfil	\$85,751
Iroquois Falls	\$69,418
James	\$19,589
Jocelyn	\$33,400
Johnson	\$19,626
Kapuskasing	\$17,000
Kawartha Lakes	\$303,460
Kearney	\$17,118
Kenora	\$52,821
Kerns	\$19,626
Killaloe, Hagarty and Richards	\$33,000

Killarney	\$14,429
Kincardine	\$36,223
King	\$49,045
Kingston	\$167,900
Kingsville	\$36,223
Kirkland Lake	\$18,525
Kitchener	\$59,000
La Vallee	\$16,000
Lake of Bays	\$52,821
Lakeshore	\$82,000
Lambton Shores	\$84,230
Lanark Highlands	\$68,400
Larder Lake	\$19,626
LaSalle	\$36,223
Latchford	\$15,500
Laurentian Hills	\$33,479
Laurentian Valley	\$19,626
Leamington	\$18,900
Leeds and the Thousand Islands	\$64,840

Limerick	\$15,871
Lincoln	\$64,000
London	\$235,393
Loyalist	\$69,418
Lucan Biddulph	\$33,360
Macdonald, Meredith and Aberdeen Additional	\$17,909
Machin	\$13,300
Madawaska Valley	\$34,334
Madoc	\$15,921
 Magnetawan	\$33,683
Malahide	\$52,821
Manitouwadge	\$19,626
Mapleton	\$32,000
Marathon	\$19,626
Markham	\$152,406
Markstay-Warren	\$50,935
Marmora and Lake	\$16,445
Matachewan	\$13,601
Mattawa	\$19,626

Mattice-Val Côté	\$34,552
McDougall	\$33,604
McGarry	\$10,000
McKellar	\$32,049
McMurrich/Monteith	\$15,800
McNab/Braeside	\$50,057
Meaford	\$16,500
Merrickville-Wolford	\$19,626
Middlesex Centre	\$79,541
Midland	\$19,626
Milton	\$80,677
Minden Hills	\$19,000
Minto	\$52,821
Mississauga	\$368,173
Mississippi Mills	\$36,223
Mono	\$16,000
Montague	\$18,900
Moonbeam	\$16,597
Moosonee	\$19,626

Morley	\$30,000
Mulmur	\$18,686
Muskoka Lakes	\$164,400
Nairn and Hyman	\$32,063
Nation, The	\$63,938
Neebing	\$79,719
New Tecumseth	\$48,000
Newbury	\$19,090
Newmarket	\$77,904
Niagara Falls	\$119,211
Niagara-on-the-Lake	\$80,000
Nipigon	\$19,626
Nipissing	\$32,890
Norfolk County	\$176,000
North Algona Wilberforce	\$52,821
North Bay	\$69,418
North Dumfries	\$17,800
North Dundas	\$81,993
North Frontenac	\$52,821

North Glengarry	\$52,821
North Grenville	\$32,000
North Huron	\$36,223
North Kawartha	\$18,536
North Middlesex	\$35,950
North Perth	\$50,238
North Shore	\$35,000
North Stormont	\$69,314
Northeastern Manitoulin and the Islands	\$16,000
Northern Bruce Peninsula	\$36,223
Norwich	\$69,418
O'Connor	\$19,626
Oakville	\$140,038
Oil Springs	\$16,000
Oliver Paipoonge	\$102,613
Opasatika	\$16,000
Orangeville	\$19,626
Orillia	\$36,223
Oro-Medonte	\$80,000

Oshawa	\$102,613
Otonabee-South Monaghan	\$66,531
Ottawa	\$740,025
Owen Sound	\$16,906
Papineau-Cameron	\$18,901
Parry Sound	\$16,445
Pelee	\$17,400
Pelham	\$52,821
Pembroke	\$16,445
Penetanguishene	\$19,626
Perry	\$15,826
Perth East	\$50,688
Perth	\$19,200
Petawawa	\$36,223
Peterborough	\$50,000
Petrolia	\$19,626
Pickering	\$60,000
Pickle Lake	\$19,626
Plympton-Wyoming	\$36,223

Point Edward	\$18,699
Port Colborne	\$19,626
Port Hope	\$52,821
Powassan	\$36,223
Prescott (Separated)	\$15,883
Prince	\$19,380
Prince Edward	\$164,450
Puslinch	\$16,000
Quinte West	\$103,957
Rainy River	\$48,000
Ramara	\$52,821
Red Lake	\$69,418
Red Rock	\$19,626
Renfrew	\$19,626
Richmond Hill	\$102,613
Rideau Lakes	\$62,004
Russell	\$36,223
Sables-Spanish Rivers	\$16,000
Sarnia	\$83,000

Saugeen Shores	\$36,223
Sault Ste. Marie	\$61,435
Schreiber	\$48,395
Scucog	\$32,000
Seguin	\$50,132
Selwyn	\$82,225
Severn	\$48,000
Shelburne	\$19,626
Shuniah	\$52,821
Sioux Lookout	\$16,000
Sioux Narrows-Nestor Falls	\$33,114
Smith Falls (Separated)	\$19,626
Smooth Rock Falls	\$19,626
South-West Oxford	\$52,821
South Algonquin	\$36,223
South Bruce	\$35,725
South Bruce Peninsula	\$32,000
South Dundas	\$50,000
South Frontenac	\$135,808

South Glengarry	\$83,000
South Huron	\$32,000
South River	\$17,500
South Stormont	\$65,180
Southgate	\$16,472
Southwest Middlesex	\$36,223
Southwold	\$32,890
Spanish	\$17,475
Springwater	\$59,365
St. Catherines	\$91,184
St. Charles	\$16,500
St. Clair	\$98,400
St. Joseph	\$16,000
St. Marys	\$18,352
St. Thomas	\$35,674
Stirling-Rawdon	\$36,223
Stone Mills	\$69,418
Stratford	\$34,618
Strathroy-Caradoc	\$50,000

Sundridge	\$16,000
Tarbutt	\$16,500
Tay	\$69,418
Tecumseh	\$34,893
Tehkummah	\$18,968
Temagami	\$36,223
Temiskaming Shores	\$52,316
Terrace Bay	\$19,626
Thames Centre	\$32,000
Thessalon	\$19,626
Thorold	\$43,206
Thunder Bay	\$135,808
Tillsonburg	\$19,626
Timmins	\$102,613
Tiny	\$83,303
Toronto	\$1,397,219
Trent Hills	\$49,000
Trent Lakes	\$65,780
Tweed	\$19,626

Tyendinaga	\$19,626
Uxbridge	\$18,000
Val Rita-Harty	\$32,000
Vaughan	\$169,003
Wainfleet	\$52,821
Warwick	\$36,223
Wasaga Beach	\$32,315
Waterloo	\$64,000
Wawa	\$19,626
Welland	\$29,490
Wellesley	\$48,000
Wellington North	\$32,000
West Elgin	\$32,890
West Grey	\$50,490
West Lincoln	\$32,000
West Nipissing	\$135,808
West Perth	\$18,303
Whitby	\$86,016
Whitchurch-Stouffville	\$36,223

White River	\$19,626
Whitestone	\$23,332
Whitewater Region	\$86,016
Wilmot	\$49,560
Windsor	\$119,211
Wollaston	\$16,445
Woodstock	\$36,223
Woolwich	\$102,613
Zorra	\$51,000

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#### Related Topics

[Courts, justice and law](#)

Ontario's laws and related information about our legal system, emergency services, the Ontario Provincial Police and victim services. [Learn more](#)

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Accessibility

Privacy

## BACKGROUNDER

# Regulations and Statutes in Force as of January 1, 2026

December 31, 2025

Office of the Premier

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The following legislation, regulation and fee changes listed by responsible ministry will take effect January 1, 2026.

## Ministry of Labour, Immigration, Training and Skills Development

A first-in-Canada approach, Ontario's new "As of Right" framework under the *Ontario Labour Mobility Act (OLMA)* allows certified professionals from other Canadian jurisdictions to start working within 10 business days for up to six months by having their certification recognized faster with the Ontario regulatory authority while completing their full registration. This reduces barriers to help unify Canada's economy and contributes to national labour mobility efforts to strengthen workforces across the country. These "As of Right" rules apply across professions regulated by more than 50 non-health regulatory authorities and 300 certifications.

To ensure certified professionals from other Canadian jurisdictions have access to labour mobility requirements and timelines for certification recognition in Ontario, new regulation under the *OLMA* will require Ontario regulatory authorities to publish these requirements on their public-facing website. These measures will help increase transparency and prevent missed employment opportunities. In addition, regulatory authorities will be required to report to government on the success of labour mobility applicants and on registration service standards to provide a clearer picture of the regulatory landscape in Ontario.

To encourage compliance, a new regulation will enable monitor ministries to issue administrative penalties on regulatory authorities for failing to comply with the *OLMA*. In addition, it will be an offence for an individual to knowingly provide false information for the purpose of meeting requirements for deemed certification, "As of Right", under the *OLMA*.

To protect the health and safety of workers on job sites, and as part of our commitment under the recently passed *Working for Workers Seven Act*, a regulatory amendment has been made under the *Occupational Health and Safety Act (OHSA)* requiring defibrillators on construction sites with 20 or more regularly employed workers on a project that will be at least three months long. A worker trained in CPR and defibrillator operation must also be present when work is in progress. To help businesses with these costs, the Workplace Safety and Insurance Board will be offering reimbursement to eligible employers of up to \$2,500 per device (average cost is approximately \$2,300 per device) per eligible construction project.

To help workers and job seekers make more informed decisions with their careers, new *Employment Standards Act (ESA)* rules under the *Working for Workers Four Act* related to job postings requires certain employers to include expected compensation and disclose the use of artificial intelligence in the hiring process. The new rules will also address barriers for immigrants seeking jobs that correspond to their skills, education and experience.

To further help workers and job seekers, the *Working for Workers Five Act* establishes rules under the *ESA* where certain employers are required to disclose in job postings whether a vacancy currently exists and requires them to respond to interviewees within 45 days after their interview.

To streamline and expedite registration processes for internationally trained professionals, a regulation amendment under the *Fair Access to Regulated Professions and Compulsory Trades Act* introduces new requirements for regulated professions and third-party assessment organizations to ensure they assess an applicant's qualifications in a fair, transparent, objective and impartial manner.

To protect workers and job seekers using public job posting platforms, Ontario is adding a new provision under the *ESA* that requires those platforms to have a procedure for users to report fraudulent publicly advertised job postings and to have a written policy with respect to fraudulent ads.

Ontario is working to attract and retain foreign national physicians by amending O. Reg. 422/17 under the *Ontario Immigration Act*. The amendment will broaden eligibility for physicians who can practise in Ontario by updating the list of eligible licence classes for self-employed physicians applying to the Ontario Immigrant Nominee Program.

Ontario is protecting the health and safety of workers with a new regulation under the *OHSA* that requires constructors at construction projects or employers at all other workplaces to post cleaning records of their washroom facilities that are

provided for workers — the first province in Canada to require these records.

Ontario is reducing barriers for construction businesses with a new regulation under the *OHSA* that ensures Chief Prevention Officer-accredited Health and Safety Management Systems are treated as equivalent in government and public sector organization procurements and promoting compliance with this regulation through the establishment of administrative monetary penalties.

To help reduce administrative burdens on temporary help agencies and recruiters, an amendment under the *ESA* requires agencies and recruiters to renew their licences every two years rather than every year.

### **Ministry of Economic Development, Job Creation and Trade**

To speed up approvals for projects of critical importance to Ontario's economy, Ontario is enacting the *Special Economic Zones Act*. Following comprehensive consultation with Indigenous communities and other parties, the *Act* can introduce Special Economic Zones to prioritize certain areas, projects or proponents of strategic provincial significance that would serve to drive economic activity, create jobs and attract investment.

### **Ministry of Health**

In support of *Your Health: A Plan for Connected and Convenient Care*, an amendment to O. Reg 865/93 under the *Medicine Act* will create a new Provisional Class to reduce registration barriers, streamline credentialing and allow qualified physicians to practise in Ontario.

Expansion of "As of Right" rules allows more health professionals moving to Ontario from another province to practise right away while they await registration in Ontario. Schedules 3, 4, 8 and 10 of the *Building a More Competitive Economy Act* were passed and 32 new or amended regulations were made to:

- Expand "As of Right" rules to 16 additional out-of-province health professions
- Set the College of Physicians and Surgeons of Ontario and the College of Nurses of Ontario as the regulators whose labour mobility applicants will have their home jurisdictions' licences automatically recognized. Automatic registration for applicants in good standing must be registered within two business days.

Board-certified physicians and nurses licensed in a U.S. state and the District of Columbia may practise in Ontario using "As of Right" rules with amendments to O. Reg. 197/23 under the *Medicine Act* and O. Reg. 196/23 under the *Nursing Act*. Also,

changes to those two regulations and to O. Reg. 199/23 under the *Respiratory Therapy Act* and to O. Reg. 198/23 under the *Medical Laboratory Technology Act* removed work-setting restrictions for those practising under "As of Right" rules.

To help the people of Ontario access their provincial health records, an amendment to the *Personal Health Information Protection Act* will allow people with a Digital Health Identifier to securely access certain records of their personal health information in the provincial Electronic Health Record. This change also strengthens Ontario Health's role in managing the Electronic Health Record in a secure and privacy-protected way.

An amendment O. Reg. 552 under the *Health Insurance Act* supports the implementation of changes to two schedules: The Schedule of Benefits for Laboratory Services (SOB-LS) and The Schedule of Benefits for Physician Services (SOB-PS), where:

- Changes to SOB-LS allows the insurability of lab test orders placed electronically (eRequisitions) and that make use of electronic signatures
- Changes to SOB-PS increases the fee for 20 emergency medicine fee codes by 4.33 per cent, to meet the ministry's contractual obligations under the Arbitration Award for physician payments.

Ontario is strengthening health services for expectant families by expanding the scope of practice of midwives and Indigenous midwives and making changes to the provincial newborn and prenatal screening programs. An amendment to O. Reg 45/22 under the *Laboratory and Specimen Collection Centre Licensing Act* will:

- Add 29 tests to the list of tests that midwives and Indigenous midwives may order
- Allow midwives and Indigenous midwives to perform five Point of Care Tests
- Add a new test (X-ALD) to the newborn screening program
- Add three new tests (Fetal Blood Group Genotyping, Fetal RHD and first trimester preeclampsia biomarker) under the prenatal screening program
- Update provisions to allow Children's Hospital of Eastern Ontario to contract with labs for newborn screening.

To ensure dentists obtain and maintain professional liability coverage and authorization to work in Canada, Ontario is amending O. Reg 205/94 under the *Dentistry Act*.

To keep Ontario's streets safer, amendments have been made to the *Highway Traffic Act* and relevant regulations that address reckless and dangerous driving behaviours including:

- Lifetime driver's licence suspension upon conviction for impaired drivers causing death
- Mandatory remedial education for first-time alcohol and/or drug-related administrative occurrences
- Longer roadside licence suspensions for first- and second-time alcohol/drug-related occurrences
- Mandatory minimum licence suspensions on conviction of stunt driving are automatically applied rather than being court-ordered
- Escalating driver's licence suspensions for motor vehicle theft under the *Criminal Code*, including a lifetime suspension for a third conviction.

To crack down on motor vehicle theft, a new provincial offence has been created under the *Highway Traffic Act* for knowingly providing a false vehicle identification number for a vehicle transaction. Penalties include fines of up to \$100,000 for convictions, the possibility of up to six months in jail and an up to one-year driver's licence or vehicle permit suspension.

In addition, *Highway Traffic Act* amendments provide police with the authority to search and seize electronic devices that are intended to be used for vehicle theft — providing law enforcement stronger tools to keep keyless devices off the streets and out of the hands of criminals.

### **Ministry of Energy and Mines**

To support the development of Small Modular Reactors (SMRs), an amendment to regulations under the *Ontario Energy Board Act* allows Ontario Power Generation (OPG) to enter into equity partnerships with Indigenous communities and other investors for SMRs built at [Darlington New Nuclear Project](#). The amendment also allows OPG to recover debt interest costs during construction of certain nuclear projects.

Ontario is making life more affordable by amending the *Ontario Rebate for Electricity Consumers Act* to increase the energy rebate for customers of several Remote Unlicensed Distributors, also known as Independent Power Authorities, from eight per cent to 23.5 per cent.

A change to O. Reg 324/16 “Registration” under the *Professional Geoscientists Act* will help geoscientists to work in the province by allowing them to register as temporary members with Professional Geoscientists Ontario.

### **Ministry of the Environment, Conservation and Parks**

To help connect communities and protect nature, Ontario is amending the *Provincial Parks and Conservation Reserves Act* to change the boundaries of select provincial parks to support the widening of Highway 69 and to expand and reclassify Devil’s Glen Provincial Park.

To speed up building the Lake Simcoe Phosphorus Reduction Project in the Town of Bradford West Gwillimbury, Ontario has granted the project a special designation for exemption from a full environmental assessment through a new regulation under the *Supporting Growth and Housing in York and Durham Regions Act*.

To help stabilize costs and reduce administrative burden for businesses while still maintaining overall recycling goals, Ontario is changing the upcoming Blue Box recycling requirements and timelines under the *Resource Recovery and Circular Economy Act*. Some of these amendments include deferrals and changes to recycling targets, giving businesses more time to meet collection requirements and removing the requirement to collect beverage containers in commercial locations.

### **Ministry of Finance**

To further modernize the province’s alcohol marketplace, Ontario is amending a regulation under the *Liquor Licence and Control Act*, to set a minimum retail price for five-litre containers of wine sold in grocery and convenience stores, to remove the restrictions on displaying energy drinks next to alcohol products, and to remove requirements for grocery and convenience stores to maintain a dedicated alcohol sales section on their websites.

To provide more clarity and transparency to consumers, Ontario is bringing into force amendments and amending regulations under the *Insurance Act* so that Ontario’s financial regulator can require insurers to provide clearer annual cost and performance information for segregated funds.

Ontario is altering the *Legislative Assembly Act*, *MPPs Pension Act* through the *MPP Pension and Compensation Act* so that MPPs now enrolled in the current retirement savings account will be switched over to the Public Service Pension Plan (PSPP), and that MPPs not eligible for the PSPP (i.e., aged 71 and above) will be entitled to

receive an allowance instead. The decision deadline for MPPs exploring options regarding the balance of their current registered pension plan will be extended to June 5, 2026.

To support transparency and accountability of public funds, Ontario is making a new regulation under the *Insurance Act* to designate the Ontario School Boards' Insurance Exchange as a public sector reciprocal insurance exchange and make it subject to certain reporting and governance requirements, accountable to the Minister of Education.

Ontario is changing the *Assessment Act*, the *City of Toronto Act*, and the *Municipal Act*, to enhance access to property assessment information for the public by enabling the Municipal Property Assessment Corporation to deliver assessment notices to property owners electronically starting in 2026.

To clarify and simplify how payments-in-lieu of taxes are distributed between municipalities and school boards, the government is amending a regulation under the *Municipal Act* and the *City of Toronto Act*.

Ontario is amending a regulation under the *Investment Management Corporation of Ontario Act* so the Niagara Health System can have its capital investment funds managed by the Investment Management Corporation of Ontario.

To improve transparency and accountability around the province's finances, Ontario is making a change to the *Fiscal Sustainability, Transparency and Accountability Act*, so that references to "provincial net debt" in both Acts will now read "provincial net financial liabilities".

### **Ministry of Long-Term Care**

To provide residents of long-term care (LTC) homes with the care they need, staff hired to provide personal support services through an exemption under the *Fixing Long-Term Care Act*, who did not meet the standard qualification requirements, will be given an extension to December 1, 2027 to transition into new roles within the home or complete personal support worker training programs. After January 1, 2026, LTC homes will no longer be able to hire under this exemption.

### **Ministry of Municipal Affairs and Housing**

To help ensure housing assistance is directed to those most in need, Ontario is making its annual adjustment to Household Income Limits and High Needs Income Limits under the *Housing Services Act*. This adjustment reflects the latest data from

the Canada Mortgage and Housing Corporation and is used by local Service Managers to assess eligibility for housing supports like rent-gearied-to-income assistance.

To empower the municipalities of Carling and McDougall to make efficient local planning decisions and increase their housing supply, amendments to the *Planning Act* will shift responsibility for approving the creation of new lots from the Parry Sound Area Planning Board to these two municipalities.

Under the *Protect Ontario by Cutting Red Tape Act*, Ontario is modernizing and streamlining the posting requirements for municipal financial statements by requiring them to be posted on the municipality's website rather than in print media. These changes and requirements are also being made to the *City of Toronto Act*.

Through the *Barrie-Oro-Medonte-Springwater Boundary Adjustment Act*, Ontario is supporting growth in Simcoe County by transferring approximately 1,673 hectares of land located in the Townships of Oro-Medonte and Springwater to the City of Barrie. This boundary change will benefit the entire region by protecting jobs and accelerating economic growth in Simcoe County while unlocking up to 8,000 new homes.

### **Ministry of Natural Resources**

The government is updating and strengthening forest fire prevention measures through the *Wildland Fire Management Act* to help protect communities, forests and industries from the escalating threat of wildland fires. The *Act* will strengthen shared responsibility for wildland fire management, improve awareness of wildland fire risks, enforce stricter rules and consequences for non-compliance and enhance overall preparedness and response.

The new *Geologic Carbon Storage Act* enables the development of carbon storage projects, which could cut greenhouse gas emissions by five to seven million tonnes per year, create over 4,000 short-term jobs and make Ontario's economy more competitive by reducing carbon costs for industries by nearly \$1 billion a year. Carbon storage has proven to be safe and effective around the world, including in Canada, with projects already underway in Alberta and Saskatchewan.

Ontario is helping build housing and infrastructure by modernizing the *Surveyors Act* and its regulations to make it easier for surveyors to do business, simplify the process for internationally trained surveyors to work in Ontario and allow Ontario

to be supported by out-of-province surveyors during emergencies like floods or wildland fires.

### **Ministry of Public and Business Service Delivery and Procurement**

Ontario is protecting consumers by amending regulations under the *Motor Vehicle Dealers Act* to help ensure that motor vehicle sales professionals are kept up-to-date and aware of their responsibilities under the *Act* by completing continuing education, as required by the registrar, prior to renewing their registration.

### **Ministry of the Solicitor General**

To support human trafficking investigations by police services within Ontario's accommodation sector, the *Accommodation Sector Registration of Guests Act* and its regulation establish requirements for hotels and online accommodation providers to keep a register of guests and standardize how police can access the register during investigations.

To strengthen fire safety compliance, a new regulation introduces administrative monetary penalties (AMPs) as an additional enforcement tool under the *Fire Protection and Prevention Act*. The new regulation allows municipalities to levy an AMP on anyone (including tenants, owners and corporations) who are in violation of certain provisions of the Ontario Fire Code.

Amendments to O. Reg. 213/07 creates the first French edition of the Ontario Fire Code.

An amendment to O. Reg. 347/18 under the *Police Record Checks Reform Act* clarifies what information police services can disclose through a police record check that is exempted from the *Act*.

### **Ministry of Agriculture, Food and Agribusiness**

To reduce red tape, the new *Protecting Farmers from Non-Payment Act (Regulating Agricultural Product Dealers and Storage Operators)* replaces three former *Acts* and protects grain and livestock farmers when dealers licenced to sell or store their products default on payments or do not return grain to the farmer. The new *Act* also makes it easier for farmers of other commodities to receive financial protection.

### **Ministry of the Attorney General**

Amendments to the *Construction Act* and its regulations will support more timely payments to contractors, reduce cash flow issues and payment-related disputes on multi-year construction projects and provide greater clarity and certainty for the construction industry.

Amendments to a regulation under the *Special Investigations Unit Act* will mean the use of certain Anti-Riot Weaponry and similar devices will not automatically require an investigation by the Special Investigations Unit, except in instances where death or serious injury has occurred.

Ontario is amending four regulations under the *Administration of Justice Act* to defer automatic increases to court fees and fee waiver eligibility thresholds from January 1, 2026 to January 1, 2027.

### **Ministry of Children, Community and Social Services**

To encourage licenced out-of-home care providers to comply with requirements, an amendment to O. Reg. 155/18 under the *Child, Youth and Family Services Act* will establish rules for the amount of administrative penalties that could be issued to a provider for violating licensing requirements.

### **Ministry of Education**

In order to better support families, Ontario is amending a regulation under the *Child Care and Early Years Act* so that Canadian Disability Benefit payments will not be considered income when determining eligibility for child care fee subsidies.

### **Ministry of Francophone Affairs**

The Ontario government is moving the *French Language Services Act*'s Schedule listing designated areas into a [new regulation under the Act](#). This regulation also includes updates to several designated areas to reflect their current official municipal names, expanding six designated areas to align with municipal boundaries. The offer of provincial French-language services will expand following a three-year implementation period, as of January 1, 2029. The six impacted designated areas are:

- United Counties of Stormont, Dundas and Glengarry
- County of Essex
- City of Hamilton
- Municipality of Chatham-Kent
- County of Renfrew
- District of Thunder Bay.

A further amendment to O. Reg. 398/93 under the Act, designates two new agencies — Centre d'Accueil Champlain and Pembroke Regional Hospital — and updates the current designation of 11 agencies to reflect changes to their names, designated program names or names of funding ministries.

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#### **Related Topics**

##### **Government**

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# MONTHLY JOBS REPORT

November 2025

The Labour Market Group  
Guiding partners to workforce solutions.

## NIPISSING DISTRICT

There were 447 job postings recorded in November for Nipissing District, a slight month-over-month decline of -0.7% (-3 postings) compared to October but year-over-year, postings were up +15.5% (+60 postings). 200 unique employers posted jobs in November a MoM decrease of -6.1% (-13 employers) but still slightly above the long-term monthly average (+0.8%). Overall recruitment activity remains relatively stable for this time of year.



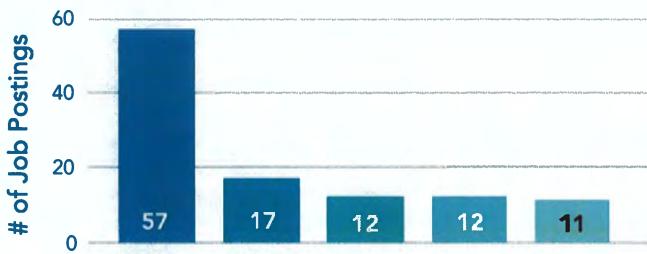
## PARRY SOUND DISTRICT

There were 98 job postings Parry Sound this month, down 9.3% (-10) from October (108). This month's total is also slightly below YoY numbers (-8.4%, -9) and continues to track lower than previous years. The number of employers posting also fell from 67 to 57 (-14.9%).



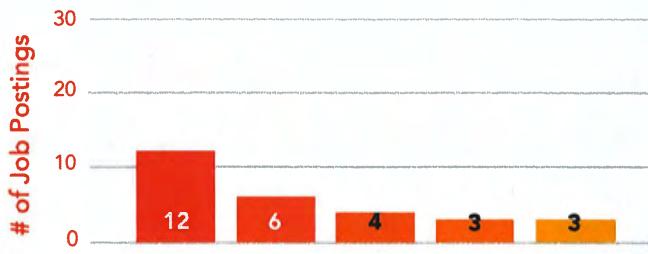
## TOP 5 EMPLOYERS POSTING JOBS

- North Bay Regional Health Centre
- Voyageur Aviation Corp
- Nipissing University
- West Nipissing General Hospital
- Ontario Northland

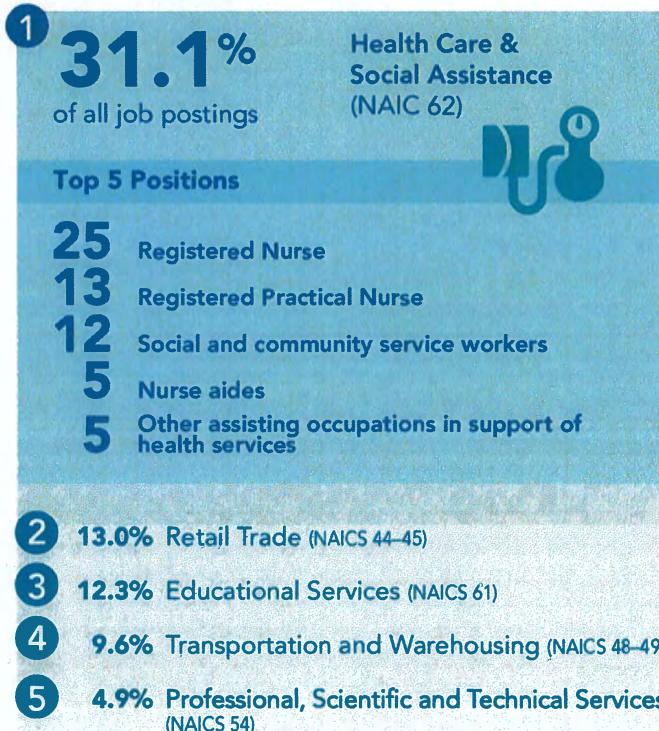


## TOP 5 EMPLOYERS POSTING JOBS

- West Parry Sound Health Centre
- Walmart
- YMCA of Simcoe/Muskoka
- District of Parry Sound Social Services Administration Board
- The Friends



## TOP 5 INDUSTRIES HIRING (NAICS)



The Health Care and Social Assistance (NAICS 62) sector was the largest contributor in November, accounting for 31.3% (140) of all postings reflecting steady demand for healthcare roles going into winter. The largest month-over-month increase was in Transportation and Warehousing (NAICS 48-49), which rose by +14 postings (+3.2%). The largest month-over-month decrease was in Retail Trade (NAICS 44-45) at -7 postings (-1.5%).

## TOP 5 INDUSTRIES HIRING (NAICS)



Health Care and Social Assistance (NAICS 62) remained the largest contributor to November job postings, representing 34.7% (34) of all listings. The largest month-over-month increase came from Accommodation and Food Services (NAICS 72), which added 6 postings (+6.7%). The sharpest decline was in Public Administration (NAICS 91), down 11 postings (-9.8%), reflecting reduced recruitment following October's activity.

\* National Occupation Classification (NOC) is the system utilized by the Government of Canada to organize occupations based on the primary job requirements and skill level.

## TOP 3 OCCUPATIONAL CATEGORIES (NOC)



- Retail Salesperson
- Food Counter Attendants
- Cooks
- Retail and wholesale trade managers
- Cleaner



- Registered Nurse (26)
- Registered Practical Nurse (13)
- Nurse Aide (5)
- Other assisting occupations in support of health services (5)
- 2 tied with (4)



- Administrative Assistant / Officers (13)
- Inventory Workers / Shippers and Receivers (8)
- Accounting technicians and bookkeepers (4)
- Financial managers (4)
- Human resources professionals (4)

Sales and Service (NOC 6) remained the largest occupational group, making up 23.5% (105) of postings. The largest month-over-month increase occurred in Education, Law & Social, Community & Government Services (NOC 3) up +13 postings (+3.0%). The largest month-over-month decrease was in Trades, Transport and Equipment Operators (NOC 7), (-19, -4.1%). 31 managerial postings were recorded in November, with the highest concentration in Sales and Service (12 roles), followed by Business, Finance and Administration (8 roles). There were 2 senior management positions, 1 each in Public Administration and Health Care and Social Assistance.

## TOP 3 OCCUPATIONAL CATEGORIES (NOC)



- Retail Salesperson
- Clerk
- Food and Beverage Servers
- Other Service Supervisor
- 5 tied with 2



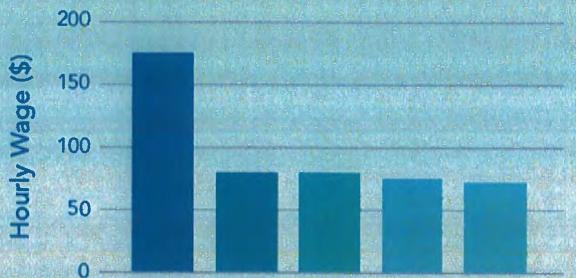
- Registered Nurse (4)
- Registered Practical Nurse (3)
- Nurse Aide (2)
- Registered Nurse (1)



- Bus drivers, subway operators and other transit operators (2)
- Construction trades helpers and labourers (2)
- Insulators (2)
- Transport truck drivers (2)
- 6 tied with (1)

Sales and Service (NOC 6) continued to account for the largest share of job postings at 34.7% (34). It also recorded the largest month-over-month increase (+6.0%, +3 postings). The largest month-over-month decrease was in Business, Finance and Administration (NOC 4), which fell -5.2% (-7 postings), employers scaled back administrative hiring this month. 8 managerial positions were advertised in November, with 6 falling in Sales and Service. There were no senior manager roles posted this month.

## TOP 5 HOURLY WAGE VACANCIES

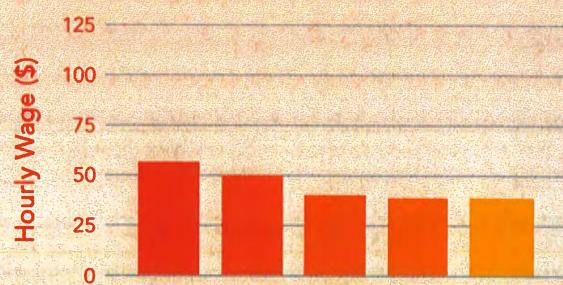
**\$174.85****Emergency Physician**  
@ West Nipissing General Hospital**\$80.00** **Physiotherapist**  
@ Novo Peak Health**\$79.75** **Psychologist - Mental Health and The Law**  
@ North Bay Regional Health Centre**\$75.00** **Pharmacist**  
@ Shoppers Drug Mart - Lakeshore Dr.**\$72.18** **Healthcare Manager - After Hours**  
@ North Bay Regional Health Centre

## TOP 3 ANNUAL SALARY VACANCIES

**\$197,542.00****Director Of Research**  
@ Nipissing University**\$183,482.00****Director - Training / Compliance**  
@ Ontario Northland**\$162,102.00****Professor**  
@ Nipissing University**Lowest Annual Salary** **\$36,000.00****Building Maintenance Worker**  
@ Campus Living Centres

50.6% (226 postings) listed an hourly wage in November, with an average of \$32.01/hour. This is 10.2% higher (+\$2.96/hour) than the 12-month average of \$29.05/hour, indicating stronger wage offerings heading into the winter season. 0.9% (2 postings) were listed at the provincial minimum wage. For postings that listed an annual salary, the average was \$80,425.74, which is 2.1% higher (+\$1,632.86) than the 12-month average of \$78,792.88. As always, salary averages should be interpreted carefully due to the relatively small sample size and the presence of higher-paid outlier roles.

## TOP 5 HOURLY WAGE VACANCIES

**\$65.00****Pharmacist**  
@ IDA pharmacy**\$57.68** **Registered Nurse - Acute Care**  
@ West Parry Sound Health Centre**\$56.30** **Physiotherapist - Resident**  
@ West Parry Sound Health Centre**\$53.40** **Social Worker**  
@ West Parry Sound Health Centre**\$47.58** **Industrial Electrician**  
@ Selkirk Canada Corporation

## TOP 3 ANNUAL SALARY VACANCIES

**\$325,215.38****Dentist - Associate**  
@ Sundridge Dental**\$150,000.00****Real Estate Sales Representative**  
@ Royal LePage Real Estate**\$131,110.00****Manager - Human Resources**  
@ Township of The Archipelago**Lowest Annual Salary** **\$40,000.00****Meat Manager**  
@ Foodland - Callander

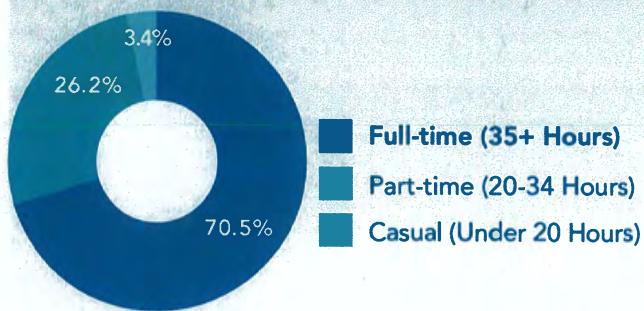
55 postings (56.1%) in November listed an hourly wage, with an average of \$29.06/hour, a +6.3% increase (+\$1.72) from the 12-month average of \$27.34. None of the hourly postings were offered at the provincial minimum wage. For positions listing an annual salary, the average was \$96,785.25, which is 31.6% higher (+\$23,242.01) than the 12-month average of \$73,543.24. These shifts are typical, as only a small portion of job postings include annual salary information.

## FULL-TIME / PART-TIME BREAKDOWN

**70.5%** of listings in November

↑ 6.5%  
from October

70.5% of job postings (315) in November were for full-time positions (35+ hours/week). This represents an increase of 6.5% from October (64.0%).



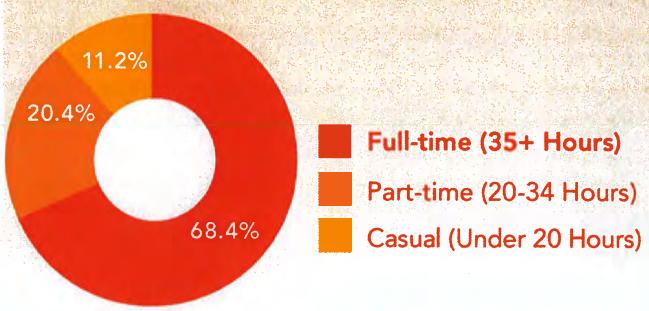
**447** Postings listed hours offered (100%)

## FULL-TIME / PART-TIME BREAKDOWN

**68.4%** of listings in November

↑ 1.7%  
from October

68.4% of job postings (67) in November were for full-time positions (35+ hours/week). This is 1.7% higher than October (66.7%, 72), while the increase is not too significant.



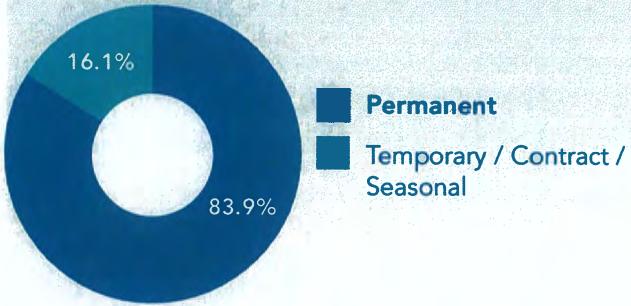
**98** Postings listed hours offered (100%)

## TERM OF EMPLOYMENT

**83.9%** of listings in November

↑ 1.2%  
from October

83.9% (375) of postings in November were for permanent positions, compared to 82.7% in October, an increase of 1.2%.



**447** Postings listed hours offered (100%)

## TERM OF EMPLOYMENT

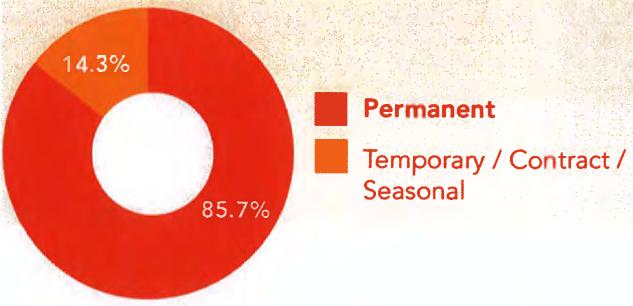
**85.7%** of listings in November

↑ 1.4%  
from October

85.7% of postings (84) in November were for permanent positions, compared with 84.3% (91) in October, increase of 1.4%.



Similar to the above, this indicates a shift toward permanent roles despite lower overall vacancy counts.



**98** Postings listed hours offered (100%)

# ALL EMPLOYERS WITH POSTINGS IN MONTH



## NIPISSING DISTRICT

401 Auto - North Bay Chrysler  
 AIM Kenny U-Pull  
 Accounting Measures  
 Aecom  
 Airport Animal Hospital  
 Algonquin Nursing Home of Mattawa  
 American Eagle Outfitters  
 Au Château  
 Avison Electrical  
 Baker Tilly  
 Bay Builders  
 Bay Truck Stop Family Restaurant  
 Bayshore Health Care  
 Bee-Clean Building Maintenance  
 Best Care Kennels  
 Best Western North Bay Hotel & Conference Centre  
 Binx Professional Cleaning  
 BioScript Solutions  
 Bishops Building Services  
 Blue Seal Farm  
 Blue Sky Family Health Team  
 Boart Longyear Inc.  
 Boutique La Vie En Rose  
 Bradwick Property Management  
 Brainworks  
 Buchner Manufacturing Inc.  
 Bumper to Bumper - H.E. Brown  
 Burger King - Lakeshore Drive  
 Burger World - Hammond  
 Caisse Alliance  
 Campus Living Centres  
 Canada Clean Fuels  
 Canada Post  
 Canadian Adventure Camp  
 Canadian Career College  
 Canadian Forces Morale and Welfare Services  
 Canadian Mental Health Association  
 Canadian Red Cross  
 Canadian Shield Health Care Services Inc.  
 Canadore College  
 Canadore College - College Drive  
 Canadore College - Commerce Court  
 Canor Construction  
 CarePartners  
 Carter's|OshKosh  
 Cassellholme Home for the Aged  
 Chad's Grass Snow and More  
 Closing the Gap Healthcare  
 Commissionaires  
 Community Counselling Centre of Nipissing

Community Living North Bay  
 Conseil scolaire catholique Franco-Nord  
 Conseil scolaire public du Nord-Est de l'Ontario  
 Contrans Flatbed Group  
 Cooper Equipment Rentals  
 Crisis Centre North Bay  
 Dairy Queen - Lakeshore Drive  
 Defence Construction Canada  
 District of Nipissing Social Services Administration Board  
 Dollarama L.P.  
 Dyno Nobel  
 East Ferris Pharmasave  
 Enterprise Rent-A-Car  
 Express Parcel  
 Fastenal  
 FedEx Express  
 Fowler Construction  
 G&P Welding and Ironworks  
 GardaWorld  
 Gardewine  
 George Stockfish, CARSTAR  
 Gervais Restaurant and Tavern, Country Style Donuts  
 GoodLife Fitness  
 GreenFirst Forest Products Inc.  
 Guy's Tire Sales Inc  
 Hamelins Outdoor Power Equipment  
 Hands, TheFamilyHelpNetwork.ca  
 Hart Stores  
 IDA - Mattawa Pharmacy  
 Indigo Books & Music  
 Intelcom | Dragonfly  
 Ivan's Restaurant  
 JT SUSHI  
 Jacent Strategic Merchandising Canada  
 KPMG LLP  
 Kal Tire  
 Kaltech Mining Services Ltd.  
 Karis Disability Services (formerly Christian Horizons)  
 Kennedy Insurance Brokers Inc.  
 Kia North Bay  
 Kristin Hodge Dentistry  
 LCBO  
 LOSS PREVENTION SERVICES LIMITED  
 La Voyager Inc  
 Lavigne Vezneau Law Office  
 Lavignes Canvas  
 Levante Living - Barclay House  
 Liberty Tax  
 Linde Plc.

Loram Maintenance of Way  
 Magnera Corporation  
 Manitoulin Group of Companies  
 Marina Point Village  
 Mark's/L'quipeur  
 Mattawa Hospital  
 McDonald's (West Nipissing)  
 McDougall Energy Inc.  
 Metal Fab Ltd.  
 MetricAid  
 Ministry of the Environment, Conservation and Parks  
 Ministry of the Solicitor General  
 Moores  
 Municipality of West Nipissing  
 National Bank - Sturgeon Falls  
 National Veterinary Associates  
 Near North District School Board  
 Near North Palliative Care Network (Nipissing-Parry Sound)  
 Nedco Ontario  
 New North Exteriors  
 Nipissing University  
 Nipissing-Parry Sound Catholic District School Board  
 Nordic Minesteel Technologies Inc.  
 North Bay Animal Hospital  
 North Bay Hydro  
 North Bay Indigenous Hub  
 North Bay Life Care Pharmacy  
 North Bay Regional Health Centre  
 Northern Lakes Dental  
 Northwood Window and Door Centre  
 Novo Peak Health  
 Old Dutch Foods  
 Ontario Ministry of Natural Resources and Forestry  
 Ontario Ministry of Transportation  
 Ontario Northland  
 Oxford Learning Centres, Inc.  
 PHARA  
 ParaMed Home Health Care  
 Partner's Billiards and Bowling  
 Perimeter Aviation  
 PetSmart  
 PosPro Financial  
 QE Home /Quilts Etc  
 Quantum Lifecycle Partners LP  
 Rahn Plastics Inc.  
 Redpath Mining Contractors and Engineers  
 Reliance Home Comfort  
 Roofmart  
 Roots Canada  
 Royal Bank of Canada - North Bay

SPEEDY GLASS  
 Sally Beauty Canada  
 Scotiabank - North Bay  
 Seaboard Transport Group  
 Shoppers Drug Mart  
 Shoppers Drug Mart - Lakeshore Dr.  
 Sienna Senior Living  
 Sobeys - North Bay  
 SoftMoc - North Bay, ON  
 Spencer Gifts  
 Spirit Halloween  
 Stantec  
 Staples Canada  
 Stockfish Automotive Group  
 Structure Spine and Sport  
 Sturgeon Falls IDA  
 Subway - Lakeshore Drive  
 Subway - Pinewood Park Drive  
 Subway - Shirreff Ave.  
 Subway - Sturgeon Falls  
 Syl's Neighbourhood Kitchen  
 TD Bank - North Bay  
 Talize  
 The Block Public House  
 The Corporation of the City of North Bay  
 The Erb Group of Companies  
 The Lindsay Weld Centre for Children  
 The Submarine Place  
 Thermo Coustics Limited  
 Thomas Davis Law  
 Township of Bonfield  
 Trans Canada Safety  
 Tremblay Chrysler Dodge Jeep Ram  
 True North Chevrolet Cadillac Ltd / Fix Auto North Bay  
 Tutor Match  
 Valin Partners  
 VetStrategy  
 Victorian Order of Nurses / VON  
 Village Media Inc.  
 Volkswagen North Bay  
 Voyageur Aviation Corp  
 Voyago  
 Walmart - North Bay  
 Wendy's Restaurants-North Bay  
 West Nipissing General Hospital  
 Westburne  
 WhisBay Traders Ltd.  
 Wine Rack  
 Wolseley Canada Inc.  
 YMCA of Northeastern Ontario  
 ZEDD Customer Solutions

Continued on next page

## JOB REPORT NOVEMBER 2025

### TOTAL NUMBER OF JOB POSTINGS



### TOP INDUSTRY WITH VACANCIES

NIPISSING  
Health Care & Social Assistance (31.1%)

PARRY SOUND  
Health Care & Social Assistance (34.7%)

To view the full report, visit our website  
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[readystethired.ca](http://readystethired.ca)

Questions or concerns?  
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[info@thelabourmarketgroup.ca](mailto:info@thelabourmarketgroup.ca)



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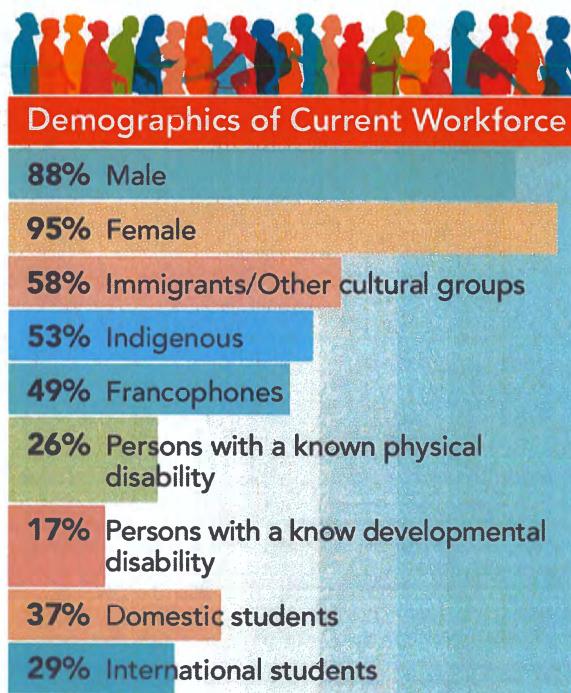
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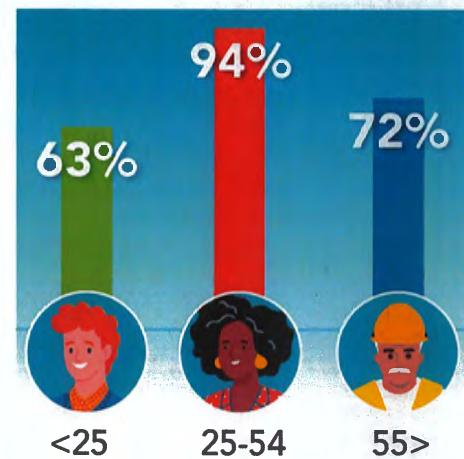


## A DEEPER DIVE INTO THE 2025 EMPLOYER SURVEY RESULTS

The Northeast Ontario Employee Recruitment, Training and Retention Survey was administered to employers in the LMG area between May 13 and June 3, 2025. In total, 97 employers started the survey and while there was some drop-off in respondents as the survey progressed, around 80% completed the survey.



### CURRENT WORKFORCE BY AGE COHORT



## The Biggest Challenges When Recruiting New Employees

The six most common challenges when recruiting new employees were:



Source: The Northeast Ontario Employee Recruitment, Training and Retention Survey

## Looking for Board members!

Are you interested in the future workforce of Nipissing or Parry Sound?

Become an **LMG Board member!** We are currently seeking applications from those individuals interested in joining the LMG team!

For more information contact [info@thelabourmarketgroup.ca](mailto:info@thelabourmarketgroup.ca)

Questions or concerns? Feel free to contact us at [info@thelabourmarketgroup.ca](mailto:info@thelabourmarketgroup.ca)



T. 705.478.9713

150 First Ave. West  
Suite 103, North Bay, ON  
P1B 3B9

The Labour Market Group is funded by:



# What Employers are looking for

When hiring, **four out of five employers** identified these two skills as the most important:

1. Work ethic, dedication and dependability
2. Teamwork and interpersonal skills



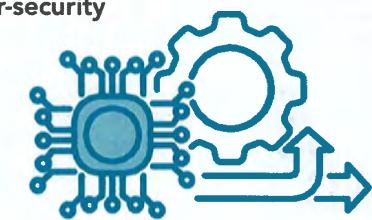
Close to **half of all employers** also look for these four skills:

1. Customer service
2. Self-motivation and independence
3. Technical skills
4. Willingness to learn



When asked about the current impact of technological and environmental changes on their workforce, there were four items where at least **one-third of employers** indicated that there was a current impact, notably:

1. Digitalization
2. Cloud-based technology
3. Real time data collection, management and analysis
4. Cyber-security



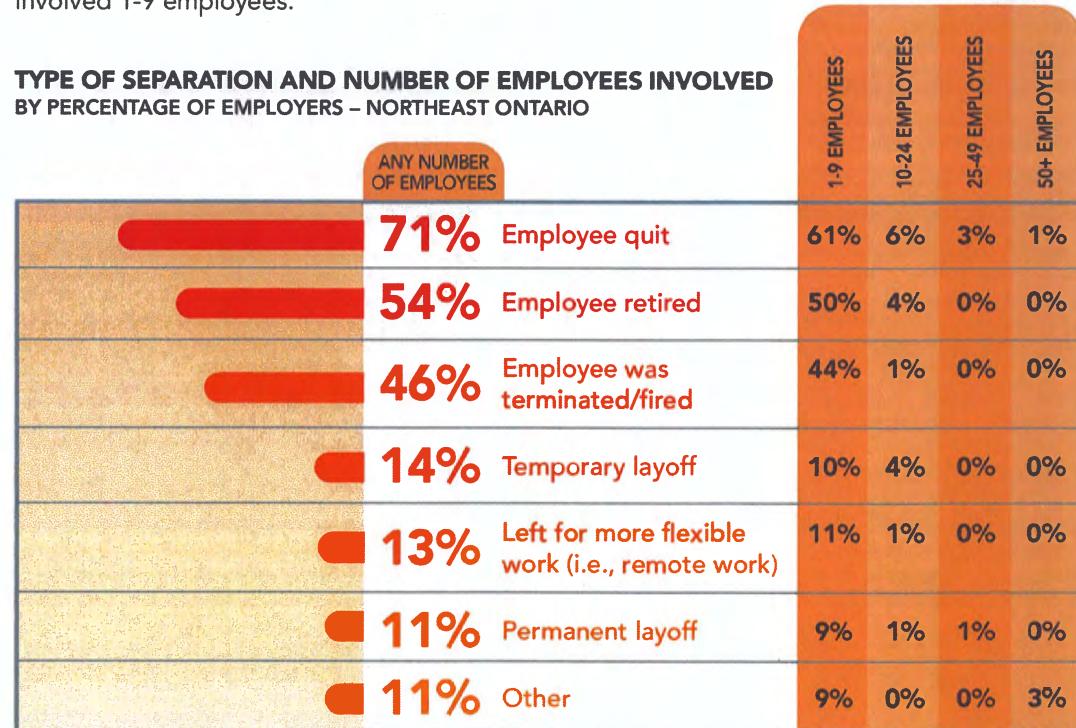
## WORKFORCE SEPARATIONS

When asked what they anticipate the biggest challenge will be for their business or organization in the next three years, four in ten identified a workforce issue, including the lack of qualified workers, concerns about employee retention and concerns about replacing retiring workers.

The single largest reason for a separation was that the employee quit (71% of respondents experienced this reason), followed by retirement (54%) and termination (46%). In most instances, the separation involved 1-9 employees.



**TYPE OF SEPARATION AND NUMBER OF EMPLOYEES INVOLVED BY PERCENTAGE OF EMPLOYERS – NORTHEAST ONTARIO**



Source: The Northeast Ontario Employee Recruitment, Training and Retention Survey



## **New Mammography Unit Coming Soon to Huntsville Hospital**

*(Monday, January 5, 2026, Muskoka, ON) – Muskoka Algonquin Healthcare is excited to announce that a brand-new mammography unit is on its way to the Huntsville District Memorial Hospital (HDMH) Site.*

Thanks to the amazing generosity of the Huntsville Hospital Foundation and its donors and community supporters, the hospital will unveil a modern mammography machine with tomography and a newly refreshed clinic space in February 2026.

To prepare for this upgrade, all mammography services at the HDMH Site will be temporarily paused starting Monday, January 5. During this time, patients who need urgent breast imaging will be booked at the South Muskoka Memorial Hospital (SMMH) Site to make sure they still get the care they need.

Patients who are anticipating a routine mammogram through the Ontario Breast Screening Program during the renovation period will be rebooked once the new unit is up and running.

“We’re thrilled to be able to obtain advanced mammography technology and replace aging equipment,” says President & CEO Cheryl Harrison. “This upgrade will help us provide clearer images, faster results, and an even better experience for our patients. Thank you to our community for their patience and understanding during this temporary pause. We can’t wait to welcome everyone into the new space in February.”

-30-

*Muskoka Algonquin Healthcare (MAHC) is a multi-site health care organization accredited with exemplary standing that provides acute care services at the Huntsville District Memorial Hospital and South Muskoka Memorial Hospital in Bracebridge. Find out more about Muskoka Algonquin Healthcare by visiting [www.mahc.ca](http://www.mahc.ca). Connect with us on [X](#), [Facebook](#) and [Instagram](#).*

**For more information or to arrange an interview, please contact:**

Bobbie Clark, Director of Communications & Stakeholder Relations  
705-645-4404 ext. 3336; [bobbie.clark@mahc.ca](mailto:bobbie.clark@mahc.ca)



## NEWS RELEASE

### **Muskoka Algonquin Healthcare Announces Partnership with Granite Ridge Retirement Residence to Add Transitional Beds in Gravenhurst**

#### **FOR IMMEDIATE RELEASE**

(Thursday, January 8, 2026 Gravenhurst, ON) – Muskoka Algonquin Healthcare (MAHC) is pleased to announce a new partnership with Granite Ridge Retirement Residence in Gravenhurst to provide five Transitional Care Beds, supporting patients in the community who no longer require acute hospital care but still need additional time and support to regain strength before returning home or transitioning to their next care setting.

Transitional beds play a critical role in the healthcare system by allowing patients who no longer need acute care to wait and get stronger in a location more suited to their needs. This model supports recovery and rehabilitation, lowers the number of patients designated as Alternate Level of Care (ALC) in hospital, and frees up acute care beds for those who need them most—ensuring the right care in the right place at the right time.

“This partnership with Granite Ridge Retirement Residence is an important step in strengthening our system of care across Muskoka,” said Cheryl Harrison, President and CEO of Muskoka Algonquin Healthcare. “Transitional beds help patients continue their recovery in a more appropriate setting while allowing our hospitals to focus on delivering acute care to those who need it most. This collaboration reflects our commitment to working with community partners to improve access, flow, and patient experience.”

Granite Ridge Retirement Residence is proud to support this initiative and collaborate with MAHC to provide patient-centered care close to home.

“We are honoured to partner with Muskoka Algonquin Healthcare to support the introduction of transitional care beds at Granite Ridge,” said Jackie Payne, Director of Operations at Granite Ridge Retirement Residence. “These beds will allow individuals to continue their recovery and rehabilitation in a supportive environment while helping to ensure hospital resources are available for those who need acute care.”

MAHC is thankful for the ongoing strong and valued partnership shared with Hospice Muskoka (Andy’s House), where the beds were previously located. MAHC shared last year that the transitional bed partnership would be coming to an end; this evolution will allow MAHC to support new areas of community needs, while continuing to work closely with existing partners.

Donna Kearny, Executive Director of Hospice Muskoka, shared the following statement: “Hospice Muskoka looks forward to continued collaboration with MAHC, with referrals to Andy’s House for people requiring end-of-life care and ongoing partnership around the Andy’s House at Home Program to support people receiving palliative care at home. Our shared goal is a future where pain and symptom management can be provided to people in Muskoka and the surrounding area without the need for emergency room visits.”

The new partnership with Granite Ridge underscores MAHC's ongoing commitment to collaboration and innovation to meet the evolving healthcare needs of Muskoka and surrounding communities.

-30-

*Muskoka Algonquin Healthcare (MAHC) is a multi-site health care organization accredited with exemplary standing that provides acute care services at the Huntsville District Memorial Hospital and South Muskoka Memorial Hospital in Bracebridge. Find out more about Muskoka Algonquin Healthcare by visiting [www.mahc.ca](http://www.mahc.ca). Connect with us on [X](#), [Facebook](#) and [Instagram](#).*

**For more information or to arrange an interview, please contact:**

Bobbie Clark, Director of Communications & Stakeholder Relations  
705-645-4404 ext. 3336; [bobbie.clark@mahc.ca](mailto:bobbie.clark@mahc.ca)

**Charlene Watt (Deputy Clerk)**

---

**From:** Hay email  
**Sent:** December 16, 2025 1:20 PM  
**To:** Charlene Watt  
**Subject:** BESS...

It has been brought to my attention that the 900 signatures opposing the BESS has been documented as one opposition.  
I hope this is wrong.

Please be advised we disagree, and we are strongly opposed to this project.

Al and Paula Dunn

Springhill RD

Thank you kindly for passing this along to other members of council.

Sent from my iPhone

## **Charlene Watt (Deputy Clerk)**

---

**From:** jaye skeoch  
**Sent:** December 16, 2025 2:39 PM  
**To:** Mayor Rod Ward; Charlene Watt; Councillor Wendy Whitwell; Councillor Jerry Brandt  
**Subject:** Petition Against the BESS application

Dear all,

I am writing to demonstrate my opposition to the BESS in Armour. I live very close to the proposed site and believe the facility to be a danger to the public's health and the fecundity of our natural and hitherto, unspoilt landscape.

I am AGAINST!

Jaye Skeoch-Brewer

**Charlene Watt (Deputy Clerk)**

---

**From:** Jodi  
**Sent:** December 16, 2025 6:11 PM  
**To:** Charlene Watt  
**Subject:** Opposition to BESS

I'm writing to express my strong opposition to the building of a Battery Energy Storage System.

Jodi Thibeault

Emsdale, ON  
P0A 1J0

**Charlene Watt (Deputy Clerk)**

---

**From:** d.sturgeon d.sturgeon  
**Sent:** December 17, 2025 5:51 PM  
**To:** Charlene Watt; Councillor Wendy Whitwell; Councillor Jerry Brandt; Councillor Rod Blakelock; Councillor Dorothy Haggart-Davis; Mayor Rod Ward  
**Subject:** NO TO -Battery energy storage- STRONGLY OPPOSED

To the Township of Armour,

I am writing in regards to the Battery Energy storage proposed on Peggs Mountain road.

I also understand that a petition with 901 signatures will not be considered? If this is in fact truth.... shame shame on you !

Mr. Blakelock, your remarks were very disrespectful of the petitioners.

Everyone who lives in this area knows the location and the possible consequences this can have.

Just say no!!!!

Merry Christmas.

Dawn Sturgeon

. Spring Hill rd,

Burks Falls,On

## **Charlene Watt (Deputy Clerk)**

---

**From:** Dino Cultraro  
**Sent:** December 17, 2025 5:55 PM  
**To:** Charlene Watt; Mayor Rod Ward; Councillor Wendy Whitwell; Councillor Jerry Brandt; Councillor Rod Blakelock; Councillor Dorothy Haggart-Davis  
**Subject:** Concern over comment about petitions

Hi Armour Council,

I was listening in to the November 25th meeting minutes and was shocked to hear councillor Rod Blakelock comment that the paper petition which I and 900 others signed will not hold any weight. He prefers 901 individual signed letters. Surely this cannot be the case as we have provided our name, Address and signature.

Although I can understand it's 1 submission, it must not be construed as it will not hold any weight. It should be as considered as 901 individual objections.

Thank you,  
Dino Cultraro

## **Charlene Watt (Deputy Clerk)**

---

**From:** Dino Cultraro  
**Sent:** December 17, 2025 5:57 PM  
**To:** Charlene Watt; Dave Gray; Mayor Rod Ward; Councillor Wendy Whitwell; Councillor Jerry Brandt; Councillor Rod Blakelock; Councillor Dorothy Haggart-Davis  
**Subject:** My opposition to the proposed BESS application

Dear Armour Council

I would like to go on record as an opposition to the proposed BESS application in Armour Township.

This does not fit with the local use of the area. There are people and homes who live right beside this site. The impact to the land, the magnetawan water shed, the local wildlife, the environment, the proximity to highway 11 should a fire occur are all common sense reasons to reject this application. It is not safe and armour and neighbouring townships assume all the risk without any benefits.

--  
Dino Cultraro

## **Charlene Watt (Deputy Clerk)**

---

**From:** Mayor Rod Ward  
**Sent:** December 17, 2025 2:46 PM  
**To:** Charlene Watt  
**Subject:** FW: Opposition 2

Not sure if you were copied on some of these, Char, so I will forward along...:)

Mayor – Township of Armour  
PO Box 533, 56 Ontario Street  
Burk's Falls, Ontario P0A 1C0  
Office: 705-382-3332...  
Direct: 705-380-7654 (cell) or 705-380-7177 (home)  
Email: [rward@armourtownship.ca](mailto:rward@armourtownship.ca)  
Website: [www.armourtownship.ca](http://www.armourtownship.ca)

-----Original Message-----

**From:** Paula Dunn >  
**Sent:** December 17, 2025 1:38 PM  
**To:** Mayor Rod Ward <[rward@armourtownship.ca](mailto:rward@armourtownship.ca)>  
**Subject:** Re: Opposition 2

>  
>  
>  
>

> I strongly oppose the BESS application by Powerbank in Armour TWP. There are numerous reasons why this should not even be considered in our area including, inadequacy to protect our waterways, lack of resources for fire departments to contain potential fires, and a tremendous liability for the Township. I am very disappointed council has taken one letter than contains hundreds of signatures, and rewriting the narrative to count as one.

>  
> Please document this email as OPPOSED.

>  
> Regards,  
>

ALLAN DUNN  
> 939 Springhill Rd Ryerson TWP

## **Charlene Watt (Deputy Clerk)**

---

**From:** Mayor Rod Ward  
**Sent:** December 17, 2025 2:46 PM  
**To:** Charlene Watt  
**Subject:** FW: BESS - Opposed

Mayor – Township of Armour  
PO Box 533, 56 Ontario Street  
Burk's Falls, Ontario P0A 1C0  
Office: 705-382-3332...  
Direct: 705-380-7654 (cell) or 705-380-7177 (home)  
Email: [rward@armourtownship.ca](mailto:rward@armourtownship.ca)  
Website: [www.armourtownship.ca](http://www.armourtownship.ca)

-----Original Message-----

**From:** Paula Dunn  
**Sent:** December 17, 2025 1:35 PM  
**To:** Mayor Rod Ward <[rward@armourtownship.ca](mailto:rward@armourtownship.ca)>  
**Subject:** BESS - Opposed

I am a property owner for 939 Springhill Rd, Ryerson TWP.

I strongly oppose the BESS application by Powerbank in Armour TWP. There are numerous reasons why this should not even be considered in our area including, inadequacy to protect our waterways, lack of resources for fire departments to contain potential fires, and a tremendous liability for the Township. I am very disappointed council has taken one letter than contains hundreds of signatures, and rewriting the narrative to count as one.

Please document this email as OPPOSED.

Regards,  
Paula Dunn

## **Charlene Watt (Deputy Clerk)**

---

**From:** Mayor Rod Ward  
**Sent:** December 17, 2025 2:48 PM  
**To:** Wendy Lee; Councillor Wendy Whitwell; Councillor Jerry Brandt; Councillor Rod Blakelock; Councillor Dorothy Haggart-Davis  
**Cc:** Charlene Watt  
**Subject:** RE: No BESS in Armour Township

Thanks for your email, Wendy....copying our Clerk to ensure this is recorded.

*Rod Ward*  
Mayor – Township of Armour  
PO Box 533, 56 Ontario Street  
Burk's Falls, Ontario P0A 1C0  
Office: 705-382-3332...  
Direct: 705-380-7654 (cell) or 705-380-7177 (home)  
Email: [rward@armourtownship.ca](mailto:rward@armourtownship.ca)  
Website: [www.armourtownship.ca](http://www.armourtownship.ca)

**From:** Wendy Lee  
**Sent:** December 17, 2025 10:26 AM  
**To:** Mayor Rod Ward <[rward@armourtownship.ca](mailto:rward@armourtownship.ca)>; Councillor Wendy Whitwell <[wwhitwell@armourtownship.ca](mailto:wwhitwell@armourtownship.ca)>; Councillor Jerry Brandt <[jbrandt@armourtownship.ca](mailto:jbrandt@armourtownship.ca)>; Councillor Rod Blakelock <[rblakelock@armourtownship.ca](mailto:rblakelock@armourtownship.ca)>; Councillor Dorothy Haggart-Davis <[dhaggart\\_davis@armourtownship.ca](mailto:dhaggart_davis@armourtownship.ca)>  
**Subject:** No BESS in Armour Township

As I watched the Zoom meeting and the great presentation of opposition to the BESS in Armour, it confirmed my own opposition as well as that of my mom and sister who have property in the close vicinity to the proposed site. They are in an older home that would not keep out any chemicals that would be released when an explosion occurred, should a shelter-in-place be implemented. Property taxes and insurance would increase due to the threat to the environment, the risk to firefighters, residents, and property. These are not acceptable risks. I would ask every councillor where their homes are in relation to this proposed BESS. My husband and I also have property in the close proximity and are concerned about the property values declining as other related costs will be increased. Then I would ask each councillor to take a very close look at their responsibility for safety to the residents of Armour. Our four votes are in opposition, on all counts, to the installation of the proposed BESS unit and any by-law amendments that would facilitate it.

Signed,  
Wendy Lee  
Howard Lee  
Helen Healey  
Cindy Hellam

**Charlene Watt (Deputy Clerk)**

---

**From:** Patricia Bilodeau  
**Sent:** December 18, 2025 10:55 AM  
**To:** Charlene Watt  
**Subject:** Battery energy storage system

I strongly oppose the battery energy storage system on Pegs mountain rd. I'm not impressed with the disrespect of the petition , councillor Blakelock's remarks were. Patty Bilodeau

Spring Hill rd

## **Charlene Watt (Deputy Clerk)**

---

**From:** Mayor Rod Ward  
**Sent:** December 18, 2025 3:05 PM  
**To:** Patricia Bilodeau  
**Cc:** Charlene Watt; Dave Gray  
**Subject:** RE: Battery energy storage

Good day, Patty...

Thanks for your letter of concern. Forwarding this message on to our Clerk and CAO to ensure your opposition is acknowledged.

Below, I also provide some more background on our discussion at the Council meeting of November 25, 2025...

Throughout the planning process on this application, we have been very careful to follow due process, understanding that it is unlikely this will be straightforward. The odds that this may end up in an appeals process at some point make that even more critical. With respect to the petitions received, the initial concerns (raised by me) were with the change.org petition in particular and the fact that a) it was virtually impossible to confirm names and addresses on the petition, and b) it would be virtually impossible for each of these individuals to be party to an appeal with the Ontario Land Tribunal. So, we reached out to our Planner and this statement below (included in the updated Minutes from the public meeting) was provided:

"For the purposes of the public record and consistent administrative practice, petitions are counted as one written submission. A total of 82 written submissions in opposition were received prior to the public meeting by the Clerk, which included two petitions: one from No Lithium Way – Citizens United with 901 signatures, and one from Change.Org with 527 signatures. There were two submissions supporting the battery energy storage system applications."

Councillor Blakelock, in his statement at the November 25, 2025 Council meeting was simply re-stating his understanding based on previous applications and previous petitions, as we discussed the above statement. Based on the conversation at the November 25 council meeting, I am confident that Councillor Blakelock meant no disrespect to citizens in any way.

Council fully comprehends the opposition to this BESS application. We are in no way ignoring the number of signatures on the petitions. We are simply being very clear in our documentation and making sure that the file stands up to the potential rigors of an appeal. We stand by the statement above (directly from our Planner) as it clearly indicates two petitions and clearly indicates the number of signatures on each. It also clearly indicates a vast difference of 82 opposition submissions versus two supporting submissions.

Regards

Rod Ward

*Rod Ward*  
Mayor – Township of Armour  
PO Box 533, 56 Ontario Street

*Burk's Falls, Ontario P0A 1C0*  
Office: 705-382-3332...  
Direct: 705-380-7654 (cell) or 705-380-7177 (home)  
Email: [rward@armourtownship.ca](mailto:rward@armourtownship.ca)  
Website: [www.armourtownship.ca](http://www.armourtownship.ca)

**From:** Patricia Bilodeau · 1>  
**Sent:** December 18, 2025 11:04 AM  
**To:** Mayor Rod Ward <[rward@armourtownship.ca](mailto:rward@armourtownship.ca)>  
**Subject:** Battery energy storage

I'm strongly opposed to the battery energy storage system proposed on Pegs Mountain rd.  
I'm not impressed with the disrespect to the petition Councillor Blakelock's remarks were.

Patty Bilodeau  
Spring Hill rd

## **Charlene Watt (Deputy Clerk)**

---

**From:** Robert Baron  
**Sent:** December 18, 2025 8:39 PM  
**To:** Charlene Watt; Mayor Rod Ward; Councillor Wendy Whitwell; Councillor Jerry Brandt; Councillor Rod Blakelock; dhahhart\_davis@armourtownship.ca  
**Subject:** Opposition to BESS Proposed Installation on Pegs Mountain Road

Dear Armour Township Council

I am an Armour Township tax payer and want to write this email in opposition to the proposed BESS system on Pegs Mountain Road.

I have been to two of the meetings and have done my homework and I understand I have to voice my opposition via email or a letter to count as more opposition to this proposal.

I believe this is a poor location based on all the information available and that has been presented.

I trust the Council will do the right thing and listen to its constituents and vote no to the proposed installation.

Regards,

Robert Baron  
Pickerel and Jack Lake Road  
Armour Township

December 19 2025

Township of Armour

Attn: Mayor Rod Ward

Good morning your Worship, I appreciate your quick response to our correspondence of December 16 2025.

After carefully reviewing your response and sharing it with NLWCUI executive and the responses we have heard electronically and verbally from the public I offer the following response.

While I understand that the 527 electronic signatures and addresses are impossible to confirm, that is not the case with the hard copy paper petition submitted by NLWCUI.

As indicated in my earlier submission this is the protocol required by The Legislative Assembly of Ontario and as such; each name and address is clearly printed accompanied by original signatures so that each person can be verified. We went to this extent of detail to ensure that each person is recognized as officially opposing the BESS project.

While Armour Council may see the intensity of the opposition from the public; this may not be the case should this go to an Ontario Land Tribunal. This is the reason we and the public went to the extreme effort of collecting and submitting original information and signatures. In the interest of transparency should any party issue an appeal to your council's decision, all signatories need to be notified as part of appeal procedures. Realizing this is a daunting task to accomplish but absolutely necessary considering the extreme sensitivity of this issue.

I believe it would be in the interest of Armour Council to pass a resolution recognizing the signatures on the NLWCUI petition as 901 individual oppositions to the BESS project or at the very least amend the minutes indicating the same. This is the will of the people.

As far as Councillor Blakelock's comments are concerned, he may not have intended it to be disrespectful to the public, but be aware it was certainly taken that way. I do understand it is his issue alone to deal with.

In closing, I certainly can appreciate the procedural duties and difficulties required for you and your council when dealing with such a complicated and intense issue. Should you wish to discuss this in person to achieve a positive result I will certainly make myself available to do so at your convenience.

Respectfully yours

Barry Burton

President

No Lithium Way Citizens United Inc.

## **Charlene Watt (Deputy Clerk)**

---

**From:** Odorizzi Acres  
**Sent:** January 2, 2026 8:41 AM  
**To:** Charlene Watt; Mayor Rod Ward; Councillor Wendy Whitwell; Councillor Jerry Brandt; Councillor Rod Blakelock; Councillor Dorothy Haggart-Davis  
**Subject:** Opposition to Proposed Lithium Battery Storage Facility in Armour Township

Armour township,

I am writing to express my strong opposition to the proposed 4.99 MW Battery Energy Storage System (BESS) in Armour Township. While I recognize the importance of advancing renewable energy solutions, the history of lithium battery storage facilities raises significant concerns regarding public safety, environmental impact, and community well-being.

### **Public Safety Risks**

### **Environmental Concerns**

### **Community Impact**

In light of these concerns, I urge the council to reject the proposal for the BESS in Armour Township.

Thank you

Sincerely,

Jamie Odorizzi

Garage Rd, Armour Township

## **Charlene Watt (Deputy Clerk)**

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**From:** Marie Odorizzi  
**Sent:** January 2, 2026 8:42 AM  
**To:** Charlene Watt; Mayor Rod Ward; Councillor Wendy Whitwell; Councillor Jerry Brandt; Councillor Rod Blakelock; Councillor Dorothy Haggart-Davis  
**Subject:** Opposition to Proposed Lithium Battery Storage Facility in Armour Township

Armour township,

I am writing a second time to express my strong opposition to the proposed 4.99 MW Battery Energy Storage System (BESS) in Armour Township. While I recognize the importance of advancing renewable energy solutions, the history of lithium battery storage facilities raises significant concerns regarding public safety, environmental impact, and community well-being.

**Public Safety Risks**  
**Environmental Concerns**  
**Community Impact**

In light of these concerns, I urge the council to reject the proposal for the BESS in Armour Township.

Thank you

Sincerely,

Marie Odorizzi

Garage Rd, Armour Township

**RE: Municipal Road on Doe Lake Peninsula & Request for Accounting of Property Taxes**

**RECEIVED**

**To: Alison McGregor, Treasurer, Township of Armour**

**JAN 02 2026**

**TOWNSHIP OF ARMOUR**

Hello Alison,

I recently received a letter regarding outstanding property taxes. Can you please confirm what services I receive? I have a small water access cottage and must pay for hydro and garbage collection so have to date received no services from Township of Armour for my small cottage.

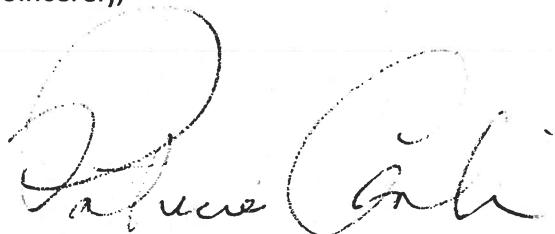
As a widow and mother of 2 in University, I find it unfair that the Township should charge so much for no services and offers no assistance to solve the real issue which is the lack of road access for the cottagers on the Doe Lake Peninsula.

One of the other reasons I have not paid these unfair taxes is that I strongly oppose any lithium storage facilities in the area as the substances are highly toxic and could easily leak into our beautiful lakes and cause extensive contamination. The Township and staff could be liable for damages for recklessly allowing unsafe and dangerous chemicals in the Township despite residents' concerns. Please confirm that the Township of Armour will not be making a bad decision that could put them at legal risk and residents in danger of health issues.

I am requesting that any funds given be used to help build a private road for the Peninsula's cottagers. The 25-30 cottages on the peninsula all want a road except the owners at the entrance on Madill Road. Our cottage is one of the only ones on Doe Lake that does not have road access which is unfair and unsafe. For the safety and well being of the cottagers, we would like the Township to require a simple gravel road and send written notice to the owners at the neck of the peninsula who are blocking the rest of us from getting a road. The other cottagers will agree to have gated access and to maintain the road at no cost to the Marshall family. The truth is that lake is not set up properly for water access cottages and it is unfair and inequitable to have all the other cottages with road access except this one area. Recently, the marina owner where we store our boat was diagnosed with cancer. This sad news could have resulted in the owners' inability to maintain the docks. I am asking for the Township of Armour to assist in the cost to build a road for Middle Doe Peninsula and to require the Marshall family to allow a private road that will be used exclusively by the cottage owners on the Peninsula.

I am an honest and hard-working mother approaching retirement. I need your help to get a practical road built on our peninsula in the form of a grant from the Township. This would create jobs and at the end would also increase property values and possible future tax revenue. I see no more important task than getting this done and would be extremely grateful for your assistance. Having the Township step in to help with the permits, funding and crew to build the road would show that you are not just interested in money for no reason but genuinely care and offer value to residents in the area. There is no other issue that is more important and I gladly offer the attached cheque for the sole purpose of getting the road built as there is no other service that I use from the Township.

Sincerely,

A handwritten signature in black ink, appearing to read "Patricia Conlin". The signature is fluid and cursive, with the first name on the left and the last name on the right.

Patricia Conlin

**Charlene Watt (Deputy Clerk)**

---

**From:** garry jenereaux  
**Sent:** January 5, 2026 6:53 PM  
**To:** Charlene Watt  
**Subject:** Lithium Batteries

I am against having the storage of such in Armour Twp

Garry

## **Charlene Watt (Deputy Clerk)**

---

**From:** J. Mc.  
**Sent:** January 6, 2026 12:38 PM  
**To:** Charlene Watt; Mayor Rod Ward; Councillor Wendy Whitwell; Councillor Jerry Brandt; Councillor Rod Blakelock; Councillor Dorothy Haggart-Davis  
**Subject:** petition against the proposed BESS application by Powerbank in Armour

NOT ONLY DO I FIND IT OFFENSIVE THAT YOU ONLY COUNT THE OVER 900 NAMES AS ONE BUT TO MAKE IT DIFFICULT FOR US TO HAVE A SAY IN THIS MATTER. I LIVE ACROSS FROM THE MAGNETAWAN RIVER DOWNSTREAM FROM THIS PLANT. I DO NOT WANT THIS IN OUR AREA.

JOHN MCNEIL

## Charlene Watt (Deputy Clerk)

---

**From:** Allison Peace  
**Sent:** January 6, 2026 4:11 PM  
**To:** Councillor Jerry Brandt; Councillor Rod Blakelock; Councillor Dorothy Haggart-Davis; Charlene Watt; Mayor Rod Ward; Councillor Wendy Whitwell

Dear Members of Council,

I am writing as a resident of Burk's Falls to formally state my opposition to the proposed Battery Energy Storage System (BESS) facility.

I do not believe this project provides meaningful benefits to our community. It will consume valuable land, alter the natural environment, and permanently change the character of our town without delivering corresponding local advantages. The facility does not create ongoing employment, does not contribute to local economic resilience, and offers little direct benefit to residents beyond limited backup power during outages.

The safety risks associated with BESS facilities are of particular concern. Lithium-ion battery fires are complex, difficult to extinguish, and can burn for extended periods. Our local fire department should not be placed in a position where it is expected to respond to a type of industrial fire that requires specialized training, equipment, and long-duration response capacity. This represents an added burden and risk to emergency services that are designed to serve a small, rural community.

Environmental impacts must also be carefully considered. The development would disrupt natural land and wildlife, and the long-term implications of battery degradation, potential contamination, and eventual decommissioning remain unclear. These risks are borne locally, while the broader energy benefits are distributed elsewhere.

The proposed justification that the facility would provide approximately four hours of power during an outage does not outweigh these negative impacts. Burk's Falls is a resilient and prepared community. We support one another during outages and emergencies, and we do not require an industrial-scale energy facility to maintain our sense of security or community strength.

In summary, this project introduces permanent environmental, safety, and land-use impacts while offering minimal local benefit. The negative consequences outweigh any limited advantages, and I respectfully ask council to recognize that this proposal does not align with the long-term interests or character of Burk's Falls.

Thank you for considering my concerns.

Sincerely,

Allison Peace

Midlothian Road

Burk's Falls, Ontario

# Association of Ontario Land Surveyors



December 19, 2025

RECEIVED

John Theriault  
Clerk-Treasurer/Administrator  
56 Ontario St. P.O. Box 533  
Burk's Falls, ON P0A 1C0

JAN 02 2026

TOWNSHIP OF ARMOUR

## RE: Distribution of Plans of Survey

I write to you on behalf of the Association of Ontario Land Surveyors (AOLS) concerning the use and distribution of plans of survey without prior consent of the authoring surveyor.

The Association of Ontario Land Surveyors (AOLS) is the regulatory body responsible for regulating the land surveying profession, and governing professional land surveyors under the *Surveyors Act* in Ontario. Like all regulatory bodies overseeing professions, the AOLS's primary responsibility is to ensure that the public interest is protected.

The AOLS is aware that some municipalities in Ontario provide copies of plans of surveys to the public. We understand the importance of maintaining accessible and open government services, and of complying with the intent and provisions of the *Municipal Freedom of Information and Protection of Privacy Act*. We do not, however, believe that FIPPA applies to the provision of professional product, such as plans of survey, to the public.

Notwithstanding the view taken on the legality of this practice by municipalities, providing or selling standalone or 'uncontextualized' historical plans of survey is problematic for the public as well as for municipalities. Outdated survey plans can mislead the public because they may not contain up-to-date title, boundary, and site condition information. In general, the public is not aware of the complexity of these issues and may use the survey plan for a purpose for which it was never intended, with significant downstream consequences. The information shown on a Plan of Survey is certified to be true and correct on a date indicated, and is therefore only compliant with applicable requirements, regulations and standards *at that time*. Without understanding the limitations and intended uses of a survey, release of a survey plan may cause public harm and unnecessary liability.

In addition, many of the old survey plans on file with municipalities are copies of copies, which are difficult to read. The unreadable state of these plans, and the ambiguity that results, could encourage even more inaccurate interpretations of a plan being made by the public.



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For all these reasons, the AOLS is urging municipalities to cease providing copies of plans of survey to the public. We further recommend that a municipality provide members of the public with the name and contact information for the firm which prepared a survey, who can then provide an interested party with a copy of the plan or other information at their discretion if appropriate.

Should you wish to discuss, or require additional information, please feel free to contact the AOLS office at your earliest convenience. We welcome any comments or suggestions that you may have.

Sincerely,

Al Jeraj, O.L.S.  
Executive Director  
Association of Ontario Land Surveyors