



What is a B.E.S.S.?

A B.E.S.S. is a Battery Energy Storage Site. PowerBank is proposing to build a new B.E.S.S. on Pegg's Mountain Road in Armour Township.

This facility will have nine 20 x 8 foot storage cabinets, totaling 2,754 lithium iron phosphate batteries.

They do not generate electricity, they will store up to four hours of electricity from the grid at night when it is cheaper and sell back during high demand, profiting the company.

Application Status

The Application is currently in the peer-review process.

Once peer-reviews are complete, Armour Township will be presented with the completed application. Armour Township council will then refuse or accept the application.

If the applications are accepted by council, the application will then be sent to the Municipal Planner to begin drafting the Official Planning Amendment/Zoning Bylaw Amendment to change the properties zoning to industrial.

A notice of public meeting will also be provided at this time, so community members can voice their opinions to council.

The Village of Burk's Falls, Ryerson Township and South River have all passed resolutions opposing the proposed facility.

How Can You Help?

Write to Armour Township Council
56 Ontario Street Burk's Falls, ON P0A 1C0
clerk@armourtownship.ca
rward@armourtownship.ca
jbrandt@armourtownship.ca
wwhitwell@armourtownship.ca
rblakelock@armourtownship.ca
dhaggart_davis@armourtownship.ca

Write to MPP Graydon Smith
230 Manitoba St., Unit 204 Bracebridge, ON P1L 2E1
26 James St. Parry Sound, ON P2A 1T5
Email: graydon.smith@pc.ola.org

Write to MP Scott Aitchison
1-15 Northland Lane Huntsville, ON P1H 1M4
Email: Scott.Aitchison@parl.gc.ca

Sign our Petition
You can find our petition at Burk's Falls Home Hardware and Burk's Falls Legion.

Join our Facebook Page
Search for "No Lithium Way - Citizens United" or scan our QR below.

Buy a T-Shirt or Make a Donation
T- Shirts are \$20.00. All money goes towards public awareness materials and additional costs incurred. If you would like to purchase one, please email: [NoLithiumWay@gmail.com](mailto>NoLithiumWay@gmail.com)

Find us on
Facebook





Citizens United

Fire & Chemicals

Lithium iron phosphate battery fires are impossible to extinguish and they are prone to overheating from thermal runaway. A fire could release chemicals that have serious and long term effects on local wildlife and residents. It could cause evacuations of neighbouring townships and make the general area uninhabitable for generations. If the LiFePO₄ batteries were to catch fire, they could release a

variety of toxic gases and chemicals such as carbon monoxide, carbon dioxide, hydrogen fluoride, as well as phosphorus oxides and organic solvents from the electrolyte.

Hydrogen fluoride is particularly hazardous, as it is corrosive and can cause severe respiratory damage. While PowerBank Corporation says there is a low risk of these batteries catching fire, that does not mean it is impossible.

Residents across Armour Township, Burk's Falls, Ryerson Township, and the greater Almaguin area share a love for the outdoors. However, a proposal for a Lithium Battery Storage Facility in Armour Township could threaten not only our ecosystem and waterways, but the health of residents, and the livelihood of businesses. There is a reason why they chose this area - it is sparsely populated but still an easy two hour drive from the GTA. This shows there are risks, but we are not the dumping grounds for hazardous material.

Join us in the fight to encourage the Armour Township's Council to reject the Lithium Battery Storage Facility proposal.

OUR CONCERNS

Water & Air Quality

The proposed location for the BESS is within the Magnetawan River Watershed, as defined by the Ontario Watershed Information Tool.

The chemicals in the battery could become airborne in the event of a fire, posing a great risk to the health of local residents, flora and fauna.

Risk To Local Businesses

Many local businesses rely on tourism to keep their businesses afloat. Any pollution could have dire consequences for our local economy and higher insurance rates for municipalities will also affect property taxes.

Strain on Local Resources

Lithium battery fires cannot be put out. They must burn until they extinguish. Our local fire fighting resources are already strained and this would be a very dangerous fire to contain.

Minimum Economic Benefit

The company who has proposed the BESS has committed to monitoring the facility remotely. This means there will be minimal local employment opportunities.

Find more information, as well as peer reviews, on the Armour Township website.



Charlene Watt (Deputy Clerk)

From: Nimoh, Gabriel (MTO) <Gabriel.Nimoh@ontario.ca>
Sent: November 5, 2025 11:24 AM
To: Charlene Watt
Subject: Notice of Public Meeting OPA/ZBA - PowerBank (SolarBank) BESS - Township of Armour
Attachments: POWERBANK_OPA_Rezoning_PUBLIC_MTG - SS Edits - 20251006.pdf; Draft OPA (Oct 17-25) WATERMARKED.pdf; Draft ZBA (Oct 17-25) WATERMARKED.pdf

Hello Charlene,

The Ministry of Transportation has reviewed the attached planning application and has determined that the subject lands are not located within the MTO's permit control area, therefore, the MTO does not have any comments to provide.

Don't hesitate to contact me if there are any questions or concerns.

Thank you,
Gabriel

Gabriel Nimoh (He/Him)
Corridor Management Planner | North Region - Area East
Ministry of Transportation | Ontario Public Service
705-492-0862 | gabriel.nimoh@ontario.ca

Corridor Management Office
3767 Hwy 69 South
Sudbury, ON P3G 1E3

Ontario 

Taking pride in strengthening Ontario, its places and its people

From: Charlene Watt <clerk@armourtownship.ca>
Sent: October 23, 2025 9:53 AM
Subject: Notice of Public Meeting OPA/ZBA - PowerBank (SolarBank) BESS - Township of Armour

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

Please be advised that the **Notice of Public Meeting** is being circulated via email as a result of the ongoing **rotating Canada Post strike**, which may impact regular mail delivery. This is to ensure timely and reliable communication with all affected parties. If you prefer a couriered notice as well, please provide your shipping address.

The Council for the Township of Armour is considering draft Amendments to both the Official Plan and the Township Zoning By-law No. 27-95, as amended.

APPLICANTS: PowerBank Corporation and David Crearor

LOCATION: The draft Amendments both apply to Part Lot 3, Concession 6, in the Township of Armour, known municipally as 219 Peggs Mountain Road

PURPOSE AND EFFECT: The purpose of the submitted applications is to facilitate development of a Battery Energy Storage System (“BESS”). The effect of Official Plan Amendment No. 4 and the concurrently submitted Zoning By-law Amendment is to add site-specific policy and provisions to the Township’s Official Plan and Comprehensive Zoning By-law to permit a Battery Energy Storage System (“BESS”) on the subject lands.

TAKE NOTICE that the Council of the Township of Armour will hold a statutory public meeting under the *Planning Act* on

Tuesday, November 18, 2025 at 6:30 p.m. at the Katrine Community Centre, 6 Brown’s Drive, Katrine, Ontario.

The meeting will be held in a hybrid forum with electronic participation and in-person attendance options. **The purpose of the meeting is to provide the public with an opportunity to review the applications and provide comments.** After considering comments received from the public, Council will make decisions on whether or not to adopt and approve the subject Amendments at a future Council meeting.

If you choose to attend virtually, please advise the Clerk of your email address so an invitation to join the Zoom meeting can be sent which will allow you the opportunity to speak at the meeting. Anyone choosing to participate electronically is required to provide their email address in advance.

PLEASE NOTE that appeals to the Ontario Land Tribunal (OLT) are restricted as per *Bill 185, Cutting Red Tape to Build More Homes Act, 2024*. Appeals may only be filed by an applicant, the Minister of Municipal Affairs & Housing, a specified person or a public body (as defined by the *Planning Act*).

IF A PERSON OR PUBLIC BODY would otherwise have an ability to appeal the decisions of the Municipal Corporation of the Township of Armour to the Ontario Land Tribunal (OLT) but the person or public body does not make oral submissions at a public meeting or make written submissions to the Municipal Corporation of the Township of Armour before the Official Plan and Zoning By-law Amendments are adopted and passed, the person or public body is not entitled to appeal the decisions.

IF A PERSON OR PUBLIC BODY does not make oral submissions at a public meeting or make written submissions to the Municipal Corporation of the Township of Armour before the Official Plan and Zoning By-laws are adopted and passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

ADDITIONAL INFORMATION relating to the proposed Official Plan and Zoning By-law Amendments is available at <https://www.armourtownship.ca/proposed-battery-energy-storage-system-bess-in-armour-township>.

If you wish to be notified of the decisions of the Municipal Corporation of the Township of Armour on the proposed Official Plan and/or Zoning By-law Amendments, you must make a written request to clerk@armourtownship.ca

Charlene Watt

Municipal Clerk, Dipl.M.M.

Township of Armour

PO Box 533, 56 Ontario Street

Burk's Falls, Ontario P0A 1C0

Telephone: 705-382-3332

Fax: 705-382-2068

Website: www.armourtownship.ca

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Charlene Watt (Deputy Clerk)

From: Laureen Payne <
Sent: November 3, 2025 12:16 PM
To: Mayor Rod Ward; Charlene Watt; Councillor Jerry Brandt; Councillor Wendy Whitwell; Councillor Rod Blakelock; Councillor Dorothy Haggart-Davis; Scott.Aitchison@parl.gc.ca; graydon.smith@pc.ola.org
Subject: Opposition to Proposed Lithium Battery Storage Facility in Armour Township

Subject: Opposition to Proposed Lithium Battery Storage Facility in Armour Township

Dear Rod Ward, Mayor Armour Township, Councillors Armour Township, MPP Graydon Smith and MP Scott Aitchison

I am writing to express my **Strong Opposition** to the proposed 4.99 MW Battery Energy Storage System (BESS) in Armeour Township.

Public Safety Risks: Lithium battery storage facilities have been associated with several hazardous incidents in recent years.

Notably:

- **Moss Landing, California (January 2025):** A massive fire at one of the world's largest battery storage facilities led to the evacuation of approximately 1,500 residents due to toxic smoke. The incident highlighted the challenges in managing lithium-ion battery fires, which can emit harmful gases and are difficult to extinguish.
- **Hwaseong, South Korea (June 2024):** An explosion and subsequent fire at a lithium battery factory resulted in 23 fatalities and eight injuries, underscoring the potential dangers associated with such facilities.
- **Valley Center, California (September 2023):** A fire erupted inside a battery storage container at the Valley Center Energy Storage Facility, leading to evacuations and shelter-in-place orders for nearby residents. This incident emphasized the risks of thermal runaway in lithium-ion batteries.
- **Geelong, Australia (July 2021):** During initial testing, a fire broke out in one of the Tesla Megapack modules at the Victorian Big Battery site. The fire took three days to extinguish, highlighting the challenges in controlling lithium-ion battery fires. And so many more..... These incidents demonstrate the inherent risks of thermal runaway, fires, and explosions associated with lithium-ion batteries. Given Armour Township's rural setting, our emergency response capabilities may be insufficient to effectively manage such emergencies, potentially endangering residents and first responders.

Environmental Concerns: The environmental impact of lithium battery fires is profound. The Moss Landing incident, for example, resulted in the release of toxic chemicals into the air and nearby waterways, causing significant environmental damage. Armour Township's pristine natural environment could face similar threats, with potential contamination of our air, soil, and water resources.

Community Impact: The presence of a large-scale industrial battery storage facility is incongruent with the character of Armour Township. Residents value our community (We value our community) for its tranquility and natural beauty. The introduction of such a facility could adversely affect property values and diminish the quality of life we currently enjoy.

We have done our own research and have read many more incidents other than the above listed ones. I see no benefit for **Armour Township** and its **citizens**.

It is clear to us that we do not want this in our community and I know I am not alone!

Our property is less than a km away from this site. Our pond has a direct link from the runoff from Pegg's Mountain and streams. Should an incident happen this could mean we will be homeless and/or our property unuseable and uninhabitable. This could affect our health as well.

I urge the council to reject the proposal for the BESS (or whatever name they are going by now or in the future) in Armour Township.

Thank you for your attention to this critical matter.

Sincerely,

Gary and Laureen Payne

Burks Falls Ontario Canada
P0A 1C0

Charlene Watt (Deputy Clerk)

From: Jane Napper
Sent: November 3, 2025 10:05 AM
To: Charlene Watt
Subject: Re: Petition

To Armour Township Council:

I wish my name to be added to the petition opposing the installation of a Power Bank for the Battery Energy Storage Site.

I live in Ryerson Township approximately 12 km from the proposed site.

I feel that even though they say that there is a LOW risk of these batteries catching fire, that risk is still too HIGH. It would be devastating to the entire community/area.

Thank you.

Jane Napper

Burks Falls POA1C0

Charlene Watt (Deputy Clerk)

From: Wendy Lee
Sent: November 3, 2025 9:52 AM
To: Charlene Watt
Subject: Re: Fax

Township of Armour

I am writing to file our objection to any bylaw amendments that would allow a BESS installation on Ferguson Rd in Burks Falls or any location in Burks Falls. Our votes are against the proposed BESS.

Signed this day, Nov. 03, 2025

Wendy Lee

Howard Lee

As the power of attorney for both Helen Healey and Cindy Hellam, I have spoken with them and they have requested that I cast a NO vote for the BESS, for them as well.

On Mon, 3 Nov 2025 at 09:23, Charlene Watt <clerk@armourtownship.ca> wrote:

Hi Wendy,

I did not receive a fax. Please email me your submission.

Thank you,

Charlene Watt

Municipal Clerk, Dipl.M.M.

Township of Armour

PO Box 533, 56 Ontario Street

Burk's Falls, Ontario P0A 1C0

Telephone: 705-382-3332

Fax: 705-382-2068

Website: www.armourtownship.ca

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From: Wendy Lee
Sent: October 31, 2025 3:25 PM
To: Charlene Watt <clerk@armourtownship.ca>
Subject: Fax

Charlene, I just faxed a letter of objection to the BESS installation. Please let me know you received it and that it is acceptable. Just a quick yes is fine.

Thanks, Wendy

Charlene Watt (Deputy Clerk)

From: Gina Price
Sent: November 1, 2025 9:21 AM
To: Charlene Watt; Jim Price; Mayor Rod Ward; Councillor Wendy Whitwell; Councillor Rod Blakelock; Councillor Dorothy Haggart-Davis
Subject: 219 Peggs Mountain

Hello Charlene,

I would like to be notified of the decisions of Armour township related to the proposed changes to the Official Plan and/or zoning by-law amendments.

My husband and I both wrote to the mayor and councilors in April to express our concerns and I want to reiterate that we are **opposed to the plan to build the BESS**. The risks are too great and there would be zero benefit to our community.

We plan to be at the meeting on November 18th.

Have a great day,
Gina Price

Charlene Watt (Deputy Clerk)

From: Boucher, Anthony (MECP) <Anthony.Boucher@ontario.ca>
Sent: October 24, 2025 8:44 AM
To: Charlene Watt (Deputy Clerk)
Cc: Sam Soja
Subject: RE: Township of Armour- PowerBank's BESS

Good Morning Charlene,

Thank you for providing the requested information.

It appears as if the project already has a Noise EASR registered, which is what I wanted to determine.

Once the stormwater management plan is submitted, I will be interested in reviewing.

Kind Regards

Anthony Boucher, Environmental Compliance Officer, Badge # 2122

Northern Region - Timmins District- North Bay Office | Ministry of the Environment, Conservation and Parks
Unit 16 & 17, 191 Booth Rd, North Bay, Ontario, P1A 4K3
Cellular: (705) 492-1305 | Email: Anthony.Boucher@Ontario.ca
Spills Action Centre: 1-800-268-6060

Ontario 

From: Charlene Watt (Deputy Clerk) <deputyclerk@armourtownship.ca>
Sent: October 23, 2025 11:48 AM
To: Boucher, Anthony (MECP) <Anthony.Boucher@ontario.ca>
Cc: Sam Soja <sam.soja@tulloch.ca>
Subject: Township of Armour- PowerBank's BESS

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Hello Anthony,

Thank you for contacting me today. As requested, please see below the links to the following documents:

Stormwater Management Plan (not finalized to date):

Township's Peer Review Submission (Dated October 2, 2025) <https://irp.cdn-website.com/20e551fd/files/uploaded/2025+10+02+Twp+of+Armour+-+TULLOCH+Peer+Review+Response+-+Stormwater+Management.pdf>

PowerBank's Current Stormwater Management Plan (Dated August 13, 2025) <https://irp.cdn-website.com/20e551fd/files/uploaded/08+13+2025+StormWater+Management.pdf>

Emergency Response Plan (not finalized to date):

PowerBank's Current Emergency Response Plan (September 3, 2025) https://irp.cdn-website.com/20e551fd/files/uploaded/2025+09+03+PeggsMountain-BESS_ERP-Rev1.pdf

- I don't see a reference to the Spills Centre in this document

Noise Study (finalized):

Township's Peer Review Confirmation of Finalized Noise Study (dated August 18, 2025) <https://irp.cdn-website.com/20e551fd/files/uploaded/Air+and+Noise+2025-08-18+LTR+-+Response+Update+Peer+Review+BESS+Final.pdf>

PowerBank's Noise Study (dated July 8, 2025): <https://irp.cdn-website.com/20e551fd/files/uploaded/ACCOUSTIC+REPORT+W+LETTER+07082025.pdf>

Site Plan:

Site Plan of the proposed BESS and surrounding residential properties: <https://irp.cdn-website.com/20e551fd/files/uploaded/2. BESS Site Plan.pdf>

PowerBank / SolarBank Contact:

PowerBank Contact: Ina Lila ina.lila@solarbankcorp.com

Please advise if you have any concerns regarding the above. As noted, the public meeting will be held on November 18, 2025 and if there are concerns or deficiencies, I would like to ensure that Council is aware of outstanding requirements.

Warm regards,

Charlene Watt

Municipal Clerk, Dipl.M.M.

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