

THE MUNICIPAL CORPORATION OF THE TOWNSHIP OF ARMOUR

MINUTES

June 24, 2025

The regular meeting of the Council of the Township of Armour was held on Tuesday, June 24, 2025 at 7:00 p.m. Those in attendance were: Mayor Rod Ward; Councillors Jerry Brandt, Dorothy Haggart-Davis; Rod Blakelock and Wendy Whitwell; Guests: Don Murphy, Tom and Ann Lafontaine, Albine Cook, Nieves Guijarro and Grace McCoy; Staff: Charlene Watt, Clerk, Alison McGregor, Treasurer and Dave Gray, CAO.

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 MEETING:

The minutes of the public meeting held on June 10, 2025 were approved as circulated.

The minutes of the regular Council meeting held on June 10, 2025 were approved as circulated.

DECLARATION OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF:

No pecuniary interest and general nature thereof were declared.

DELEGATIONS: None

ACCOUNTS FOR APPROVAL: None

APPLICATIONS:

Council reviewed consent applications B-027/25 and B-028/25, Concessions 7 and 8, Part Lots 17 and 18. Council discussed the applications and passed a resolution supporting the applications with conditions.

Council reviewed subdivision application S-01/24, Concessions 1 and 2, Part Lot 23, known municipally as 233 Cherry Hill Road. Council discussed the application and the planner's recommendations. The report concluded with specific planning recommendations to ensure environmental protection, development compatibility, and conformity with municipal and provincial policies. Council passed a resolution supporting the recommendations of the municipal planner.

Council reviewed a site plan application for Concession 3, Part Lot 1, known municipally as 98 Doe Lake Peninsula from Laura Glen Sclater, Heather Elizabeth Gray, David Austen Gray and Michael Alan Gray and passed a resolution authorizing the municipal planner to proceed with drafting the site plan agreement.

BY-LAWS:

By-law #40-2025 being a by-law to enter into an interim agreement for the provision of fire services was read in its entirety and passed by resolution.

By-law #41-2025 being a by-law to stop up and close and convey the original shore road allowance fronting Concession 3, Part Lot 1, 98 Doe Lake Peninsula was read in its entirety and passed by resolution.

By-law #42-2025 being a by-law to approve a long-term loan application to OILC and to repeal by-law #33-2025 was read in its entirety and passed by resolution.

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NEW BUSINESS:

Council reviewed a staff report from the Treasurer requesting an upgrade to the Township's employee benefits plan to increase paramedical and vision care coverage. Council discussed the enhancements and passed a resolution approving the request.

REPORTS:

Council reviewed the draft minutes from the June 5, 2025 AHHC meeting. The next meeting will be held July 3, 2025.

Council reviewed the Almaguin Highlands OPP Detachment Board's approved minutes from the May 8, 2025 meeting and the draft minutes from the June 11, 2025 meeting. The next meeting will be held on September 10, 2025.

Council reviewed the draft minutes from the June 16, 2025 Historical Society's meeting. The engineer's report and resolution from the Historical Society will be addressed as a separate agenda item.

There was no Library Board meeting in June. A verbal report was given on the June 24, 2025 Library Board building committee meeting with the Township of Armour's CAO. The committee is interest in moving the project forward. A library agreement needs to be in place. There may need to be one agreement with two schedules: one for capital and the other for operating expenses. The next meeting will be held on July 2, 2025.

A verbal report was given on the June 19, 2025 Agricultural Society meeting.

Council reviewed the notes from the May 26, 2025 TRI Council meeting.

A verbal report was given on the June 2025 DSSAB meeting.

A verbal update was given on the Almaguin Community Hatchery Program. The hatchery attended the Near North Environmental Education Centre and their presentation was well received.

A verbal update was given on the KCC programs. It was recommended that health and safety policies be investigated for the daycare programs.

CORRESPONDENCE:

Council reviewed a letter from the Township of Black River – Matheson requesting an exemption to proposed mandatory firefighter certification requirements. Council tabled a supporting resolution and requested that the Fire Chief provide his comments before Council takes a position.

Council reviewed a resolution from the Township of Georgian Bay requesting support of the recommendations contained within their Floating Accommodations – Position Paper (May 2025). Council passed a supporting resolution.

Council reviewed a resolution from the Town of Bracebridge requesting support in petitioning the Province to develop liability legislation regarding road salt usage. Council passed a supporting resolution.

Council reviewed a resolution from the Town of Bradford West Gwillimbury requesting the Federal Government increase the eligibility threshold for the Income Replacement Benefit (IRB) program and urging Veterans Affairs Canada to review all income support programs. Council passed a supporting resolution.

Council reviewed an Ontario News release advising that the Province is leveraging hydrogen to power jobs, growth and energy security.

Council reviewed an Ontario News release advising that the Province is launching a plan to secure energy for generations.

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CORRESPONDENCE: cont'd.

Council reviewed a proposal from the Environmental Registry of Ontario seeking public input on the development of transmission capacity between northern and southern Ontario. A summary of the initiative was attached for Council's review.

Council reviewed a resolution from the Village of Burk's Falls agreeing to reimburse the Library Board in the amount of \$2,259.92 representing their share of the contributions towards the survey and geological study expenses related to the proposed new library building.

UNFINISHED BUSINESS:

Council reviewed an email from Doug Vincer, Staff Sergeant of Almaguin Highlands OPP Detachment providing a response to the Doe Lake Road/Ferguson Road area seasonal traffic enforcement and the Heritage Festival invitation. Staff advised Council that the recommendations in the report were relayed to the Roads Supervisor.

NEW BUSINESS:

Council reviewed a request from the Village of Burk's Falls seeking Council member volunteers to accept donations at the Canada Day fireworks display. Councillor Dorothy Haggart-Davis and Mayor Rod Ward offered to volunteer for the event.

Council reviewed a staff report from the Clerk proposing that a Township motto, logo and branding initiative with public consultation be accepted. The report provided Council with the opportunity to consider a rebranding initiative for the Township. The proposed coincides with the implementation of a strategic plan. Council discussed the recommendations and passed a resolution supporting the program. The CAO will initiate the project.

Council reviewed a letter from the District of Parry Sound Social Services Administration Board advising of a Board vacancy for Area 4 representation. Council discussed the vacancy and tabled the resolution.

Council reviewed an engineering report by Granite Engineering Services from the Burk's Falls and District Historical Society on the barn and the drive shed at the Watt Century Farm House Heritage Centre and the resolution from the Historical Society's June 16, 2025 meeting. Council accepted the report and passed a resolution accepting the Historical Society's recommendations and requested the Historical Society report back to Council with a proposal.

Council reviewed a staff report from the Senior By-law Enforcement Officer providing an overview of the growth, evolution and transformation of the department's services since 2018 and requested the job descriptions, pay grid placement and compensation for the By-law Enforcement Officers be updated to accurately reflect current roles and risks. Council passed a resolution accepting the report and requested that the amendments be brought back to Council for approval.

CLOSED SESSION:

The purpose of the closed meeting under Section 239(2) (c) of the Municipal Act to discuss a proposed or pending acquisition or disposition of land by the municipality or local board.

A resolution was passed to move into closed session at 9:31 p.m.

A resolution was passed to move out of the closed session at 9:57 p.m. The Mayor reported on the items that were discussed in the closed session.

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RESOLUTIONS:

Resolution #186 - Moved by Dorothy Haggart-Davis, seconded by Rod Blakelock; That the Council of the Township of Armour approve the minutes of the public meeting held on June 10, 2025 as circulated. Carried

Resolution #187 - Moved by Jerry Brandt, seconded by Wendy Whitwell; That the Council of the Township of Armour approved the minutes of the regular council meeting held on June 10, 2025. Carried

Resolution #188 - Moved by Rod Blakelock, seconded by Jerry Brandt; That the Council of the Township of Armour hereby support the severance applications B-027/25 & B-028/25, Part Lots 17 & 18, Concessions 7 & 8, submitted by Tom Stevenson subject to the following conditions:

- If the reference plan or other evidence discloses that the severed property contains a road deviation maintained by the municipality as a public road, then the applicant shall survey and transfer such road deviation to the municipality;
- That the applicant convey the required cash in lieu of parkland dedication to the Township of Armour as per the current by-law;
- That should consent approval for the retained parcel be requested by the applicant, whether upon application or by amendment to the conditions/approval, then the requirement for cash-in-lieu shall apply to the retained parcel as well;
- That the Township's Roads Supervisor confirm that a suitable location for a new entrance on the proposed severed lots can be properly constructed to municipal standards. Should signage be required, such as hidden driveway sign(s), that the Applicant cover the costs of the signs and posts. Carried

Resolution #189 - Moved by Wendy Whitwell, seconded by Rod Blakelock; WHEREAS the Township of Armour has received a comprehensive planning report from the Municipal Planner concerning the application for Draft Plan Approval for Subdivision S-01/24 (Prentice), proposing 15 residential lots and two common element condominium blocks on lands legally described as Part of Lot 23, Concession II, and all of Lot 23, Concession I, in the Township of Armour;

AND WHEREAS the Municipal Planner's review included a thorough analysis of historical approvals, environmental constraints, relevant Official Plan and Zoning By-law policies, and multiple peer-reviewed technical studies;

AND WHEREAS the report concludes with specific planning recommendations to ensure environmental protection, development compatibility, and conformity with municipal and provincial policies;

NOW THEREFORE BE IT RESOLVED THAT the Council of the Township of Armour supports the recommendations of the Municipal Planner dated June 16, 2025, and directs staff to convey the following to the Southeast Parry Sound District Planning Board as conditions or modifications for any draft plan approval of Subdivision S-01/24:

1. Limit the Draft Plan to 14 Lots

That the number of proposed residential lots be reduced from 15 to 14 in recognition of the 1996 Ontario Municipal Board (OMB) Order and related MMAH Draft Plan Approval and to uphold past negotiated settlements that established a cap based on both water quality and development compatibility within the Deer Lake community.

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RESOLUTIONS: cont'd.

2. Ensure Compliance with Lot Frontage Requirements

That the lot fabric of the proposed subdivision continue to conform to Section 2.4.3(b) of the Armour Official Plan and Zoning By-law No. 27-1995, particularly respecting 90-metre frontages for lots within identified deer wintering habitat.

3. Restrict Development on Lots 13–15

That proposed Lots 13–15 (reconfigured as Lots 13 and 14) be tied in title to upland parcels of at least 2 hectares on the west side of Block 16, and rezoned by Exception to be subject to the provisions of the Lakeshore Residential (LR) Zone notwithstanding the provisions of the Rural (Ru) Zone and that reconfigured lots 13 and 14 maintain their existing Wetlands Protection Zoning and that the non-wetland portion of these lots on the east side of Block 16 be added to the plan of condominium as common element parkland.

4. Prevent Future Backlot Development

That a 0.3-metre reserve be added along Blocks 16 and 17 where they abut lands labeled as "Additional Lands Owned by the Applicant," and across the road stub in Block 16 beyond the cul-de-sac approaching Nulty Lane and that the additional lands owned be rezoned to restrict future residential development except for the proposed building lots tied in title to lots 13 and 14 as described above.

5. Cash-in-Lieu

That the applicant convey the required cash in lieu of parkland dedication to the Township of Armour as per the current by-law.

AND FURTHER THAT Council reaffirms its commitment to sustainable lakefront development, protection of sensitive wildlife and aquatic habitat, and adherence to the Township's Official Plan and comprehensive zoning policies. Carried

Resolution #190 - Moved by Rod Blakelock, seconded by Jerry Brandt; That the Council of the Township of Armour accept the application for site plan approval, submitted by Laura Glen Sclater, Heather Elizabeth Gray, David Austen Gray and Michael Alan Gray, Concession 3, Part Lot 1, 42R-10213 Part 7 and 42R22771 Part 1, described as 98 Doe Lake Peninsula, and request the municipal planner proceed with drafting the site plan agreement. Carried

Resolution #191 - Moved by Wendy Whitwell, seconded by Dorothy Haggart-Davis; That the Council of the Township of Armour have read and approve By-law #40-2025 being a by-law to enter into an interim agreement for the provision of sharing fire services and that we authorize the Mayor and Clerk to sign this by-law and affix the seal of the Corporation thereto. Carried

Resolution #192 - Moved by Jerry Brandt, seconded by Wendy Whitwell; That the Council of the Township of Armour have read and approve By-law #41-2025 being a by-law to stop up and close and convey the original shore road allowance described as Part Lot 1, Concession 3, fronting 98 Doe Lake Peninsula on Little Doe Lake and designated as Part 1 on Plan 42R-22771 and that we authorize the Mayor and Clerk to sign this by-law and affix the seal of the Corporation thereto. Carried

Resolution #193 - Moved by Rod Blakelock, seconded by Jerry Brandt; That the Council of the Township of Armour approve By-law #42-2025 being a by-law to approve a long-term loan application to OILC to finance the replacement of the North Pickerel Lake Road Bridge and the development of the Hwy 11 and Hwy 520 industrial parks and to rescind By-law #33-2025 and that we authorize the Mayor and Clerk to sign this by-law and affix the seal of the Corporation thereto. Carried

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RESOLUTIONS: cont'd.

Resolution #202 - Moved by Dorothy Haggart-Davis, seconded by Rod Blakelock; That the Staff Report from the Treasurer dated June 24, 2025, regarding an upgrade to the Township's paramedical services coverage and vision care coverage be received and that Council approves the following enhancements to the employee group benefits plan, effective July 1, 2025:

1. That paramedical services coverage be increased from \$700 per year to \$1,000 per year; and
2. That vision care coverage be increased from \$300 to \$500 every 24 months;

AND THAT the cost of these enhancements, totaling \$7,867.60 annually, be funded through the existing benefits plan surplus and annual premium savings, with no additional impact to the Municipality's operating budget. Carried

Resolution #194 - Moved by Dorothy Haggart-Davis, seconded by Jerry Brandt; That the Council of the Township of Armour supports the Township of Black River-Matheson and opposes the mandatory firefighter certification requirements as currently outlined in Ontario Regulation 343/22. **Tabled**

Resolution #195 – Moved by Rod Blakelock, seconded by Dorothy Haggart-Davis; WHEREAS the Floating Accommodations – Position Paper (May 2025) provides detailed and timely guidance for Ontario municipalities in addressing the regulatory, legal, and environmental issues associated with floating accommodations; and

WHEREAS the document outlines clear jurisdictional gaps in current provincial and federal frameworks and emphasizes the unique authority and responsibility of municipalities to regulate such uses through their zoning by-laws and Official Plans; and

WHEREAS the Township of Georgian Bay has taken a leadership role in addressing this matter and has expressed interest in fostering collaboration among municipalities facing similar challenges;

NOW THEREFORE BE IT RESOLVED THAT the Council of the Township of Armour hereby receives the Floating Accommodations – Position Paper (May 2025) for informational purposes;

AND THAT Council expresses its support for the recommendations contained within the Position Paper, including the need for coordinated municipal action to ensure appropriate land use, public safety, and environmental protection. Carried

Resolution #196 – Moved by Jerry Brandt, seconded by Rod Blakelock; That the Council of the Township of Armour supports the Town of Bracebridge and urges the Province of Ontario to work with key stakeholders to develop limited liability legislation, including enforceable contractor training and a single set of provincially-endorsed standard Best Management Practices for snow and ice management on private lands; and to create and fund an expert stakeholder advisory committee to advise the Province and municipalities on the best courses of action to protect freshwater ecosystems, drinking water and infrastructure from the impacts of salt pollution. Carried

Resolution #197 – Moved by Rod Blakelock, seconded by Dorothy Haggart-Davis; That the Council of the Township of Armour supports the Town of Bradford West Gwillimbury and calls on the Government of Canada and all federal parties to increase the eligibility threshold for the Income Replacement Benefit (IRB) program from \$20,000 to no less than \$40,000 annually for a single-person household; and urges Veterans Affairs Canada to review all income support programs with the intent to modernize eligibility criteria in line with the current cost of living across Canada. Carried

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RESOLUTIONS: cont'd.

Resolution #198 – Moved by Wendy Whitwell, seconded by Dorothy Haggart-Davis; That the Staff Report from the Municipal Clerk dated June 24, 2025, titled Township Motto, Logo and Branding Initiative – Public Consultation be accepted and that Council approve the initiation of a public consultation process to gather community input on a potential new Township motto, logo and branding direction. Carried

Resolution #199 - Moved by Dorothy Haggart-Davis, seconded by Jerry Brandt; That the Council of the Township of Armour supports the appointment of _____ to the District of Parry Sound Social Services Board (DSSAB) Area 4 comprised of Burk's Falls, Armour, Ryerson, Kearney, Perry and McMurrich/Monteith. **Tabled**

Resolution #200 - Moved by Rod Blakelock, seconded by Jerry Brandt; That the Council of the Township of Armour hereby accepts the findings and recommendations of the June 13, 2025, engineering report prepared by GES for the Watt Century Farmhouse's barn and drive shed and directs the Burk's Falls and District Historical Society to engage qualified individuals, at their cost, to document and assess salvageable historical materials and to identify Mennonite communities or other appropriate groups who may wish to salvage building materials from the buildings.

AND THAT the Council of the Township of Armour directs the Burk's Falls and District Historical Society to report back to Council with a proposal for review and approval prior to commencing any site works. Carried

Resolution #201 - Moved by Dorothy Haggart-Davis, seconded by Wendy Whitwell; That the Staff Report from the Senior By-law Enforcement Officer dated June 24, 2025, regarding the evolution of municipal law enforcement services role, community impact and organizational recommendations be received and directs staff and the Employment Committee to:

1. Review and revise the job descriptions for the Municipal Law Enforcement Officer and Senior Municipal Law Enforcement Officer to accurately reflect their expanded responsibilities, risks, and required competencies.
2. Rescore the updated positions using the Township's pay equity and compensation framework, and propose new grid placements that reflect current duties.
3. Consult with Human Resources & the Treasurer to assess implementation options and impacts.
4. Report back to Council with proposed amendments, pay grid changes, and budget considerations for approval. Carried

Resolution #203 - Moved by Rod Blakelock, seconded by Dorothy Haggart-Davis; That the Council of the Township of Armour hereby move into closed session at 9:31 p.m. under Section 239(2) (c) of the Municipal Act to discuss a proposed or pending acquisition or disposition of land by the municipality or local board.

Resolution #205 - Moved by Wendy Whitwell, seconded by Jerry Brandt; That the Council of the Township of Armour hereby adjourn and move out of closed session at 9:57 p.m. and report. Carried

Resolution #206 - Moved by Rod Blakelock, seconded by Jerry Brandt; That the Council of the Township of Armour adjourn this regular council meeting at 9:58 p.m. until the next regular council meeting scheduled for July 8, 2025 or at the call of the Mayor or the Clerk. Carried

Original signed by Rod Ward

Rod Ward, Mayor

Original signed by Charlene Watt

Charlene Watt, Clerk