

THE MUNICIPAL CORPORATION OF THE TOWNSHIP OF ARMOUR

MINUTES

July 8, 2025

The regular meeting of the Council of the Township of Armour was held on Tuesday, July 8, 2025 at 7:00 p.m. Those in attendance were: Mayor Rod Ward; Councillors Rod Blakelock, Wendy Whitwell, Dorothy Haggart-Davis and Jerry Brandt; Delegations: Joe Readman, Fire Chief, Amy Tilley, Waste Administrator, Dave Creasor, Roads Supervisor, Nell Thomas, and Lanny Dennis; Guests: Alice Hewitt, Nieves Guijarro, Rowan Hildebrand and Don Murphy; 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.

AMENDED AGENDA:

Council passed a resolution approving the amended agenda for the meeting to include a staff report recommending the emergency replacement of the municipal office's septic system.

CONFIRMATION OF THE MINUTES OF THE PREVIOUS MEETINGS:

The minutes of the regular Council meeting held on June 24, 2025 was approved as circulated.

DECLARATION OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF:

No pecuniary interest and general nature thereof were declared.

DELEGATIONS:

Joe Readman, Fire Chief discussed Council's tabled resolution #194 requesting support from the Township of Black River-Matheson. The Chief did not support the exemption from the proposed mandatory firefighter certification requirements under Ontario Regulation 343/22. Mandatory certification promotes accountability, reduces risk, and aligns training across departments, ensuring all firefighters meet a common benchmark regardless of municipality size or resources. Supporting the regulation also demonstrates the fire department's commitment to public and firefighter safety, as well as to building trust and credibility with the community and governing bodies. The Fire Chief supports the regulation and the level of training requirements. The Burk's Falls Firefighters have met the certification requirements. Council did not pass a supporting resolution.

Mayor Rod Ward commended the Roads Department and Staff on the response and dedication to addressing the emergency stormwater response. Dave Creasor, Roads Supervisor, presented his July 2025 report which detailed equipment usage and maintenance summaries. The trailer and solar radar speed sign were installed along Doe Lake Road as a traffic calming measure. A status update was given on the stormwater damage from the July 6, 2025 storm. A Significant Weather Event was declared today in response to extreme rainfall and stormwater flooding. The declaration is being made in accordance with Ontario Regulation 239/02 and filed with the appropriate provincial ministries. At this time water levels are continuing to rise. North Pickerel Lake rose approximately 3 feet today. Repairs to municipal roads and resident driveways will take weeks. Residents have been asked to contact their insurance company regarding damages; details of a claim must be in writing. The storm would have delayed the North Pickerel Lake Road Bridge replacement until early September. Questions were asked and answered.

THE MUNICIPAL CORPORATION OF THE TOWNSHIP OF ARMOUR

MINUTES

July 8, 2025

DELEGATIONS: cont'd:

Council reviewed a report from the Roads Supervisor regarding the tender issued by the Township for Micro Surfacing of specific roads. After some discussion, Council passed a resolution awarding the contract.

Council reviewed a report from the Roads Supervisor regarding the tender issued by the Township for Gravel of specific roads. After some discussion, Council passed a resolution awarding the contract.

Council reviewed a report from the Roads Supervisor regarding the tender issued by the Township for Winter Sand. After some discussion, Council passed a resolution awarding the contract.

Nell Thomas, daughter of Richard Thomas and Jenny Thomas presented to Council a request to place a memorial plaque at the Richard Thomas Memorial Park. Council passed a resolution approving the request with conditions.

Lanny Dennis from Lanny Dennis Planning spoke on behalf of Jamey Prentice and presented concerns over the Council resolution #189 detailing conditions for the Prentice Subdivision S-01/24. Two pre-consultation meetings were held and supported the proposed 15 lots, there was no mention on reducing the number of lots to the 1995 OMB order. Council expressed concern in development of the wetlands over time, specifically on lots 13-15. It was agreed that the Planning Board must enforce the wetlands protection in the subdivision agreement. Two reports from Riverstone Environmental Solutions and a revised draft survey were presented and reviewed. The reports addressed the environmental impacts and provided recommendations. The Municipal Planner's concern of confirmed deer habitat on Lots 1-5 and the already reduced frontage from 120 metres to 90 metres in the environmental protection area through the OMB Order and a further requested reduction requires MNRF input. Council passed a resolution amending the conditions and rescinded resolution #189 dated June 24, 2025.

Don Murphy advised he is supportive of condition #3 regarding the winter deer habitat requirement but not dwellings on lots 13 to 15 with the wetlands.

Amy Tilley, Waste Management Administrator, presented her July 2025 report which detailed the monthly bag counts for 2025 with comparisons to previous years and an up-to-date budget. A change notice for the Depot Operations Agreement Number 2024-00-142 from Circular Materials Ontario was reviewed. Council passed a resolution opposing the amendments and directed staff to negotiate revised compensation terms that reflect fair and equitable remuneration for the Township's continued provision of depot and promotion and education services. Questions were asked and answered. As for the current flood situation on Pickerel Lake and area, a review of the 2019 flood file regarding property damage and the handling of waste will be reviewed and a plan will be communicated to property owners within the Township.

Amy Tilley, CEMC provided a verbal update on the completion of the emergency management compliance reporting for the Municipality.

ACCOUNTS FOR APPROVAL:

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

APPLICATIONS:

Council reviewed an application for a site plan agreement from William Johnstone, 868 Skyline Drive, Plan M237, Lot 24. Council passed a resolution accepting the application and requested the municipal planner proceed with drafting the site plan agreement.

THE MUNICIPAL CORPORATION OF THE TOWNSHIP OF ARMOUR

MINUTES

July 8, 2025

BY-LAWS:

By-law #43-2025 being a by-law to amend zoning by-law 27-95 to permit additional uses on lands zoned Commercial Holding / Rural Industrial Holding (CH/MH) without removing the Holding (H) symbol was read in its entirety and passed by resolution.

By-law #44-2025 being a by-law to amend zoning by-law 27-95 to remove the restriction on a single detached dwelling of not being permitted as an accessory use to permitted uses in the Rural Industrial M Zone was read in its entirety and passed by resolution.

By-law #45-2025 being a by-law to confirm the proceedings of Council at its June meetings was read in its entirety and passed by resolution.

By-law #46-2025 being a by-law to enter into a site plan agreement with 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 was read in its entirety and passed by resolution.

REPORTS:

Council reviewed the July 2025 Planning Report.

Council reviewed the July 2025 Building Permit Report.

Council reviewed the Heritage Festival 2025 Report from the Recreation Co-ordinator.

Council reviewed the Township's Financial Statement dated July 3, 2025.

A verbal report was given on the June 25, 2025 Planning Board meeting. An intern is being interviewed to assist the Secretary.

Council reviewed the June 2025 statements from the Eastholme Home for the Aged.

Council reviewed the report on the June 24, 2025 Library Building Committee meeting. The Armour CAO will obtain an estimated cost for architectural and engineering services to support the development of an RFP. A project specific agreement is to be drafted between the TRI partners

Council reviewed the Director's Report, Student Engagement Report and minutes from the ACED June 26, 2025 meeting. A report regarding the percentage-of-tax-levy contribution model was presented to the ACED Board at the June 26, 2025 ACED Board Meeting. Council reviewed the ACED resolution accepting the report and requesting that it be circulated to all councils and the Almaguin Highlands Chamber of Commerce for inclusion in their upcoming council meetings. The Board welcomes questions and comments from municipalities regarding ACED membership and the contribution concept. The Board advised that they are in the process of creating a new shared services agreement to begin in 2026. Council was supportive of the proposed contribution concept and the need for a regional approach to ACED.

A verbal update was provided on the July 2, 2025 TRI Council Sub Committee meeting. A lot of productive communications were conducted. The focus of the meeting was on the library. It was mentioned by Council that the upstairs of the current location be used to assist with additional programming. Clauses for a draft library agreement were discussed with recommendations.

A verbal report was given on the July 3, 2025 AHHC meeting. The next meeting will be in September.

There is no DSSAB meeting in July.

THE MUNICIPAL CORPORATION OF THE TOWNSHIP OF ARMOUR

MINUTES

July 8, 2025

CORRESPONDENCE:

Council reviewed a donation request from Almaguin Pride Network and details on their community impact and the 2025 events/initiatives. Council passed a resolution approving a donation.

Council reviewed a donation request from Karis Disability Services and an invitation to the community BBQ. Council passed a resolution approving a donation.

Council reviewed a news release from Ontario News advising the Province is protecting workers and jobs in rural communities and accepting applications for the Rural Ontario Development Program.

Council reviewed a news release from Muskoka Algonquin Healthcare recognizing the recipients of the 18th annual Board Award of Excellence.

Council reviewed a news release from Ontario News advising the Province is reducing wait times for MRIs, CT scans and endoscopies.

Council reviewed a news release from Ontario News advising the Province is acting to restore school board financial stability and has appointed four supervisors to four school boards to ensure every dollar spent is invested in students' success.

Council reviewed a news release from Ontario News advising the Province is taking action to make conservation authorities more effective.

Council reviewed a memorandum from the Office of the Registrar General advising that the effective July 1, 2025, that the Province has expanded the scopes of practice for nurse practitioners and registered nurses to allow them to certify deaths and signing medical certificates of death in specific situations.

Council reviewed the May 2025 monthly jobs report and the June 2025 Labour Focus report from the Labour Market Group.

UNFINISHED BUSINESS:

Council reviewed a resolution from the Township of Ryerson accepting the request for proposal from Domm Construction for the design and build for the new fire hall in the amount of \$3,634,900.50 + HST subject to receiving supporting resolutions from the TRI partners. Council passed a supporting resolution.

Council reviewed a resolution from the Township of Ryerson supporting the application under the NOHFC's Community Enhancement Program for the new fire hall build project and the commitment to cover their share of the project, along with any project cost overruns. Council passed a resolution supporting the program and committed to financing their share of the project as well.

NEW BUSINESS:

Council reviewed a staff report concerning the emergency replacement of the septic system at the municipal office. Council members posed several questions, which were addressed during the discussion. Staff was advised to ensure that the contractor exercises caution around the heat lines connected to the ground source heating system. Following the discussion, Council passed a resolution approving the replacement of the septic system.

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 10:13 p.m.

THE MUNICIPAL CORPORATION OF THE TOWNSHIP OF ARMOUR

MINUTES

July 8, 2025

CLOSED SESSION: cont'd:

A resolution was passed to move out of the closed session at 10:30 p.m. The Mayor reported on the items that were discussed in the closed session.

RESOLUTIONS:

Resolution #207a - Moved by Jerry Brandt, seconded by Rod Blakelock; That the Council of the Township of Armour approve the amended agenda for the July 8, 2025 Council Meeting to include a Staff Report regarding the emergency replacement of the septic system at the municipal office. Carried

Resolution #207 - Moved by Dorothy Haggart-Davis, seconded by Rod Blakelock; That the Council of the Township of Armour approve the minutes of the regular council meeting held on June 24, 2025 as circulated. 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. **Defeated**

Recorded Vote:

Councillor Jerry Brandt - Opposed
Councillor Wendy Whitwell - Opposed
Councillor Rod Blakelock - Opposed
Councillor Dorothy Haggart-Davis - Opposed
Mayor Rod Ward - Opposed

Resolution #209 - Moved by Wendy Whitwell, seconded by Jerry Brandt; That the Staff Report from the Roads Supervisor dated July 8, 2025, regarding Tender #RDS 2025-02 for Micro-Surfacing be received and that Council award the contract to Duncor Enterprises Inc., for a tender price of \$126,360 plus HST. Carried

Resolution #210 - Moved by Dorothy Haggart-Davis, seconded by Rod Blakelock; That the Staff Report from the Roads Supervisor dated July 8, 2025, regarding Tender #RDS 2025-03 for Gravel be received and that Council award the contract to Fowler Construction Company Ltd., for a tender price of \$100,873 plus HST. Carried

Resolution #211 - Moved by Rod Blakelock, seconded by Wendy Whitwell; That the Staff Report from the Roads Supervisor dated July 8, 2025, regarding Tender #RDS 2025-04 for Winter Sand be received and that Council award the contract to A. Miron Topsoil Ltd., for a tender price of \$42,250 plus HST. Carried

Resolution #212 - Moved by Jerry Brandt, seconded by Wendy Whitwell; That the Council of the Township of Armour hereby grants permission to Dr. Nell Thomas and her family to install a memorial stone at Richard Thomas Memorial Park that commemorates Richard Thomas (1932–2006) and Jenny Thomas (1932–2024), measuring approximately 2 feet wide and 2 inches thick at a suitable location near the water's edge and that does not interfere with public use or access, subject to site approval by the Roads Supervisor. Carried

Resolution #213 - Moved by Dorothy Haggart-Davis, seconded by Rod Blakelock; That the Council of the Township of Armour rescind resolution #189 dated June 24, 2025 and support in principle, the subdivision application submitted by Ralph Prentice, No. S-01/24, Concessions 1 & 2, Lot 23, subject to the following:

- 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.) but not constituting "development or site alteration of Adjacent Lands to Fish Habitat" as per Section 4.1.8 of the Provincial Planning Statement 2024 (PPS) or involve

THE MUNICIPAL CORPORATION OF THE TOWNSHIP OF ARMOUR

MINUTES

July 8, 2025

RESOLUTIONS: cont'd:

Wetlands as also regulated and defined therein, to the satisfaction of 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 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.
- 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.
- 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.
- That the owner shall give special attention to the drainage of storm water away from its proposed outlet onto Cherry Hill, a municipal road, at its intersection with the condominium road. The owner shall design and finance the entire cost to the Township of Armour for the installation of storm water drainage facilities if required, from the condominium road intersection.
- That the owner shall agree to the provision of wording in the subdivision agreement verifying that the entire property is subject to Site Plan control and that the Township of Armour shall require future site plan control applications for all proposed development within the boundaries of the plan of subdivision.
- That the final development agreement includes topography and location of proposed wooded areas, flood plain areas, protected wetlands areas and the proposed building envelopes.
- That a 0.3-metre (one-foot) reserve be established along the limits of Blocks 16 and 17 where they abut the adjacent "additional" lands, as well as across the road stub in Block 16 extending beyond the cul-de-sac and approaching Nulty Lane, which is privately owned but not in the name of the applicant. The reserve shall be conveyed to the appropriate authority to prevent unauthorized access and to control future road connections, to the satisfaction of the Township.
- That the proponent is responsible for all costs incurred by the Township of Armour, including legal, engineering, surveying and planning consultant fees for completing the subdivision and common element condominium agreements.
Carried

Resolution #208 - Moved by Rod Blakelock, seconded by Jerry Brandt; WHEREAS Circular Materials Ontario (CMO) has issued a Change Notice proposing amendments to the Depot Operations Agreement No. 2024-00-142, including significant changes to the compensation structure effective January 1, 2026;

AND WHEREAS the proposed amendments include a reduction in Residential Depot Operation Costs from \$4,080 to \$1,223, and a reduction in Promotion and Education compensation from \$1.00 to \$0.35 per household, representing a 65% decrease;

AND WHEREAS Council for the Township of Armour considers these proposed reductions in compensation to be unreasonable and not reflective of the actual costs and responsibilities borne by the Township in providing these services;

THE MUNICIPAL CORPORATION OF THE TOWNSHIP OF ARMOUR

MINUTES

July 8, 2025

RESOLUTIONS: cont'd:

NOW THEREFORE BE IT RESOLVED THAT the Council of the Township of Armour does not accept the proposed reductions in compensation under the Change Notice issued by CMO dated June 27, 2025;

AND FURTHER THAT Township staff be directed to communicate Council's position to Circular Materials Ontario and to negotiate revised compensation terms that reflect fair and equitable remuneration for the Township's continued provision of depot and promotion and education services. Carried

Resolution #214 - Moved by Rod Blakelock, seconded by Dorothy Haggart-Davis; That the Council of the Township of Armour approve the July 2025 accounts, in the amount of \$866,229.96 for payment, and the Mayor and the Treasurer are hereby authorized to sign cheques for same. Carried

Resolution #215 - Moved by Jerry Brandt, seconded by Wendy Whitwell; That the Council of the Township of Armour accept the application for site plan approval, submitted by William Robert Charles Johnstone, Plan #M237, Lot 24, described as 868 Skyline Drive, and request the municipal planner proceed with drafting the site plan agreement. Carried

Resolution #216 - Moved by Dorothy Haggart-Davis, seconded by Jerry Brandt; That the Council of the Township of Armour approve By-law #43-2025 being a by-law to permit additional uses on lands zoned Commercial Holding / Rural Industrial Holding (CH/MH) without removing the Holding (H) symbol, thereby retaining the designation of long-term employment lands fronting no load limit roads as a commercial redevelopment corridor and that we authorize the Mayor and Clerk to sign this by-law and affix the seal of the Corporation thereto. Carried

Resolution #217 - Moved by Rod Blakelock, seconded by Dorothy Haggart-Davis; That the Council of the Township of Armour approve By-law #44-2025 being a by-law to remove the restriction on a single detached dwelling of not being permitted as an accessory use to permitted uses in the Rural Industrial M Zone and that we authorize the Mayor and Clerk to sign this by-law and affix the seal of the Corporation thereto. Carried

Resolution #218 - Moved by Wendy Whitwell, seconded by Dorothy Haggart-Davis; That the Council of the Township of Armour approve By-law #45-2025 being a by-law to confirm the proceedings of Council at its June meetings and that we authorize the Mayor and Clerk to sign this by-law and affix the seal of the Corporation thereto. Carried

Resolution #219 - Moved by Jerry Brandt, seconded by Wendy Whitwell; That the Council of the Township of Armour have read and approve By-law #46-2025 being a by-law to enter into a site plan agreement with Laura Glen Sclater, Heather Elizabeth Gray, David Austen Gray and Michael Alan Gray, Concession 3, Part Lot 1, 42R-10213 Part 7 and 42R-22771 Part 1, described as 98 Doe Lake Peninsula in the Township of Armour and that we authorize the Mayor and the Clerk to sign this by-law and affix the Seal of the Corporation thereto. Carried

Resolution #220 - Moved by Dorothy Haggart-Davis, seconded by Wendy Whitwell; That the Council of the Township of Armour approve a donation, in the amount of \$500 to Almaguin Pride to support the events they wish to hold in our region in 2025. Carried

Resolution #221 - Moved by Rod Blakelock, seconded by Jerry Brandt; That the Council of the Township of Armour approve a donation, in the amount of \$250 to Karis Disability Services to support the events they are hosting to provide supports for vulnerable people within our area. Carried

Resolution #222 - Moved by Jerry Brandt, seconded by Dorothy Haggart-Davis; That the Council of the Township of Armour supports the Township of Ryerson's acceptance of the request for proposal 2025-007 for the design and build for the new firehall from DOMM Construction in the amount of \$3,634,900.50 plus HST. Carried

THE MUNICIPAL CORPORATION OF THE TOWNSHIP OF ARMOUR

MINUTES

July 8, 2025

RESOLUTIONS: cont'd:

Resolution #223 - Moved by Rod Blakelock, seconded by Jerry Brandt; That the Council of the Township of Armour supports the Township of Ryerson's application under the NOHFC's Community Enhancement Program for the Burk's Falls and District Fire Hall Project;

Furthermore, the minimum bid was submitted in the amount of \$3,698,874.75. Should the Township of Ryerson be successful in securing a grant of \$1,849,437.38, the Township of Armour is committed to providing its share of funding for the project, estimated at \$884,770.84, as well as covering any potential cost overruns that may arise. Carried

Resolution #228 - Moved by Rod Blakelock, seconded by Dorothy Haggart-Davis; WHEREAS the septic system at the Armour Township Municipal Office, located at 56 Ontario Street, has been identified as failing and in urgent need of replacement; and

WHEREAS the failure of the system poses an immediate risk of disruption to municipal operations and may result in further damage to municipal property; and

WHEREAS the anticipated cost of the emergency replacement is expected to exceed \$35,000; and

WHEREAS the Township of Armour's Procurement Policy permits emergency expenditures in circumstances where immediate action is required to prevent damage to property and maintain essential services;

NOW THEREFORE BE IT RESOLVED THAT the Council of the Township of Armour hereby authorizes the emergency replacement of the septic system at 56 Ontario Street in accordance with the Township's Procurement Policy; and

FURTHER THAT the necessary funds be allocated for this purpose from the appropriate budget line or reserves as determined by the Treasurer. Carried

Resolution #224 – Moved by Dorothy Haggart-Davis, seconded by Jerry Brandt; That Council of the Township of Armour hereby move into a closed session a 10:13 p.m. as per Section 239(2) (c) of the Municipal Act to discuss a proposed or pending acquisition or disposition of land by the municipality or board. Carried

Resolution # 226 – Moved by Dorothy Haggart-Davis, seconded by Wendy Whitwell; That the Council of the Township of Armour hereby adjourn and move out of closed session at 10:30 p.m. and report. Carried

Resolution #227 - Moved by Rod Blakelock, seconded by Wendy Whitwell; That the Council of the Township of Armour adjourn this regular council meeting at 10:31 p.m. until the next regular council meeting scheduled for July 22, 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