

THE MUNICIPAL CORPORATION OF THE TOWNSHIP OF ARMOUR

MINUTES

July 14, 2026

The regular meeting of the Council of the Township of Armour was held on Tuesday, July 14, 2026 at 7:00 p.m. Those in attendance were: Mayor Rod Ward; Councillors Wendy Whitwell, Dorothy Haggart-Davis; Jerry Brandt and Rod Blakelock; Delegations: Alison McGregor, Treasurer and Dave Creasor, Roads Supervisor; Guests: Diane Brandt, Ted Williams, Sheryl Gray, Tim Andrews, Nieves Guijarro, Alice Hewitt, Ryan Patterson and Andrea Patterson; Staff: Charlene Watt, Municipal Clerk, Charlotte Wagar, Office Administrator 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 TRI Council meeting held on June 22, 2026 were approved, as circulated.

The minutes of the regular Council meeting held on June 23, 2026 were approved, as circulated.

DECLARATION OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF:

No pecuniary interest and general nature thereof were declared.

DELEGATION:

Alison McGregor, Treasurer, provided a verbal report to Council regarding By-laws #39-2026 and #41-2026. Council members asked questions, which were addressed. For administrative purposes, both by-laws were considered during the delegation, read in their entirety, and passed by resolution. By-law #39-2026 authorizes borrowing through amortizing debentures for the purchase of a wheeled excavator. By-law #41-2026 establishes and confirms the Township's reserves and reserve funds, defines their purposes, and rescinds By-law #16-2015 and its subsequent amending by-laws.

Dave Creasor, Roads Supervisor, presented his July 2026 Report. Following a challenging spring of severe weather, flooding, and storm cleanup, Roads Department operations have shifted to scheduled summer maintenance with staggered staff time off, new equipment supporting drainage work, and routine grading limited due to dry conditions, while all core capital projects remain on schedule. Seasonal maintenance activities, including roadside mowing, dust suppression, brushing, gravel resurfacing, and Ferguson Road surface treatment, have progressed as planned, and Skyline Drive has received a preventative micro seal treatment to extend pavement life and improve winter traction. Questions were asked and answered.

ACCOUNTS FOR APPROVAL:

The list of accounts for July 2026 was approved by resolution.

APPLICATIONS:

Council reviewed an application for a site plan from Sheryl Gray for 233 Sunnylea Avenue. Council passed a resolution authorizing the municipal planner to proceed with drafting the site plan agreement.

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APPLICATIONS: Cont'd.

Council reviewed a request to amend Consent Application B-015/25, submitted by Andrea Patterson and Ryan Patterson, for the severance of lands municipally known as 13 Garage Road/358 Chetwynd Road. The amendment was requested to permit an easement over the retained lands, as an existing hydro service has been installed across the retained lands to service the severed parcel. Council passed a resolution supporting the amendment to the conditions of consent.

BY-LAWS:

By-law #38-2026 being a by-law to confirm the proceedings of Council at its June 2026 meetings was read in its entirety and passed by resolution.

By-law #39-2026 being a by-law to authorize the borrowing upon amortizing debentures for the purchase of the wheeled excavator was passed during the Treasurer's delegation.

By-law #40-2026 being a by-law to amend By-law #61-2024 to enter into a shared service agreement with the Township of Perry for the services of Chief Building Officials/Building Inspectors for the Township of Armour was read in its entirety and passed by resolution.

By-law #41-2026 being a by-law to create and/or confirm the reserves and reserve funds and their purpose for Armour Township and to rescind By-law #16-2015 and the amending By-laws #30-2016, #58-2018, #43-2019, #36-2020, #29-2021 and #60-2022 was passed during the Treasurer's delegation.

By-law #42-2026 being a by-law to establish schedules of retention and disposition for all records maintained by the Township and to rescind By-law #30-2021 was read in its entirety and passed by resolution.

By-law #43-2026 being a by-law to accept a transfer of land described as Part Lot 7, Concession 11, Parts 1 and 2 of Registered Plan 42R-23026 was read in its entirety and passed by resolution.

By-law #44-2026 being a by-law to establish a public highway over lands described as Part Lot 7, Concession 11, Parts 1 and 2 of Registered Plan 42R-23026 was read in its entirety and passed by resolution.

By-law #45-2026 being a by-law to appoint RSM Building Consultants to provide building permit application and plan review services for the Township of Armour was read in its entirety and passed by resolution.

REPORTS:

Council reviewed the July 2026 Planning Report.

Council reviewed the July 2026 Building Permit Report.

A verbal update was given on the June 24, 2026 Planning Board meeting. Council reviewed the minutes from the May 27, 2026 regular meeting and hearing. The next meeting will be held in August, 2026.

A verbal report was given on the June 25, 2026 ACED Board meeting, Council reviewed the minutes from the May 28, 2026 meeting, the monthly Director of Economic Development Report and the 2026 AHSS Student Engagement Report. The next meeting will be held in September, 2026.

A verbal report was given on the July 9, 2026 MAHC meeting. Council reviewed the October 9, 2025 meeting minutes.

Council reviewed the June 22, 2026 TRI Council notes.

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REPORTS: Cont'd.

Council reviewed the June 2026 report from the North Bay Parry Sound District Health Unit's Medical Officer.

Council reviewed the Almaguin OPP Detachment Board's July 8, 2026 agenda, minutes from the April 8, 2026 meeting, the OPP 2025 Annual Report and a report from the municipal representative on the spring conference.

A verbal report was given on the July 9, 2026 DSSAB meeting.

A verbal update was given on the Almaguin Community Hatchery summer public relations initiatives.

CORRESPONDENCE:

Council reviewed a resolution from the Village of Sundridge petitioning the province to consider pilot projects to evaluate innovative road visibility and reflective safety enhancements on Highway 11 and Highway 17. Council passed a supporting resolution.

Council reviewed a resolution from the Town of Whitby requesting that the province conduct a review of the Ontario Land Tribunal authority and enhance deference to municipal planning decisions. Council passed a supporting resolution.

Council reviewed a letter and resolution from the North Bay Parry Sound District Health Unit calling on municipalities within the region to promote community safety and well being by not permitting BYO alcohol permits. Council passed a supporting resolution.

Council reviewed an Ontario News Release advising that the province is raising speed limits on most provincial highways.

Council reviewed an Ontario News Release advising that the province is launching a new digital fishing and hunting licensing service.

Council reviewed a resolution from the Village of Burk's Falls supporting the retention of the cancer/oncology clinic at the Huntsville Memorial Hospital site.

Council reviewed a resolution from the Township of Perry supporting the retention of the cancer/oncology clinic at the Huntsville Memorial Hospital site.

Council reviewed a resolution from the Township of Ryerson supporting entering into shared services agreements for the Arena and Landfill.

Council reviewed a notice from the Township of Ryerson of a public open house and statutory public meeting for the updating of their official plan and zoning by-law.

Council reviewed the May 2026 Monthly Jobs Report and the June 2026 Labour Focus from the Labour Market Group.

UNFINISHED BUSINESS:

Council reviewed resolutions from the Municipality of Brooke-Alvinston, The Municipality of Centre Hastings and Village of South River supporting the Township of Armour's resolution #2026-158 regarding increased rest stops along the Hwy 11 and Hwy 17 corridor.

Council reviewed the minutes of settlement for the PowerBank OLT appeal and passed a resolution authorizing the CAO to execute the document between the Township of Armour and PowerBank and to implement the terms. Councillor Brandt exercised Section 13.4 of the Council Procedures By-law 17-2025.

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UNFINISHED BUSINESS: Cont'd.

Council reviewed a staff report from the CAO providing suggestions regarding the Almaguin Health Hub expression of interest results. Council passed a resolution approving the recommendations.

Council reviewed and discussed a staff report from the CAO regarding flood response support considerations. Questions were asked and answered. Council passed a resolution directing the CAO to implement option #4 and to take no further support or response actions.

NEW BUSINESS:

Council reviewed correspondence from the Perth & District Library advising that the Town of Perth has secured a delegation meeting at the AMO Conference to discuss provincial library funding and is seeking municipal representatives to attend the delegation and show broader municipal support. Council requested a support resolution be circulated for their consideration.

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 8:50 p.m.

A resolution was passed to move out of the closed session at 9:04 p.m. and reconvened in open session. The Mayor reported on the item that was discussed in the closed session.

RESOLUTIONS:

Resolution #2026-193 - Moved by Jerry Brandt, seconded by Dorothy Haggart-Davis; That the Council of the Township of Armour approve the minutes of the TRI Council meeting held on June 22, 2026, as circulated. Carried

Resolution #2026-194 - Moved by Wendy Whitwell, seconded by Rod Blakelock; That the Council of the Township of Armour approve the minutes of the regular Council meeting held on June 23, 2026, as circulated. Carried

Resolution #2026-195 - Moved by Rod Blakelock, seconded by Jerry Brandt; That the Council of the Township of Armour approve the July 2026 accounts, in the amount of \$1,008,649.63 for payment, and the Mayor and the Treasurer are hereby authorized to sign cheques for same. Carried

Resolution #2026-196 - Moved by Wendy Whitwell, seconded by Rod Blakelock; That the Council of the Township of Armour accept the application for site plan approval, submitted by Sheryl Gray, Plan M101 Lot 32, and Part Original Shore Road Allowance in front of Lot 18, Concession 3, Part 1 of 42R-10058 described as 233 Sunnylea Avenue, and request the municipal planner proceed with drafting the site plan agreement. Carried

Resolution #2026-197 - Moved by Jerry Brandt, seconded by Rod Blakelock; WHEREAS the Township of Armour received and considered Consent Application B-015/25 submitted by Andrea Patterson and Ryan Patterson for the severance of lands municipally known as 13 Garage Road/358 Chetwynd Road and it has been identified that an existing hydro service has been installed across the retained lands to service the severed lands, requiring an easement over the retained lands;

AND WHEREAS the creation and registration of the easement is necessary to ensure the continued operation, access, and maintenance of the hydro service serving the severed lands;

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RESOLUTIONS: Cont'd.

NOW THEREFORE BE IT RESOLVED that the Council of the Township of Armour supports amending the conditions of Consent Application B-015/25 to include a condition requiring the creation and registration of an easement over the retained lands for the existing hydro service serving the severed lands, and that the Planning Board be advised of Council's support. Carried

Resolution #2026-198 - Moved by Dorothy Haggart-Davis, seconded by Wendy Whitwell; That the Council of the Township of Armour have read and approve By-law #38-2026 being a by-law to confirm the proceedings of Council at its June 2026 meetings and that we authorize the Mayor and Clerk to sign this by-law and affix the seal of the Corporation thereto. Carried

Resolution #2026-199 - Moved by Wendy Whitwell, seconded by Rod Blakelock; That the Council of the Township of Armour have read and approve By-law #39-2026 being a by-law to authorize long-term borrowing pursuant to the issue of debentures to Ontario Infrastructure and Lands Corporation ("OILC") in the principal amount of \$250,000.00 towards the cost of the capital works and that we authorize the Mayor and Clerk to sign this by-law and affix the seal of the Corporation thereto. Carried

Resolution #2026-200 - Moved by Jerry Brandt, seconded by Rod Blakelock; That the Council of the Township of Armour have read and approve By-law #40-2026, being a by-law to amend By-law #61-2024 and the Shared Service Agreement with the Township of Perry for the provision of Chief Building Official and Building Inspector services to the Township of Armour and that we authorize the Mayor and Clerk to sign this by-law and affix the seal of the Corporation thereto. Carried

Resolution #2026-201 - Moved by Jerry Brandt, seconded by Dorothy Haggart-Davis; That the Council of the Township of Armour have read and approve By-law #41-2026, being a by-law to create and/or confirm the reserves and reserve funds and their purpose for Armour Township and to rescind By-law #16-2015 and the amending By-laws #30-2016, #58-2018, #43-2019, #36-2020, #29-2021 and #60-2022 and that we authorize the Mayor and Clerk to sign this by-law and affix the seal of the Corporation thereto. Carried

Resolution #2026-202 - Moved by Wendy Whitwell, seconded by Rod Blakelock; That the Council of the Township of Armour have read and approve By-law #42-2026 being a by-law to establish schedules of retention periods for documents, records and other papers of the municipality and to repeal By-law #30-2021 and that we authorize the Mayor and Clerk to sign this by-law and affix the seal of the Corporation thereto. Carried

Resolution #2026-203 - Moved by Jerry Brandt, seconded by Dorothy Haggart-Davis; That the Council of the Township of Armour have read and approve By-law #43-2026 being a by-law to accept a transfer of land described as Part Lot 7, Concession 11; designated as Parts 1 and 2 on Plan 42R-23026, Part 1 being the travelled portion on Pickerel and Jack Lake Road and Part 2 being a parcel of surplus land fronting Pickerel and Jack Lake Road in the Township of Armour and that we authorize the Mayor and Clerk to sign this by-law and affix the seal of the Corporation thereto. Carried

Resolution #2026-204 - Moved by Wendy Whitwell, seconded by Jerry Brandt; That the Council of the Township of Armour have read and approve By-law #44-2026 being a by-law to establish a public highway over lands described as Part Lot 7, Concession 11, designated as Parts 1 and 2 on Plan 42R-23026 and being the travelled portion on Pickerel and Jack Lake Road in the Township of Armour 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 #2026-205 - Moved by Rod Blakelock, seconded by Jerry Brandt; That the Council of the Township of Armour have read and approve By-law #45-2026 being a by-law to appoint RSM Building Consultants to provide building permit application and plan review services for the Township of Armour and that we authorize the Mayor and Clerk to sign this by-law and affix the seal of the Corporation thereto. Carried

Resolution #2026-206 - Moved by Dorothy Haggart-Davis, seconded by Rod Blakelock; That the Council of the Township of Armour supports the Village of Sundridge and urges the Province of Ontario and the Ministry of Transportation to prioritize enhanced roadway visibility and reflective safety measures, including pilot projects in Northern Ontario, to improve safety on Highways 11 and 17. Carried

Resolution #2026-207 - Moved by Wendy Whitwell, seconded by Jerry Brandt; That the Council of the Township of Armour supports the Town of Whitby and requests that the Province of Ontario review the role of the Ontario Land Tribunal, provide greater deference to municipal planning decisions, respect public consultation, improve transparency and accountability, and reduce the financial burden on municipalities defending planning decisions. Carried

Resolution #2026-208 - Moved by Dorothy Haggart-Davis, seconded by Rod Blakelock; That the Council of the Township of Armour supports the North Bay Parry Sound District Health Unit Board of Health's resolution and commits to maintaining an evidence-informed Municipal Alcohol Policy for the Township of Armour that discourages Bring-Your-Own alcohol at outdoor public events or, where permitted, evaluates requests on a case-by-case basis with appropriate safeguards to protect public health, safety, and community well-being. Carried

Resolution #2026-209 - Moved by Rod Blakelock, seconded by Wendy Whitwell; WHEREAS PowerBank submitted applications to amend the Township of Armour Official Plan and Township of Armour Zoning By-law 27-95, as amended, to permit the development of a Battery Energy Storage System on the lands municipally known as 219 Peggs Mountain Road;

AND WHEREAS the applications were appealed to the Ontario Land Tribunal under Case No. OLT-26-000137;

AND WHEREAS the Township of Armour, through its legal counsel, has negotiated Minutes of Settlement with PowerBank to resolve the Ontario Land Tribunal appeal, which establish the terms upon which the Township will support the proposed Official Plan Amendment and Zoning By-law Amendment, together with conditions respecting the submission and review of detailed engineering, emergency response, and firefighter training plans prior to the issuance of building permits;

AND WHEREAS Council notes that no Community Benefit Agreement has been offered or executed in connection with the proposed development and it remains the observation of the Township that such benefits have been made available to other municipalities hosting similar Battery Energy Storage System projects;

AND WHEREAS Council is of the opinion that there is potential for unforeseen expenses to the Township and/or neighbouring municipalities and/or cost increases related to the development and presence of a Battery Energy Storage System that may be partially or fully compensated through a Community Benefit Agreement;

AND WHEREAS Council acknowledges that completion of the Township's peer review of the Stormwater Management Plan within the 45-day timeframe may be affected by various stages of the review process, and that the Township will make every reasonable effort to complete the review as expeditiously as possible;

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RESOLUTIONS: Cont'd.

AND WHEREAS, as of the date of this Resolution, PowerBank and the property owner have not provided the executed Cost Acknowledgement Forms or the required deposit for the Township's peer reviews, which may affect the timing and commencement of the peer review process;

AND WHEREAS Council further confirms that the proposed development shall be subject to Site Plan Control, and that all recommendations, mitigation measures, design criteria, monitoring requirements and commitments identified in the supporting studies, technical reports, environmental reports, engineering reports and other documents submitted in support of the applications shall be incorporated into the Site Plan Agreement and implemented to the satisfaction of the Township, where applicable;

AND WHEREAS Council requires, as a condition of Site Plan Approval, that the Battery Energy Storage System shall not become operational until the dry hydrant has been designed, installed, tested, and confirmed operational to the satisfaction of the Township and its Fire Department;

NOW THEREFORE BE IT RESOLVED THAT the Council of the Township of Armour have read and approve and authorize the Chief Administrative Officer to execute the Minutes of Settlement between the Township of Armour and PowerBank to implement the terms of the Minutes of Settlement. Carried

Resolution #2026-210 - Moved by Jerry Brandt, seconded by Dorothy Haggart-Davis; THAT the Staff Report from the Chief Administrative Officer dated July 14, 2026 regarding the results of the Almaguin Health Hub Request for Expressions of Interest be received and that staff be directed to suspend the public promotion of the Request for Expressions of Interest pending further direction from Council;

AND FURTHER THAT staff be authorized to provide the Request for Expressions of Interest to prospective partners on a case-by-case basis where opportunities are identified. Carried

Resolution #2026-211 - Moved by Jerry Brandt, seconded by Dorothy Haggart-Davis; That the Staff Report from the Chief Administrative Officer dated July 14, 2026 regarding Flood Damage Relief Options be received and that staff be directed to implement option #4, to take no further support or response action. Carried

Resolution #2026-212 - Moved by Rod Blakelock, seconded by Dorothy Haggart-Davis; That the Council of the Township of Armour hereby move into a closed session at 8:50 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 local board. Carried

Resolution #2026-214 - Moved by Jerry Brandt, seconded by Wendy Whitwell; That the Council of the Township of Armour hereby adjourn and move out of closed session at 9:04 p.m. and report. Carried

Resolution #2026-215 - Moved by Wendy Whitwell, seconded by Dorothy Haggart-Davis; That the Council of the Township of Armour adjourns this regular council meeting at 9:05 p.m. until the next regular council meeting scheduled for July 28, 2026 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, Municipal Clerk