

THE MUNICIPAL CORPORATION OF THE TOWNSHIP OF ARMOUR

MINUTES

October 13, 2026

The regular meeting of the Council of the Township of Armour was held on Tuesday, October 13, 2026 at 7:00 p.m. Those in attendance were Mayor Rod Ward; Councillors Wendy Whitwell, Dorothy Haggart-Davis, Rod Blakelock and Jerry Brandt; Delegations: Stefan Szczerbak, Municipal Planner from Planscape Inc; Dave Creasor, Roads Supervisor; and Amy Tilley, Waste Management Administrator; Guests: Cheri Roser, Isobel Pereira, Grace McCoy, Christine Lauffer, Cathy Still, Donald Cameron and Alice Hewitt; 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 public meeting held on September 22, 2026 were approved, as circulated.

The minutes of the regular Council meeting held on September 22, 2026 were approved, as circulated.

The minutes of the regular TRI Council meeting held on October 5, 2026 were approved, as amended. Councillor Jerry Brandt was not in attendance via Zoom.

DECLARATION OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF:

No pecuniary interest and general nature thereof were declared.

DELEGATION:

Stefan Szczerbak, Municipal Planner from Planscape Inc. presented to Council the PowerBank Corporation/David Creasor site plan application and discussed the next steps in the battery energy storage system development. He encouraged Council to deem the application complete and to direct staff to work with the applicants to move the site plan application forward. It was recognized that there are outstanding studies that require finalization as well as the finalization of the site plan drawing and the dry hydrant installation. Council expressed concerns over the Planning Act timelines and that the site plan application was to accompany the finalized stormwater management plan, firefighter training schedule and the emergency response plan. The technical requirements and material information required to make the decision to accept the application is still missing or unresolved. Questions were asked and answered. Council passed a resolution acknowledging receipt of the application and directed staff to forward the application to the municipal planner and municipal lawyer to finalize the lithium battery energy storage system site plan file and the required studies/reports and to bring the final agreement back to Council for consideration and approval.

Amy Tilley, Waste Management Administrator, presented the October 2026 Waste Management Report which detailed the September 2026 bag counts with comparisons to previous years. The report also provided an update from DM Wills & Associates regarding the landfill site, noting significant fire damage to the wood retaining wall and concerns about the structural integrity and potential reuse of the concrete pad; the recommendation is to remove and crush the pad for use as cover material, while also reviewing the site layout, updating the Design and Operations Plan, and considering a new building, with a preliminary budget of approximately \$100,000 for related studies,

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DELEGATION: cont'd.

design, consultation, and approvals. DM Wills also shared observations from another municipality's landfill mining project, where approximately 60% of buried material was found to be cover material. Ongoing waste management issues include changes to used-tire programs and concerns regarding lithium-ion batteries, with two specialized extinguishers recommended for the site at an estimated cost of \$743 each. Diversion results as of September 30, 2026 included 14.59 tonnes of e-waste, 0.61 tonnes of batteries, 0.165 tonnes of bulbs and tubes, and 31.20 tonnes of scrap metal, generating \$5,418 in rebates, along with 137 mattresses and 2,941 tires collected; e-waste volumes are expected to meet previous-year levels and a second mattress shipment may occur before winter. Blue Box reporting showed no 2026 tonnage available, while circular-material tonnages are no longer provided due to confidentiality requirements. Emterra has also advised that replacement recycling-bin magnets will no longer be provided due to cost, and signage will be installed once the bins are placed in their final locations. Questions were asked and answered.

Amy Tilley, Health and Safety Co-ordinator presented two draft policies for Council's review: Used Tire Storage at the Landfill and the Terms of Reference for the Joint Health and Safety Committee. Council passed resolutions to approve and adopt the policies.

Dave Creasor, Roads Supervisor, presented the October 2026 Report. The Roads Department is currently completing seasonal works and preparing roads, infrastructure, and fleet for the upcoming winter season. Grading and road stabilization are underway throughout the Township to establish suitable road bases before freeze-up, while the three tandem plow trucks are scheduled for annual safety inspections. Drainage repairs continue on Cherry Hill Road to address stormwater bottlenecks and reduce the risk of spring washouts, with culvert improvements also underway on Owl Lake Road and Garage Road. Planning has been finalized to address snow plow turn-around deficiencies on Tower Road and Cherry Hill Road to improve safe winter operations. Decommissioned surplus equipment, including a 2007 Sterling Single-Axle Plow Truck and a 2004 Liebherr Rubber-Tire Excavator, has been listed for sale through GovDeals Canada.

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

ACCOUNTS FOR APPROVAL:

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

APPLICATIONS: NONE

BY-LAWS:

By-law #60-2026 being a by-law to confirm the proceedings of Council at its September 2026 meetings was read in its entirety and passed by resolution.

By-law #61-2026 being a by-law to appoint an integrity commissioner and to amend By-law #72-2025 was read in its entirety and passed by resolution.

By-law #62-2026 being a by-law to enter into an agreement for Municipal Law Enforcement Services with the Municipality of Magnetawan was read in its entirety and passed by resolution.

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REPORTS:

Council reviewed the August to September 2026 Building Permit Report CloudPermit report.

Council reviewed the September 15, 2026 draft minutes from the TRI Council Information Sub-Committee meeting.

Council reviewed the September 21, 2026 draft minutes from the Historical Society's meeting.

A verbal report was given on the September 23, 2026 Planning Board meeting.

A verbal report was given on the September 24, 2026 ACED Board meeting. Council reviewed the Director of Economic Development September's Report and the August 27, 2026 meeting minutes.

A verbal report was provided on the October 1, 2026, AHHC meeting, and the minutes from the August 6, 2026, meeting were reviewed. Physician recruitment efforts are ongoing. A radiothon in support of hospital development raised \$350,000, including a generous donation from Armour residents Paul and Gayle Guimond.

Council reviewed the Fall/Winter 2026 Eastholme, Home for the Aged Newsletter.

Council reviewed the September 23, 2026 Medical Officer of Health Report from the Health Unit.

Council reviewed an email from MAHC providing a political leaders forum update for September, 2026.

Council reviewed the October 9, 2026 Financial Statement.

A verbal update was given on the October 8, 2026 DSSAB meeting. An affordable housing media release was shared with Council and will be included in the next Council agenda package.

A verbal update was provided on the BlueSky Net meeting. Broadband and cellular tower installations have been completed in numerous areas across Northern Ontario, with additional projects planned for the future.

CORRESPONDENCE:

Council reviewed a letter and recommendations reports from the Town of Aurora regarding a cannabis retail review task force findings. Council passed a supporting resolution.

Council reviewed a letter from the Township of Ramara requesting Transport Canada review and amend the requirements of water aerodrome public consultations. Council passed a supporting resolution.

Council reviewed a letter from the Municipality of South Huron requesting the Province of Ontario establish a permanent, transparent, and sustainable multi-year framework for OPP policing costs that provides predictable annual increases, greater cost transparency, recognizes the limited fiscal capacity of small and rural municipalities, and provides appropriate provincial funding or cost-sharing when policing costs arise from provincial decisions. Council passed a supporting resolution.

Council reviewed a notice from the Almaguin Highlands OPP Detachment Board calling for community representatives to the Board. Submissions will be received until November 2, 2026.

Council reviewed a flyer from the Burk's Falls Lions Club promoting their annual children's Halloween Party. Mayor Rod Ward and Councillors Wendy Whitwell and Dorothy Haggart-Davis committed to volunteering at the event.

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CORRESPONDENCE: cont'd.

Council received a letter from the Burk's Falls and District Food Bank thanking Council for the annual donation.

Council reviewed an Ontario News Release advising that the Province is protecting drivers by improving Northern Highway safety and building a new truck inspection station in Hearst and adding new passing lanes on Highway 11.

Council reviewed an Ontario News Release advising that the Province is protecting workers by raising the minimum wage to \$17.95 an hour effective October 1, 2026.

Council reviewed an Ontario News Release advising that the Province has partnered with Waste to Resource Ontario and welcomes them to Ontario Corps. The Province is building a network of partners and volunteers to help protect communities during emergencies and disasters.

Council reviewed an Ontario News Release advising that the Province has amend O. Reg. 552 to clarify the longstanding out of country drug funding process. The amendment will protect Ontario patients' access to affordable, life-saving medication.

UNFINISHED BUSINESS:

Council reviewed resolutions from the Village of Burk's Falls, Town of Bancroft, Town of Thessalon, Township of Machar, Township of Armstrong, Township of Greater Madawaska, Village of South River, Town of Shelburne, and the Township of Addington Highlands supporting the Township of Armour's resolution #2026-236 petitioning the Province of Ontario to increase funding for Ontario public libraries.

NEW BUSINESS:

Council reviewed a staff report from the CAO regarding position description reviews that were completed by the Employment Evaluation Committee. Questions were asked and answered. Council passed a resolution accepting the report and directed staff to finalize the results of the evaluations.

Council discussed the TRI Council meeting of October 5, 2026 and the draft 2027 budgets for the Arena, Fire Department, Landfill, Library and the Regional Fire Training Officer. Final budgets will be presented at the February 27, 2026 TRI Council meeting for approval.

Council reviewed a call for submissions for a community member appointment to the Burk's Falls Union Public Library Board. One of the current Township of Armour representatives has chosen not to continue serving on the Board following the 2026 municipal election.

RESOLUTIONS:

Resolution #2026-272 – 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 September 22, 2026, as circulated. Carried

Resolution #2026-273 - Moved by Jerry Brandt, seconded by Wendy Whitwell; That the Council of the Township of Armour approve the minutes of the regular Council meeting held on September 22, 2026, as circulated Carried

Resolution #2026-274 - Moved by Dorothy Haggart-Davis, seconded by Rod Blakelock; That the Council of the Township of Armour approve the minutes of the TRI Council meeting held on October 5, 2026, as amended. Carried

Resolution #2026-275 – Moved by Rod Blakelock, seconded by Wendy Whitwell; That the Council for the Township of Armour acknowledge receipt of the Site Plan Application submitted by 1000234763 Ontario Inc., operating as PowerBank Corporation, and David Creasor, for Part Lot 3, Concession 6, save and except Parts

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RESOLUTIONS: cont'd.

1 and 2, Plan 42R-22137, and Parts 1, 2 and 3, Plan 42R-22689, which was received and accepted by Township staff on August 27, 2026 for processing;

And That staff be directed to forward the file to the Municipal Planner and Municipal Lawyer to work with the applicant to amend, where necessary, and finalize the Site Plan(s), Site Plan Agreement, and supporting technical studies including the Firefighter Training Schedule, Emergency Response Plan, and Stormwater Management Plan following completion of the peer review process;

And That the Municipal Planner and Municipal Lawyer prepare the final Site Plan Agreement incorporating all finalized plans, studies and recommendations arising from the peer review process, with the applicant being required to implement such recommendations and provide any required securities to the satisfaction of the Township;

And That the final Site Plan Agreement be brought forward to Council for consideration and approval, prior to execution and registration of the Agreement. Carried

Resolution #2026-276 - Moved by Jerry Brandt, seconded by Dorothy Haggart-Davis; That the Council of the Township of Armour approve and adopt Policy #AW-10: Used Tire Storage at the TRI R Communal Landfill and Recycling Centre, dated October 13, 2026, and incorporate the policy into the Township of Armour Health and Safety Program. Carried

Resolution #2026-277 - Moved by Wendy Whitwell, seconded by Rod Blakelock; That the Council of the Township of Armour approve and adopt Policy #AC-17 Terms of Reference for the Joint Health and Safety Committee, dated October 13, 2026, and incorporate the policy into the Township of Armour Health and Safety Program. Carried

Resolution #2026-278 - Moved by Rod Blakelock, seconded by Jerry Brandt; That the Council of the Township of Armour award Roads Tender #2026-04 for Winter Sand to Fowler Construction Company Limited for a tender price of \$17.63 / tonne for a total of \$52,890 plus HST. Carried

Resolution #2026-279 - Moved by Wendy Whitwell, seconded by Dorothy Haggart-Davis; That the Council of the Township of Armour approve the October 2026 accounts, in the amount of \$803,179.86 for payment, and the Mayor and the Treasurer are hereby authorized to sign cheques for same. Carried

Resolution #2026-280 - Moved by Rod Blakelock, seconded by Dorothy Haggart-Davis; That the Council of the Township of Armour have read and approve By-law #60-2026 being a by-law to confirm the proceedings of Council at its September 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 #2026-281 - Moved by Jerry Brandt, seconded by Wendy Whitwell; That the Council of the Township of Armour have read and approve By-law #61-2026 being a by-law to appoint an integrity commissioner and to amend By-law #72-2025 and that we authorize the Mayor and Clerk to sign this by-law and affix the seal of the Corporation thereto. Carried

Resolution #2026-282 - Moved by Rod Blakelock, seconded by Jerry Brandt; That the Council of the Township of Armour have read and approve By-law #62-2026 being a by-law to enter into an agreement for the services of Municipal Law Enforcement with the Municipality of Magnetawan 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 #2026-283 - Moved by Dorothy Haggart-Davis, seconded by Rod Blakelock; That the Council of the Township of Armour supports the Town of Aurora and requests that the Province of Ontario and the Alcohol and Gaming Commission of Ontario support the Local Actions set out in the Recommendations section of the final report of the Cannabis Retail Review Task Force, including improved public information and reporting, targeted responses to recurring concerns, engagement with retailers and property owners, and continued monitoring of cannabis retail-related complaints and enforcement activity. Carried

Resolution #2026-284 - Moved by Jerry Brandt, seconded by Wendy Whitwell; That the Council of the Township of Armour supports the Township of Ramara and requests that Transport Canada review and amend the consultation requirements respecting water aerodromes to provide municipalities, Indigenous communities and affected interest-holders with meaningful notice and an opportunity to comment on the establishment or significant expansion of water aerodromes. Carried

Resolution #2026-285 - Moved by Wendy Whitwell, seconded by Jerry Brandt; That the Council of the Township of Armour supports the Municipality of South Huron and requests that the Province of Ontario establish a permanent and sustainable framework for OPP policing costs that provides predictable annual increases, recognizes the limited fiscal capacity of small and rural municipalities, and ensures that significant policing cost increases do not place an undue burden on local property taxpayers or compromise the delivery of essential municipal services. Carried

Resolution #2026-286 – Moved by Dorothy Haggart-Davis, seconded by Rod Blakelock; That the Staff Report from the CAO dated October 13, 2026, regarding the Employment Evaluation Committee review of various position descriptions be accepted and that staff be directed to finalize the results of the evaluations and implement the changes effective January 1, 2027. Carried

Resolution #2026-287 - Moved by Dorothy Haggart-Davis, seconded by Jerry Brandt; That the Council of the Township of Armour adjourns this regular council meeting at 8:50 p.m. until the next regular council meeting scheduled for October 27, 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