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September 23, 2025
Our File No. 250783

Rob MacFarlane
Zelinka Priamo Ltd.
20 Maud Street, Suite 305
Toronto, ON
M5V 2M5

Sent via email to: robert.m@zpplan.com

Re: 219 Peggs Mountain Road, Township of Armour, Ontario
Official Plan Amendment Application OPA-2025-01 and Zoning By-law
Amendment Application ZBA-2025-01 (PowerBank)

Dear Mr. MacFarlane,

Thank you for your letter dated September 18, 2025, regarding the above-noted applications submitted by PowerBank to facilitate development of a Battery Energy Storage System (BESS) at 219 Peggs Mountain Road.

As you are aware, TULLOCH has been assisting the Township with coordination of the peer reviews of supporting documents and has provided peer review comments on the Planning Analysis submitted by PowerBank (May 15, 2025, and September 5, 2025).

Your letter states that *“The Peer Review of the Planning Analysis does not dispute that The Applications (including the supporting technical analysis), are consistent with the Provincial Planning Statement 2024, and represent good planning with the information available to review.”* For clarity, TULLOCH’s peer review responses noted that *“The purpose of this review is not to dispute the professional opinion of the report’s author, but to identify any potential gaps in the report and request clarification where necessary.”* It is therefore important to recognize that a final planning analysis and opinion (one that considers all finalized and peer-reviewed supporting documents) has not yet been completed.

The Township has now retained TULLOCH to provide professional land use planning services throughout the application review and decision-making process. As the peer reviews of the technical submissions near completion, TULLOCH will be undertaking a planning analysis of the applications and all supporting materials. In addition, TULLOCH is working with Township staff to prepare for public consultation, including scheduling of the statutory public meeting.

Your request that the applications be scheduled for Council's consideration has been noted. A tentative first public meeting date of November 18, 2025, has been selected to receive public comments. The Katrine Community Centre has been reserved for this meeting, with a start time of 6:30 p.m. A subsequent public meeting, including a final recommendation report, is anticipated once public comments have been reviewed.

Should you have any questions, please do not hesitate to contact the undersigned.

Yours truly,

A handwritten signature in black ink, appearing to read 'Sam Soja', with a stylized, cursive script.

Sam Soja
Senior Planner | Project Manager
TULLOCH Engineering