

# **MUNICIPAL CORPORATION OF TOWNSHIP OF ARMOUR**

## *Agenda*

November 25, 2025

### **VIDEO RECORDING DISCLAIMER AND LAND ACKNOWLEDGEMENT:**

#### **REGULAR MEETING AT 7:00 P.M.:**

- Confirmation of the minutes of the regular meeting of November 11, 2025 (1)
- Confirmation of the minutes of the public meeting of November 18, 2025 (2)
- List of proposed resolutions (3)

### **DECLARATION OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF:**

**DELEGATIONS:** None

**ACCOUNTS FOR APPROVAL:** None

#### **APPLICATIONS:**

- Consent Applications: B-051/25, B-052/25, B-053/25 – 348 Woods Road (James) (4)

#### **BY-LAW(S):**

- #69-2025 – ZBA – Remove Holding Provision on new Fire Hall Property – CHMH to M (5)

#### **REPORTS:**

- Building Permit Report – November 2025 (6)
- RDSC Meeting – November 6, 2025 (*Resolution*) (7)
- AHHC – Meeting Minutes of October 2, 2025 (8)
- Almaguin Highlands OPP Detachment Board – Draft November 12, 2025 Meeting Minutes (9)
- Historical Society – Meeting of November 17, 2025 (10)
- Library Board – Meeting of November 19, 2025
- Agricultural Society – Meeting of November 20, 2025
- Other reports?

#### **CORRESPONDENCE:**

**#11 to #23**

**UNFINISHED BUSINESS:** None

#### **NEW BUSINESS:**

- Staff Report: Groundskeeper Contract Service Additions at the Heritage Centre (24)
- MMAH Invitation to the 2025 Northern Council Workshop (25)
- Outdoor Ice Rink Update from Ice Technician for 2025/2026 Season (26)

**CLOSED SESSION:** If required

#### **ADJOURNMENT:**

#### **DATES TO REMEMBER:**

- November 21, 2025 – RFP Landfill Monitoring Closes – 3:00 p.m.
- November 26, 2025 – Almaguin Health/Wellness Buildings & Space Sub-Committee – 11:00 a.m.
- November 26, 2025 – Planning Board
- November 26, 2025 – Office Closed – Training
- November 27, 2025 – ACED
- November 28, 2025 – Staff & Council Christmas Dinner
- December 1, 2025 – KCC
- December 3, 2025 – Firefighter's Food Drive
- December 4, 2025 – AHHC
- December 6, 2025 – Santa Claus Parade – 6:00 p.m.
- December 9, 2025 – RED Gala
- December 16, 2025 – Regular Council meeting



Any member of the public who wishes to attend the virtual Council meeting may contact the Clerk by 4:00 pm on Tuesday, November 25, 2025 via telephone at 705-382-3332 or by email at [clerk@armourtownship.ca](mailto:clerk@armourtownship.ca)

**MINUTES**

November 11, 2025

The regular meeting of the Council of the Township of Armour was held on Tuesday, November 11, 2025 at 7:00 p.m. Those in attendance were: Mayor Rod Ward; Councillors Rod Blakelock, Wendy Whitwell and Dorothy Haggart-Davis; Absent: Councillor Jerry Brandt; Delegations: Amy Tilley, Waste Management Administrator and Danika McCann, Recreation Co-ordinator; 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.

**CONFIRMATION OF THE MINUTES OF THE PREVIOUS MEETINGS**

The minutes of the TRI Council meeting held on October 27, 2025 were approved as circulated.

The minutes of the regular Council meeting held on October 28, 2025 were approved as circulated.

**DECLARATION OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF:**

No pecuniary interest and general nature thereof were declared.

**DELEGATIONS:**

Amy Tilley, Waste Management Administrator, presented her November 2025 report, which detailed the monthly bag counts for 2025 with comparisons to previous years. The Request for Proposal for the annual monitoring and reporting program at the landfill will close on November 21, 2025. The Circular Materials Change Order was accepted and is reflected in a By-law that will be reviewed by Council later in the meeting. Questions were asked and answered.

Amy Tilley, CEMC presented a staff report on the Emergency Management's annual exercise titled, "Operation Summer Storm 2025." The exercise was conducted at the Katrine Community Centre on September 24, 2025, to assess municipal preparedness and response to a severe summer storm scenario. The event began with a presentation on lessons learned from the June 2025 Calvin Township evacuation, where 290 people were displaced from Samuel de Champlain Provincial Park. The exercise aimed to review emergency plans, validate notification procedures, evaluate communication strategies, discuss mutual assistance and evacuation protocols, and update the Hazard Identification and Risk Assessment (HIRA). Participants found the exercise relevant and valuable, though limited in response actions, and emphasized the importance of continued training and collaboration. Key recommendations included developing a unified emergency plan for all four municipal partners, maintaining smaller group exercises for improved engagement, conducting a formal debrief, and providing additional training on the Mutual Assistance Program. Observations highlighted the need for consistent activation procedures, improved planning for vulnerable areas and large events, standardized messaging, and enhanced preparedness for reception centres and emergency operations. The Emergency Management Program Committee will meet to review outcomes and determine the 2026 annual exercise topic. Questions were asked and answered. Consideration will be made in making Emergency Management a training topic during a TRI Council meeting in 2026.

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## **MINUTES**

November 11, 2025

### **DELEGATIONS: cont'd.**

Dave Gray, CAO presented to Council a staff report detailing updates to the Employment Policy. The By-law will be brought forward later in the meeting. Senior Staff conduct this review each year to ensure alignment with industry standards and legislative requirements. The proposed updates include: adding “and/or flexible working arrangements” to Section 17.3 – Flex Hours; updating Schedule A (wage chart); amending Schedule C (mileage rate to match the Revenue Canada rate and adding a new cellular device and roaming clause for partial reimbursement of personal phone use); and revising the Organizational Chart, now listed as Schedule G, to reflect current staffing and the removal of Schedule D.

Danika McCann, Recreation Co-ordinator presented her November 2025 report on recent and upcoming events at the Katrine Community Centre. The PD Day Camp, Cornhole League, and Kids Halloween Party were successful with positive participation. Upcoming events include the Wreath Workshop, sold-out Christmas Market, Gala, Seniors Christmas Dinner, and Christmas Cookie Exchange. The committee discussed introducing bus trips in 2026 and noted challenges with the current registration system. The next meeting for the Armour Recreation Advisory Committee is scheduled for December 1, 2025.

Danika McCann, Recreation Co-ordinator, presented a staff report evaluating recreation management software options to improve program registration, facility booking, payment processing, and reporting efficiencies within the Township's Recreation Department. The report reviewed five platforms—Univerus Rec, Amilia SmartRec, Traction Rec, OptimoGov, and Xplor Recreation—and identified Amilia SmartRec as the preferred solution based on cost-effectiveness, functionality, and ease of implementation. The recommended software will consolidate multiple existing systems into one integrated platform, reducing administrative workload and improving customer service. Council passed a resolution approving the Recreation Coordinator's recommendation to proceed with the implementation of Amilia SmartRec at an annual cost of approximately \$5,500, including implementation and training.

### **ACCOUNTS FOR APPROVAL:**

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

### **APPLICATIONS: NONE**

### **BY-LAWS:**

By-law #66-2025 being a by-law to confirm the proceedings of Council at its October 2025 meetings was read in its entirety and passed by resolution.

By-law #67-2025 being a by-law to enter into an amending agreement with Circular Materials for Depot Operations and to amend By-law #62-2024 was read in its entirety and passed by resolution.

By-law #68-2025 being a by-law to amend the Township's Employment Policy and to amend By-law #59-2019 was read in its entirety and passed by resolution.

### **REPORTS:**

Council reviewed a staff report from the Roads Supervisor providing a monthly update. The Roads Department reported completion of several key projects and winter preparations. Snow plow turnarounds were constructed on Elk Road and Sandy Cove to improve winter operations, and the North Pickerel Bridge replacement was completed and reopened on October 29, 2025, increasing the bridge's opening area by 39% and flow capacity by approximately 50%, meeting the 100-year design flow standard. An emergency replacement of the west expansion joint on the Pickerel and Jack Lake Road Bridge was completed on October 25, 2025, with additional work required due to a concrete obstruction. Rehabilitation of Ferguson Road between civic numbers 343 and 834 included pulverizing, ditching, culvert replacement, and new gravel placement; this section will remain gravel over winter with surface treatment



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## **MINUTES**

November 11, 2025

### **REPORTS: cont'd.**

planned for summer 2026 to allow for full settlement through the freeze-thaw cycle. Staff are scheduled for snow plow training in November, all plow trucks are winter-ready, and minor equipment maintenance continues. Ongoing drainage maintenance includes collaboration with a local trapper to address beaver activity, and grading operations will continue as weather allows. Debris has also been cleared from beneath the South Horn Lake (Sterling Creek) Bridge in preparation for spring runoff.

Council reviewed the November 2025 Planning Report.

Council reviewed the draft TRI Council meeting notes from October 27, 2025.

A verbal report was given on the October 29, 2025 Planning Board meeting.

Council reviewed a letter from ARI requesting a municipal representative appointment. A resolution was passed appointing Councillor Rod Blakelock to the committee for the remainder of the Council term.

A verbal report was given on the November 4, 2025 TRI Council Informal Committee meeting. Draft budgets for 2026 were discussed. There was a discussion on the library's rent increase and a written report is to be provided by Burk's Falls. The next meeting is in January, 2026.

Council reviewed the Regional Fire Service Committee agenda from the November 6, 2025 meeting, the minutes from the March 13, 2025 meeting and the Memorandum of Understanding between the fire stations for the Live Burn Building.

A verbal update was provided on the November 6, 2025 AHHC meeting. The medical building in Burk's Falls was discussed and it was agreed to form a sub-committee to focus on buildings, facility needs and professional office and clinic requirements.

Council reviewed the Ontario Municipal Partnership Fund (OMPF) and the 2026 Allocation Notice. The Township of Armour will receive \$924,000 in 2026, which represents an increase of \$111,000.

Council reviewed the Almaguin OPP Detachment Board's agenda package and statistics for the November 12, 2025 meeting.

Council reviewed the November 7, 2025 Financial Statement. Questions were asked regarding the status of the recreation department's capital and status of grant applications for the outdoor rink improvements.

### **CORRESPONDENCE:**

Council reviewed a resolution from the City of Cambridge requesting support in petitioning the Government of Ontario to provide adequate protection against excessive and malicious rent increases for all rental units occupied for residential purposes while maintaining the ability for landlords to operate a viable and sustainable business. Council passed a supporting resolution.

Council received a resolution from the Town of Bradford West Gwillimbury requesting support in calling upon the Federal Government to remove the GST/HST from all new homes purchased as primary residences, and to work in partnership with the Government of Ontario to ensure full elimination of the provincial portion as well. Council passed a supporting resolution.

Council received correspondence from the Town of East Gwillimbury requesting support in petitioning the Province of Ontario regarding the Protect Ontario by Unleashing Our Economy Act, 2025. The correspondence acknowledges the Act's stated goals of economic growth and development but expresses serious concerns that it interferes with local planning, limits public consultation, is inconsistent with the principles of free, prior, and informed consent in consultation processes with Indigenous communities, and weakens protections for heritage and species. The



# **THE MUNICIPAL CORPORATION OF THE TOWNSHIP OF ARMOUR**

## **MINUTES**

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### **CORRESPONDENCE: cont'd.**

correspondence further notes formal opposition to the Protect Ontario by Unleashing Our Economy Act, 2025 in its current form and endorses the position of the Association of Municipalities of Ontario (AMO) in requesting that municipalities be included in developing regulatory frameworks related to Special Economic Zones. Council passed a supporting resolution.

Council reviewed a resolution from Halton Region petitioning the Provincial and Federal Governments regarding bail and sentencing reform. Council passed a supporting resolution.

Council reviewed a letter from the Burk's Falls Lions Club thanking the Township for volunteering at the annual Halloween event, continued support and for the donation to purchase candy for the children.

Council reviewed correspondence from The Royal Canadian Legion expressing appreciation for Council's support of the Royal Canadian Legion Ontario Command Military Service Recognition Book – Volume XII through the purchase of an advertisement, and providing a copy of the publication for Council's information.

Council reviewed an AMO Policy Update on speed camera legislation, first-time homebuyer HST relief, AMO's homelessness research update and energy advocacy.

Council reviewed the September 2025 Monthly Jobs Report and the October 2025 Labour Focus Report from the Labour Market Group.

Council reviewed an Ontario News Release advising that the Province is creating a new conservation authority agency to improve service delivery and to protect communities.

Council reviewed an Ontario News Release advising that the Province is increasing support to municipalities through the Ontario Municipal Partnership Fund. An increase of \$50 million will support 388 municipalities across the province in providing critical services.

Council reviewed a news release dated November 4, 2025 from Muskoka Algonquin Healthcare (MAHC) declaring a gastro-related outbreak on East and South Wings at the Huntsville District Memorial Hospital (HDMH) Site. Due to the outbreak, general visitors are not permitted, and visitation is limited to one essential caregiver only.

### **UNFINISHED BUSINESS:**

Council reviewed a resolution from the Township of Ryerson supporting the new library agreement's funding formula.

A verbal update was provided to Council by the CAO on the status of the Industrial Park developments. The new entrance construction for the 520 Industrial Park will begin before the end of the month and natural gas extension services are pending to the other Industrial Park on Pickerel and Jack Lake Road.

### **NEW BUSINESS:**

Council received a donation request from the Burk's Falls Firefighter Association requesting a donation to their annual firefighters' Christmas event. Council passed a resolution approving a donation.

Council discussed the annual donation to the Burk's Falls and District Food Bank. Council passed a resolution approving a donation.

Council reviewed a staff report from the Treasurer on the 2025 employee Christmas Bonuses. After some discussion Council passed a resolution supporting the recommendation in the report.

**THE MUNICIPAL CORPORATION OF THE TOWNSHIP OF ARMOUR**

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**NEW BUSINESS: cont'd.**

Council reviewed a staff report from the Clerk on the renewal of the Doe Lake Park washroom contract. After some discussion, Council passed a resolution awarding the contract.

Council reviewed the Public Meeting Notice for the Zoning By-law Holding Removal for the new Fire Hall property. The By-law will be brought to the next Council meeting.

**RESOLUTIONS:**

Resolution #339 - Moved by Rod Blakelock, seconded by Dorothy Haggart-Davis; That the Council of the Township of Armour approve the minutes of the TRI Council meeting held on October 27, 2025 as circulated. Carried

Resolution #340 - Moved by Dorothy Haggart-Davis, seconded by Wendy Whitwell; That the Council of the Township of Armour approve the minutes of the regular Council meeting held on October 28, 2025 as circulated. Carried

Resolution #341 - Moved by Wendy Whitwell, seconded by Dorothy Haggart-Davis; WHEREAS the Recreation Co-ordinator conducted an evaluation of available recreation management software solutions; and

WHEREAS the report of the Recreation Coordinator dated November 11, 2025, recommends the adoption of Amilia SmartRec as the Township of Armour's recreation management software platform and offers the best balance of cost, functionality, and improving efficiency and customer service;

NOW THEREFORE BE IT RESOLVED THAT Council of the Township of Armour hereby approves the implementation of a new recreation management software platform and authorize staff to enter into an agreement with Amilia Technologies Inc. at an annual cost of approximately \$5,500 + HST, including implementation and training, to be funded through the existing Recreation operating budget. Carried

Resolution #342 - Moved by Rod Blakelock, seconded by Dorothy Haggart-Davis; That the Council of the Township of Armour approves the November 2025 accounts, in the amount of \$814,912.16 for payment, and the Mayor and the Treasurer are hereby authorized to sign cheques for same. Carried

Resolution #343 - Moved by Dorothy Haggart-Davis, seconded by Rod Blakelock; That the Council of the Township of Armour have read and approved By-law #66-2025 being a by-law to confirm the proceedings of Council at its October 2025 meetings and that we authorize the Mayor and Clerk to sign this by-law and affix the seal of the Corporation thereto. Carried

Resolution #344 - Moved by Wendy Whitwell, seconded by Dorothy Haggart-Davis; That the Council of the Township of Armour have read and approved By-law #67-2025 being a by-law to enter into an agreement with Circular Materials for depot operations and that we authorize the Mayor and Clerk to sign this by-law and affix the seal of the Corporation thereto. Carried

Resolution #345 - Moved by Rod Blakelock, seconded by Wendy Whitwell; That the Council of the Township of Armour have read and approved By-law #68-2025 being a by-law to amend the Township of Armour's Employment Policy and that we authorize the Mayor and Clerk to sign this by-law and affix the seal of the Corporation thereto. Carried

Resolution #346 - Moved by Dorothy Haggart-Davis, seconded by Wendy Whitwell; WHEREAS the Township of Armour is a participating member of the Almaguin Recycling Initiative Committee; and

WHEREAS it is necessary and in the best interest of the Township of Armour to appoint a representative to the Committee to ensure continued participation and representation;



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**RESOLUTIONS: cont'd.**

NOW THEREFORE BE IT RESOLVED THAT the Council of the Township of Armour hereby appoints Councillor Rod Blakelock as the Representative to the Almaguin Recycling Initiative Committee for the remainder of the current Council term; and

FURTHER THAT staff be directed to notify the Almaguin Recycling Initiative Committee of this appointment. Carried

Resolution #347 - Moved by Rod Blakelock, seconded by Wendy Whitwell; That the Council of the Township of Armour supports the City of Cambridge and request the Province of Ontario provide adequate protection against excessive and malicious rent increases for all rental units occupied for residential purposes while maintaining the ability for landlords to operate a viable and sustainable business. Carried

Resolution #348 - Moved by Rod Blakelock, seconded by Wendy Whitwell; That the Council of the Township of Armour supports the Town of Bradford West Gwillimbury and calls on the Government of Canada to remove the GST/HST from all new homes purchased as primary residences, and to work in partnership with the Government of Ontario to ensure full elimination of the provincial portion as well. Carried

Resolution #349 - Moved by Wendy Whitwell, seconded by Dorothy Haggart-Davis; That the Council of the Township of Armour supports the Town of East Gwillimbury and acknowledges the stated goals of economic growth and development in the Protect Ontario by Unleashing Our Economy Act, 2025, but expresses serious concerns that the Act interferes with local planning, limits public consultation, is inconsistent with the principles of free, prior, and informed consent in consultation processes with Indigenous communities, and weakens protections for heritage and species; and that Council formally opposes the Protect Ontario by Unleashing Our Economy Act, 2025 in its current form, and endorses the position of the Association of Municipalities of Ontario (AMO) in requesting that municipalities be included in the development of any regulatory frameworks related to Special Economic Zones. Carried

Resolution #350 - Moved by Rod Blakelock, seconded by Dorothy Haggart-Davis; That the Council of the Township of Armour supports Halton Region and recognizes the federal government's actions through Bill C-48 and its commitment to further reforms, and calls on the Government of Canada to prioritize and expedite bail and sentencing reform in the upcoming parliamentary session; and further calls on the Province of Ontario to strengthen the administration of justice by enhancing bail enforcement and monitoring, increasing resources for prosecutors and courts, and expanding judicial and detention capacity; and encourages a coordinated national approach to close gaps in bail and sentencing systems;

AND BE IT FURTHER RESOLVED THAT Council urges future reforms to include stronger reverse onus provisions for repeat violent offenders, mandatory bail conditions, limits on multiple bail releases, improved inter-agency information sharing, and greater consideration of victim and community impacts; and calls on both federal and provincial governments to review Criminal Code time limits and stay-of-proceedings rules for serious and violent offences. Carried

Resolution #351 - Moved by Wendy Whitwell, seconded by Rod Blakelock; That the Council of the Township of Armour approve a donation in the amount of \$200 to the Burk's Falls Firefighter Association to support their Annual Christmas Event. Carried

Resolution #352 - Moved by Dorothy Haggart-Davis, seconded by Wendy Whitwell; That the Council of the Township of Armour approve a donation in the amount of \$5,000 to the Burk's Falls and District Food Bank to support the work they do in our community. Carried

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**MINUTES**

November 11, 2025

**RESOLUTIONS: cont'd.**

Resolution #353 – Moved by Wendy Whitwell, seconded by Dorothy Haggart-Davis; That the Staff Report from the Treasurer dated November 11, 2025 regarding the 2025 employee Christmas bonus be received and that Council, in recognition of their appreciation of staff, approve an employee Christmas bonus for 2025 as per the recommendation of the report. Carried

Resolution #354 - Moved by Rod Blakelock, seconded by Dorothy Haggart-Davis; That the Staff Report from the Clerk dated November 11, 2025, regarding the 2026 Doe Lake Park washroom contract be received and that the Council of the Township of Armour exempt the Doe Lake Park washroom contract from the requirement of obtaining three quotes and award the 2026 Doe Lake Park Washroom Cleaning and Maintenance Contract to Klink Enterprises for a contract price of \$8,280 plus HST. Carried

Resolution #355 - Moved by Dorothy Haggart-Davis, seconded by Wendy Whitwell; That the Council of the Township of Armour adjourns this regular council meeting at 9:00 p.m. until the next regular council meeting scheduled for November 25, 2025 or at the call of the Mayor or the Clerk. Carried

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Rod Ward, Mayor

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Charlene Watt, Municipal Clerk



## **THE MUNICIPAL CORPORATION OF THE TOWNSHIP OF ARMOUR**

### **PUBLIC MEETING MINUTES**

November 18, 2025

The Council of the Corporation of the Township of Armour held a hybrid public meeting on Tuesday, November 18, 2025 at 6:30 p.m. at the Katrine Community Centre, 6 Brown's Drive, in Armour Township to consider Official Plan Amendment Application OPA-2025-01 (Amendment No. 4) and Zoning By-law Amendment Application ZBA-2025-01.

Those in attendance were:

Mayor Rod Ward; Councillors: Rod Blakelock, Jerry Brandt and Dorothy Haggart-Davis; Absent: Councillor Wendy Whitwell.

Municipal Staff: Charlene Watt (Municipal Clerk), Dave Gray (CAO), Kaiyla Hoffmann (Building/Planning Administrative Assistant), Amy Tilley (Community Emergency Management Co-ordinator), Jason Newman (Manager of Municipal Law Enforcement) and Bryan Austin (Municipal Law Enforcement Officer).

Applicants: PowerBank Corporation, represented by Ina Lila (Director of Business), Andrew van Doorn (Chief Operating Officer), and David Creasor (Registered Property Owner).

Applicant's Agents: Connor Wright (Land Use Planner- Zelinka Priamo Ltd.), Jeremie LePage (Principal Sales Engineer - EVLO) and Matt Quinn (Senior Fire Protection Consultant - Fire & Risk Alliance).

Municipal Representative: Sam Soja (Senior Planner – TULLOCH Inc.)

Burk's Falls & District Fire Department: Joe Readman (Fire Chief) and Cameron Haffner (Fire Prevention Officer).

TRI Council Members: Burk's Falls Mayor Chris Hope and Councillors Ashley Brandt and Nancy Kyte. Ryerson Township Councillors Delynne Patterson and Dan Robertson and Municipal Clerk Nancy Field.

Guests that signed in: Ben Collings, James King (MPP Constituent Assistant for Parry Sound-Muskoka), Arlene McLean, Norm Hofstetter (Perry Township Mayor), Marie Stitt, Gina Price, Jim Price, Deb Hope, Taylor Keetch, John Luck, Fire Chief Paul Schaefer (Kearney Fire Department), Jason Grenier, Sydney Martin, Bethany Martin, Chris Jacobson, Linda Timms, Sarah Cooke (Almaguin News), Ashley Awan, Cassandra Balesdent, Brenda Balesdent, Tracey Mashinter, Melissa Mayer, Peter Hall, Grace McCoy, Alice Hewitt, Elizabeth Hewitt, Jim Shaw, Marie Odorizzi, Steve Page, Laura Page, Dave Schmeler, Beverly Abbott, Mike Hamilton, Nicole Hamilton, Lorraine Burton, Barry Burton, Claudette Price, Brian Price, Robyn Ferrante, Laura Lee Harris, Fred Harris, Dave Creasor, Rob Baron, Nancy Millar, Allan Millar, Jim Shedden (Great North Arrow), Chuck Mableson, Robbin Mableson, Sandra Anderson, Ana Cultraro, Rob Cadieux, Dane Renneberg, Tracy Hayes, Sam Pearce, Olive Keetch, Allison Pearce, Matt Stead and Chris Collins.

A list of the virtual Zoom attendees is appended to these minutes.

Mayor Rod Ward called the meeting to order at 6:31 p.m. The Mayor reported that Councillor Whitwell sent regrets and was unable to attend the meeting.

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### **PUBLIC MEETING MINUTES**

November 18, 2025

#### **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.

#### **PUBLIC MEETING:**

The Mayor stated that Council is officially hearing the application this evening. The Mayor emphasized that the process remains open and transparent and will be conducted solely on the basis of the application before Council. The Mayor commended Council on their professionalism, acknowledged staff for their ongoing work and thanked the public for their patience and engagement.

The purpose of the Public Meeting was to allow the public an opportunity to review proposed Official Plan Amendment No.4 and a draft Zoning By-law Amendment which conforms with the amended Official Plan. The applicant proposes to develop a Battery Energy Storage System on the lands located at 219 Peggs Mountain Road. The effect of the Amendments is to add policy and regulations to the aforementioned planning documents for the property known as 219 Peggs Mountain Road, legally described as Part Lot 3, Concession 6 to confirm that Battery Energy Storage Systems ("BESS's") are a permitted use on the subject lands.

Due to the Canada Post strike, notice of the public meeting was given by municipal hand delivery services, courier services, public postings or email on October 23, 2025 to the public, ministries and agencies as required by the Planning Act. A sign advising of the public meeting was also posted on the property on October 29, 2025. Notice was also published in the digital edition of the Almaguin News for 30 days, commencing October 23, 2025 and on the Township of Armour website.

The purpose of the public meeting was to receive public and agency comments. Once comments have been considered, a decision will be made on the applications at a future Council meeting.

The Township's Planning Consultant, Sam Soja, Senior Planner from TULLOCH presented a slide deck overview and stated that no planning analysis or recommendation would be made to Council at this time. Mr. Soja referenced the report he had provided to Council, which outlines property details, purpose of the applications, description of the battery energy storage system proposal, planning framework, timeline and consultation history, public and agency consultation, supporting documentation and next steps. Mr. Soja advised that once the statutory public meeting has been held and public input has been received, TULLOCH will prepare a second report to Council that considers the feedback from the public and provides planning recommendations to Council regarding whether to approve or not approve the subject applications. Mr. Soja explained that after the public meeting, the applications will return to Council at a later date (to be determined) for consideration of such decisions. The applicant's conceptual site plan showing the subject property and the proposed BESS facility was displayed and Mr. Soja explained that the BESS is intended to be located to the south of the existing solar facility and set back approximately 300 metres from Peggs Mountain Road. It was noted that the site plan indicates a proposed fenced facility footprint of approximately 12,600 square feet, along with a perimeter and access driveway. The facility would contain 9 containerized lithium iron phosphate battery enclosures and other equipment such as transformers, inverters, HVAC units, internal monitoring systems and sensors, and security fencing. Mr. Soja advised a significant number of public submissions have been received in advance of the statutory public meeting and additional submissions are anticipated at the meeting. As of the date of writing, the public opposition feedback identified a range of concerns. It was noted that the OPA and ZBA applications have been submitted together with supporting documents.



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### **PUBLIC MEETING MINUTES**

November 18, 2025

The documents have undergone, or are undergoing, a formal peer review process initiated by the Township. The peer reviewed materials are expected to provide important technical insight to assist in evaluating the consistency of the applications with relevant planning policy. All feedback and supporting documentation will be considered prior to completing the comprehensive planning policy analysis and preparing formal recommendations to Council. It is anticipated that the applications may be further considered by Council, early 2026. The public were directed to the Township's website to view the supporting studies.

PowerBank Corporation's Planning Consultant, Connor Wright from Zelinka Priamo Ltd. presented a slide deck overview with an aerial image of the entire property. The purpose of the presentation was to provide information and to allow for public comments. Topics covered in the presentation included a draft site plan, a description of a BESS, BESS examples varying in size and locations, provincial context including increased demands for electricity, current limits on supply of electricity, that the Ministry of Energy has directed the Independent Electricity System Operator (IESO), under the Electricity Act, 1998, to procure electricity resources to ensure a clean, reliable, and affordable electricity system and that IESO has procured 880 MW of battery storage scheduled to come online before 2027, with a total expected procurement of 3,700 MW.

The proposed Battery Energy Storage System (BESS) consists of a structure housing nine containers of Lithium-Iron Phosphate (LFP) batteries, each installed on concrete pads within the compound. The containers are approximately 4.4 metres in height and are supported by associated auxiliary equipment, including inverters and transformers, required for system operation. The installation occupies an area of approximately 44 metres by 27 metres (about 0.29 acres) and is designed to deliver 5 MW of power with a 20 MWh energy capacity. The site also includes the necessary utility infrastructure to connect the system to the grid. The proposed BESS is considered commercial scale.

The Application presented the advantages of incorporating their Battery Energy Storage System (BESS) into the official plan amendment and zoning by-law amendment for Armour Township. It was highlighted how the system had played a pivotal role in supporting municipalities' transitions to more sustainable energy solutions, emphasizing its ability to enhance grid reliability, reduce energy costs, and promote environmental sustainability. It was stated that BESS had been successfully implemented in other communities, providing residents and businesses with a more resilient energy infrastructure and ensuring reliable power during peak demand periods or emergencies. It was pointed out how the flexibility of the system allowed for future growth and innovation, aligning well with the Township's long-term goals of fostering a greener, smarter community.

The Project is proposed to provide capacity to the electrical grid by storing electricity from the grid when it is plentiful (typically overnight) and then release it back to the grid during periods of peak electrical demand.

The project was developed to provide up to 4.99 MW of electricity for 4 hours – 19.96 MW hours which will be comprised of nine identical energy storage containers, five inverters, two transformers, overhead poles to connect to Hydro One 44kV distribution system and other auxiliary electrical equipment. The containers and power conversion systems (inverter and transformer) will be mounted on concrete foundations. Collection cabling between the containers and inverters will be installed below the surface at an approximate depth of 1 m.

The battery manufacturer is EVLO. The model utilized for this application will be the EVLOFLEX which contains lithium iron phosphate (LiFePO<sub>4</sub>) cells.

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The Planning Framework including the Provincial Planning Statement, Municipal Official Plan and Municipal Zoning By-law were referenced. It was summarized that an Official Plan Amendment and Zoning By-law Amendment have been submitted to permit the proposed BESS use, and the current public meeting has been convened to gather public comments and questions on the applications. The proponent continues to work collaboratively with Township staff and peer reviewers as the technical review remains underway. A future public meeting was noted in the slide deck but acknowledged that a future Council meeting will be held, not a second public meeting, and a Site Plan Application will be submitted at a later stage to address detailed design and implementation matters.

One question was posed by Council after Mr. Wright's presentation regarding a reference to the proposed BESS providing power during power outages when the SolarBank information session from April, 2025 referred to servicing local citizens during brownouts. Clarification was made on the incorrect reference.

#### **SUBMISSIONS:**

The Municipal Clerk summarized the written submissions from the agenda package:

There were 1508 written submissions opposing the battery energy storage system applications and two submissions supporting the battery energy storage system applications.

The petition from No Lithium Way – Citizens United included 901 signatures opposing the PowerBank applications, a Change.Org petition contained 527 opposition signatures and an additional 80 individual opposition submissions were filed with the Clerk.

A supporting submission was received from Christine Laufer and noted that as a growing community with increasing electricity use, a battery system could help manage peak demand, would not cause environmental harm and could contribute positively to mitigating the climate crisis.

The second supporting submission was from the Independent Electricity System Operator (IESO) emphasizing collaboration between stakeholders, communities, and the IESO to advance Ontario's energy infrastructure in alignment with municipal goals. The IESO highlighted Ontario's rapidly growing electricity demand—projected to increase by up to 75% by 2050—and outlined ongoing efforts to secure reliable, affordable, and sustainable power through new supply, transmission, and efficiency initiatives. The Armour BESS, one of 15 battery projects selected under the IESO's Expedited Long-Term Request for Proposal (ELT1 RFP), will contribute cost-effectively to system reliability and renewable energy integration by 2027. The IESO reaffirmed its commitment to continued engagement with the Township of Armour and shared additional informational and safety resources to support informed municipal discussions and decision-making.

TRI Council partners, (the Village of Burk's Falls and the Township of Ryerson) submitted resolutions of opposition. The Township of Ryerson is the administering municipality for fire services. The Township of Ryerson formally expressed opposition to the proposed Battery Energy Storage System at 219 Peggs Mountain Road, citing significant safety, environmental, and operational risks that could affect both the Township and the wider Almaguin area. Concerns raised included the hazards of lithium fires, which are difficult to extinguish and could lead to environmental contamination of the Magnetawan River, as well as the site's location in a high-risk wildland fire zone, which places strain on the Township's volunteer fire department and first responders who lacked specialized training and equipment. Additional issues highlighted were unknown long-term environmental impacts,



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potential financial burdens from increased insurance and liability, and uncompensated training demands on volunteer firefighters.

The Village of Burk's Falls Council, supported by the Township of Ryerson, Village of South River, Township of Conmee, Township of Asphodel Norwood, Township of Chatsworth, and the Municipality of Brooke-Alvinston, formally expressed opposition to the proposed Battery Energy Storage System facility at 219 Peggs Mountain Road. The resolutions cited concerns regarding public safety, environmental risk, land use compatibility, and limited local economic benefit. It requested that the Province of Ontario suspend all new BESS approvals until a comprehensive, science-based study is completed to establish robust, province-wide policies and regulations. The resolution further urged that BESS installations be restricted to lands already zoned for industrial use, called on SolarBank Corporation (now PowerBank) to withdraw its application, and requested that study results and policy guidance be circulated to all municipalities to prevent legal disputes, public opposition, and community division. Copies of the resolution were to be forwarded to Members of Provincial Parliament (MPPs) and all Ontario municipalities.

Community members and stakeholders expressed written opposition to the proposed Battery Energy Storage System (BESS) a summary list of key concerns drawn from submissions included:

#### **1. Transparency, Trust, and Public Process**

- Lack of early, meaningful, and inclusive public consultation.
- Failure to notify affected residents violated transparency principles.
- Perceived procedural irregularities and lack of accountability undermine public trust.
- Misclassification of BESS as a renewable energy project to avoid scrutiny.
- Community opposition not adequately considered in planning.

#### **2. Public Health and Safety**

- Lithium batteries pose risks of fire, explosion, and toxic gas release.
- Local emergency services are under-equipped and under-trained to manage BESS fires.
- Inadequate emergency preparedness, response, and evacuation planning.
- Potential for uncontrollable fires, contamination, and health impacts on responders and residents.
- Thermal runaway and vibration hazards threaten infrastructure stability and safety.
- No municipal water services are available, requiring continuous tanker shuttles for days in the event of a fire.
- Site access is limited, located on a hill with only one entrance and a looping internal driveway, restricting emergency vehicle movement and safe evacuation.

#### **3. Environmental Protection**

- Risk of water, soil, and air contamination from toxic runoff during fires.
- Threats to nearby rivers, lakes, and aquifers (e.g., Magnetawan River).
- Possible harm to biodiversity, wildlife, and natural heritage areas.
- Violation of Provincial Planning Statement (PPS) mandates to protect water quality, ecological integrity, and agricultural land.
- Increased wildfire and contamination risks in rural ecosystems.

#### **4. Compatibility with Rural and Residential Land Use**

- Industrial-scale facility incompatible with rural and residential settings.

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- Conflicts with surrounding sensitive uses—homes, farms, and natural areas.
- Potential loss of rural character and community livability.
- Project better suited for industrial zones with proper servicing and risk buffers.

#### **5. Economic and Social Impacts**

- Potential reduction in property values and insurance eligibility.
- Threats to tourism-dependent local economies.
- Financial burdens on municipalities for emergency training, equipment, and liability.
- Limited or no local economic benefit or job creation.
- Long-term community anxiety and diminished sense of safety and well-being.
- Planning authorities did not engage in intermunicipal collaboration where planning matters have cross-boundary impacts.

#### **6. Legal, Procedural, and Policy Conflicts**

- BESS classification may undermine public appeal rights under the Planning Act.
- Inconsistent with PPS requirements for safe, sustainable, and compatible development.
- Fails to meet PPS obligations for emergency readiness, environmental protection, and community engagement.
- Uncertain regulatory oversight and unclear accountability structure.

#### **7. Infrastructure and Emergency Service Capacity**

- Local fire departments lack specialized equipment for lithium incidents.
- Rural response times and resources insufficient for high-risk fires.
- Risk of overloading regional emergency service networks.
- Municipal liability and insurance risks due to inadequate preparedness.

#### **8. Environmental Stewardship and Sustainability**

- Contradicts PPS goals to preserve natural heritage, protect farmland, and sustain rural communities.
- Risks long-term contamination of soil and water resources.
- Undermines sustainable land use planning by introducing high-risk technology in sensitive areas.

#### **9. Community Values and Livability**

- Violates PPS objectives for healthy, livable, inclusive communities.
- Creates fear, stress, and distrust among residents.
- Disregards long-standing community values, rural heritage, and social cohesion.

#### **10. Precaution, Accountability, and Technological Reliability**

- Technology remains relatively new and unproven in rural settings.
- Unclear operational reliability and lack of long-term safety data.
- Precautionary attitude not being applied to protect public and environmental safety.
- Shifts risks and costs onto municipalities and residents for private benefit.

The Ontario Energy Board advised in writing that the applicant is not registered and does not possess an electricity storage license.



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The Ministry of Transportation advised in writing that the subject lands are not located within the MTO's permit control area, therefore, the MTO does not have any comments to provide.

Ministry of the Environment, Conservation and Parks (MECP) has confirmed that the proposed BESS has a Noise EASR (Environmental Activity and Sector Registry) registration. The Ministry advised that when the stormwater management plan is updated, the Compliance Officer would like to review.

The Burk's Falls Fire Chief submitted a report on May 6, 2025 after the applicant's public information session for the development. The report raised significant safety, environmental, training, and financial concerns regarding the proposed BESS installation. Key points included: the unknown long-term health risks to firefighters from exposure to lithium fires and related contaminants, particularly in the MNRF high wildland fire risk area where the Township is responsible for fire response; potential environmental contamination from electrolyte runoff during a fire and the lack of a stormwater or water-catch system; the inadequacy of current training provided by the applicant, which may not align with the Safety Data Sheets (SDS); and the likelihood of increased insurance costs for the Township and Automatic Aid partners. The Chief recommended precautionary measures, including installation of a dry hydrant and stormwater containment system, a new training program based on manufacturer guidance, review of emergency facility locations, renegotiation of the MNRF agreement to mitigate financial risk, and formal notification to Automatic Aid partners regarding potential insurance impacts.

The Fire Chief for the Town of Kearney, an automatic aid fire department, opposed the BESS applications.

Of the submissions expressing opposition to the proposed BESS, four were submitted by individuals identifying themselves as volunteer firefighters, citing safety and emergency response concerns.

No Lithium Way – Citizens United Incorporated submitted a four-page resolution opposing the BESS applications due to significant risks of fire, contamination, environmental harm, and threats to community safety and property values.

#### **PUBLIC COMMENTS:**

Mayor Rod Ward addressed the public meeting and advised that the public comment portion would now commence. He noted that individual speakers would be allotted up to three minutes to address Council, while those speaking on behalf of an organization or association would be allotted up to five minutes. The Mayor requested that each speaker begin their remarks by stating their name and any relevant affiliation for the record. He further noted that failure to make oral or written submissions to Council before a decision is made on the Official Plan Amendment or Zoning By-law Amendment may forfeit the right to appeal the decision to the Ontario Land Tribunal.

#### **The following people spoke in support of the amendment:**

David Creasor, property owner, spoke in support of the applications. He noted that he had initially understood the proposal to be an accessory use to the existing solar facility and had expressed several concerns during earlier stages. Mr. Creasor stated that his residence is the closest to the proposed development. He remarked that although he had attempted to reconsider his involvement, he had already entered into a contract and therefore felt he had limited ability to change course. He concluded by expressing his hope that PowerBank will remain respectful of the community and prioritize public safety.

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Ina Lila, Director of Business for PowerBank, indicated her support when the Mayor invited any additional supporters to come forward.

No individuals participating via Zoom indicated support for the application.

The Mayor asked if there was anyone in opposition to the application.

The following people and organizations spoke in opposition to the amendment:

Jim Shaw, a resident of Armour Township, spoke in opposition to the applications. He expressed concerns regarding the cost-to-profit ratio and suggested that the Applicant may be exploiting the municipality. Mr. Shaw noted his background in fire services and highlighted the potential hazards associated with lithium batteries. He further indicated that Council should be aware of a potential pecuniary conflict of interest related to the application.

Norm Hofstetter, Mayor of the Township of Perry addressed Council. The speaker noted that while the Township of Perry has maintained a neutral stance regarding the applications, there are reports pending before its Council. He expressed concern for his community and local fire services, highlighting that the municipality's fire services budget has increased from \$90,000 to nearly \$1 million over the past 11 years. He indicated that the proposed online fire training for firefighters is not sufficient. The Mayor reviewed the EVLO Material Data Safety (MDS) sheet and noted potential deficiencies, including that guidance to consult a doctor if an exposure results in respiratory distress, may be inadequate. The Mayor also noted that it is concerning that the MDS states that certain information is unavailable. He emphasized that the applications could have immediate impacts on the automatic aid fire services agreement, which affects the budgets of seven municipalities. While Perry Township remains neutral regarding the implementation of BESS, he stated that this application requires improvements to address these concerns.

Barry Burton, a resident of Ryerson Township and Director of No Lithium Way – Citizens United Inc. spoke in opposition. The presentation represented over 900 residents that signed a petition. The speaker expressed concerns regarding potential risks, including fire, explosion, environmental contamination, and impacts on local emergency services. It was noted that the Fire Chief's report, which outlines these risks and emergency response challenges, had been removed from a previous Council agenda two hours before a scheduled meeting. The speaker referenced international incidents involving lithium iron phosphate battery facilities, highlighting that fires and explosions can occur despite initial assessments of "minor risk." Key points from the Fire Chief's report were summarized, including the potential for thermal runaway, conflicting fire suppression tactics, the need to commit substantial resources in a multi-day event, and the site's location in an MNRF high-risk area.

The Mayor of the Village of Burk's Falls, Chris Hope, spoke in opposition of the applications, noting that their Council has unanimously opposed the proposed BESS site. The opposition is based on the site's proximity to the Village, the Magnetawan River, and nearby properties in Armour and Ryerson Townships, which could result in significant health, safety, and environmental risks in the event of a fire or other incident. The Mayor highlighted that the Village passed a resolution calling for all BESS facilities to be located on land already zoned for industrial use, noting that several other Ontario municipalities supported this approach. The Mayor emphasized that BESS facilities generate minimal local tax revenue and jobs, yet impose costs on local emergency services and ratepayers. In conclusion, the Mayor urged Armour Council to carefully consider community concerns and the potential risks associated with the proposed location. The speaker concluded that the potential risks of the proposed installation outweigh the benefits and urged Council



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to consider whether Armour Township is prepared to assume these risks, noting that local residents are not.

Ana Cultraro, a resident of Ryerson Township, stated that she lives near 219 Peggs Mountain Road and expressed concerns regarding the proposed BESS installation. She highlighted potential risks including toxic smoke, emergency evacuations, and the possibility of leaks spreading. She noted that a fire at the site may be difficult to extinguish and raised concerns about potential contamination of the Magnetawan River watershed, given that the proposed BESS is approximately 900 metres from tributaries. Ms. Cultraro referenced Section 14.1 of the Environmental Protection Act regarding potential discharge and spill contamination, noting that no containment pond is proposed. She also indicated that there are no local statistics on thermal runaways or reports specific to Lithium-Iron Phosphate BESS, and that existing references, such as EVLO, suggest relative safety but provide no proven data. Ms. Cultraro concluded by urging Council to protect local lands and safeguard future generations.

Alice Hewitt, speaking on behalf of herself and her mother, Elizabeth Hewitt, an adjacent property owner, expressed opposition to the proposed BESS facility. They raised concerns about potential impacts on property values, insurance rates, and increased costs to local fire services. They emphasized the risks to the heavily forested area, surrounding homes, water sources, soil, air quality, and wildlife, describing the proposed location as unsuitable for such a facility. They questioned prior references in IESO correspondence and a 2022 Municipal Support Resolution suggesting support for the project, noting that the application is still under review. The Hewitts urged Council to protect the community and not expose residents to the risks associated with the BESS installation.

Grace McCoy, who lived next to the property spoke in opposition. Ms. McCoy addressed Council regarding concerns about endangered bat species on the proposed BESS site. She commended TULLOCH for their thorough feedback during the peer review process but noted that five sections of the application remain in draft form. Ms. McCoy referenced the Environmental Impact Study (EIS) conducted by SLR Consulting in May/June 2025 and identified several concerns:

- Errors in the report, including incorrect reference to the municipality as the "Town of Parry Sound" and the potential use of the wrong ecoregion for wildlife habitat assessment (Georgian Bay Ecoregion vs. Lake Simcoe/Rideau region).
- Provincial and municipal policy conflicts, noting Section 4.1 of the Provincial Planning Statement (2024) prohibits development on significant wetlands or habitats of endangered species, and Section 2.4 of Armour Township's Official Plan restricts site alteration in Environmental Constraint Areas.
- Survey methodology concerns, including the use of outdated 2017 Roost Survey Protocol instead of the 2022 Ministry of Environment, Conservation and Parks Maternity Roost Protocol, which requires a minimum of four acoustic monitoring microphones. SLR used only one microphone at the base of a single sugar maple snag tree, with no visual monitoring conducted.
- Habitat significance, highlighting that a snag tree that provides vital bat habitat lies in the center of the proposed development site.
- Bat population findings, noting acoustic monitoring recordings indicated high confidence in the presence of Hoary (92%) and Silver-haired (98%) bats, but the methodology likely underrepresents true populations due to bat behaviour (Explained that Hoary Bats roost in tall canopy trees instead of in cavity trees; Silver-haired Bats roost in both coniferous and deciduous trees).

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- Migratory patterns, emphasizing that these species return to the same breeding grounds annually, further increasing the potential impact of development.

Ms. McCoy concluded that due to questionable survey methods and potential inaccuracies in assessing local bat populations, the EIS cannot reliably confirm there will be no environmental impact. She urged Council to reject the proposed development, citing the importance of protecting endangered species and listening to community concerns.

Fred Harris, an Armour Township resident, spoke in opposition to the applications. He asked for confirmation that Council is using the required processes in Section 5.5.1, including Subsection (g), of the Township's Official Plan and raised concerns regarding the potential costs, liabilities, and risks associated with the project. Mr. Harris also questioned the expenditures incurred by the municipality to date on these applications and suggested that Council consider the number of residents in opposition, as reflected in petitions and public comments, when making its decision.

Ashley Awan, a Perry Township resident, spoke in opposition to the applications. She noted that numerous municipalities across Ontario have rejected BESS developments due to safety risks, public opposition, inadequate emergency preparedness, and environmental concerns. Ms. Awan emphasized that community trust in developers has not been established and that the voices of local residents are important. She encouraged Council to stand with the residents of the Almaguin Highlands and consider the perspectives of those who live and shape the area.

Marie Odorizzi, an Armour Township resident, spoke in opposition to the applications. She emphasized that Council has a responsibility to represent the interests and concerns of local residents. Ms. Odorizzi noted that residents are not opposed to supporting the electrical grid, but they are concerned about the risks associated with a development that primarily benefits external parties and private financial interests. She urged Council to reject the applications to protect local land and prevent potential future expansion, highlighting that the impacts of the development would also affect younger generations.

Violet Keetch, a resident of Burk's Falls, spoke in opposition to the applications. At 10 years old, she expressed concerns regarding community safety and fire risks, and noted that power outages provide her with more family time and opportunities to play games.

Jake Ferrante, Armour Township resident attended via Zoom and spoke in opposition to the applications. The decommissioning plan, as reviewed during the peer review process, was noted to lack specificity to the project and the proposed site. It was described as generic and inaccurate, and therefore should not be considered complete. This assessment is further supported by the peer review findings, which identified a two- to four-fold discrepancy in cost estimates between this project and other BESS decommissioning projects. The peer review also noted that there is no provincial requirement for decommissioning, and that only the contract between the Township and the Owner would obligate the Owner to any decommissioning costs.

Dino Cultraro, a resident of Peggs Mountain Road, spoke in opposition to the applications. He noted that the proposed BESS project would provide no local economic benefits, as it is not expected to create jobs, and questioned whether the minimal job support justified the potential risks to the community.

The majority of public attendees raised their hands when polled by the Mayor when asked if they opposed the applications.



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**COUNCIL QUESTION PERIOD:**

Mayor Rod Ward addressed the public in response to the questions posed during the public comment portion advising that the 2022 resolution to Abundant Solar was to allow the developer to put forward an application to the IESO and did not indicate a blanket support. A decision will be made on the applications in January, 2026. Council was at this meeting to listen, weigh evidence, risks, benefits, impacts, etc. Everyone has a right to make an application and apply for a land use change. There is a process to be followed and it is recognized that it can be frustrating to the public. There is a requirement to be democratic.

Councillor Brandt posed questions to EVLO regarding the difference in battery discharge rates between the Township of Armour and the Town of Collingwood, noting that both projects are of the same size. EVLO explained that the difference in discharge rates is defined by the IESO, which reflects expected system needs in different areas. The IESO governs the discharge rate through a contract, and for the BESS project in Armour, the batteries are permitted to discharge fully within a four-hour period.

**CLOSING COMMENTS:**

Sam Soja, Senior Planner from TULLOCH and the Municipal Planner, summarized the meeting and advised that while Council does not intend to make any decisions on these applications today, once all public and agency comments have been reviewed, the Municipal Planner will prepare a recommendation report for Council. The related by-laws will then be brought forward at a future Council meeting for consideration and decision. All of the supporting documents and studies are on the Township's website, recognizing that some are still undergoing review.

**ADJOURNMENT:**

Council will take all comments received from members of the public into consideration prior to making a decision on the proposed By-laws.

The public meeting for the proposed official plan amendment and zoning by-law amendment adjourned at 8:09 p.m.

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Rod Ward, Mayor

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Charlene Watt, Municipal Clerk

## BESS Public Meeting – November 18<sup>th</sup>, 2025

### **Participants on Zoom:**

- Jamie Odorizzi
- Ashley Soundy
- John Finely
- Amanda DeYoung
- Carl Martin
- Carolann Moore
- Debra Nielsen
- Jake Ferrante
- 19055362500
- Jon Hind
- Laureen Payne
- Susan Hewitt
- Erik & Rebecca Chovance
- Monica Miles
- Josh Awan
- Robert J. Miller
- Cora Mills

### **Opposition Comments from Zoom:**

#### **Jake Ferrante (jakef):**

*“The decommissioning plan, found upon peer review, to lack specificity to the project and site. It’s generic and inaccurate, and should not be accepted as complete. This opinion is further supported by the findings of a ‘2 – 4X’ discrepancy in cost between this project and other BESS decommissioning estimates.”*

### **Opposition Comments from Zoom submitted AFTER commenting period:**

#### **Jake Ferrante (jakef):**

*“The peer review states there is no provincial requirement for decommission and only the contract between the Township and the Owner will bind the Owner to any decommissioning costs.”*

Notes recorded by Kaiyla Hoffmann, Building/Planning Administrative Assistant –, Township of Armour.



## LIST OF PROPOSED RESOLUTIONS FOR NOVEMBER 25, 2025

### ITEM # ON AGENDA

(1)

That the Council of the Township of Armour approve the minutes of the regular Council meeting held on November 11, 2025 as circulated.

### ITEM # ON AGENDA

(2)

That the Council of the Township of Armour approves the minutes of the public meeting held on November 18, 2025 as circulated.

### ITEM # ON AGENDA

(4)

That the Council of the Township of Armour hereby support the severance applications B-051/25, B-052/25 & B-053/25, Part Lot 11, Concession 10, 348 Woods Road submitted by Christine James and Clifford James 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.

### ITEM # ON AGENDA

(5)

That the Council of the Township of Armour have read and approved By-law #69-2025 being a by-law to approve a Zoning By-law amendment for Part Lot 5, Concession 7, also known as Part 1 of Plan 42R-22866 fronting Peggs Mountain Road and that we authorize the Mayor and Clerk to sign this by-law and affix the seal of the Corporation thereto.

### ITEM # ON AGENDA

(7)

That the Council of the Township of Armour supports the recommendation of the Regional Fire Services Committee;

And that the Township of Perry be authorized to forward the MOU and insurance comments to Russell Christie's Office for legal opinion;

And that the Township of Armour agrees to pay its one-seventh (1/7) share of the costs associated with the legal opinion;

And further be it resolved that the Final Agreement be circulated to all member municipalities for consideration and adoption by by-law.

**ITEM # ON AGENDA**

(11)

That the Council of the Township of Armour supports the Township of Selwyn and urges the Province of Ontario to re-instate the eligibility for curbside blue box collection as of January 1, 2026 for non-profit organizations, such as food banks.

**ITEM # ON AGENDA**

(12)

That the Council of the Township of Armour supports the Town of Ajax and asks that the Provincial Government prepares a 2025/2026 winter homelessness response plan to help municipalities ensure that we can keep our unsheltered residents who are sleeping outdoors with the services they need to keep them safe in colder weather.

**ITEM # ON AGENDA**

(13)

That the Council of the Township of Armour supports the Township of Edwardsburgh Cardinal resolution dated September 29, 2025 to the Provincial Government regarding the Ontario Community Infrastructure Fund (OCIF).

**ITEM # ON AGENDA**

(14)

That the Council of the Township of Armour approve a donation in the amount of \$\_\_\_\_\_ to the Almaguin Highlands Special Olympics as they represent Special Olympics Ontario at the Canada National Summer Games in Alberta from August 10 – 16, 2026.

**ITEM # ON AGENDA**

(24)

That the Staff Report from the Clerk dated November 25, 2025, regarding the Groundskeeper contract amendments be received and that Council approve the contract additions for the 2026 season to Hamilton & Sons Property Maintenance, for an increased tender price of \$7,341 plus HST. Furthermore, that this contract be exempt from the requirements of the Procurement By-law.

**ITEM # ON AGENDA**

That the Council of the Township of Armour adjourns this regular council meeting at \_\_\_\_\_ p.m. until the next regular council meeting scheduled for December 16, 2025 or at the call of the Mayor or the Clerk.



## Application for Consent Under Section 53 of the Planning Act

**Note to Applicants:** This application form is to be used if the SOUTHEAST PARRY SOUND DISTRICT PLANNING BOARD is the consent granting authority. In this form the term "subject" land means the land to be severed and the land to be retained.

### Completeness of the Application

The information in this form that MUST be provided by the applicant is indicated by black arrows on the left side of the section numbers. This information is prescribed in the Schedule to Ontario Regulation 197/96 made under the Planning Act. The mandatory information must be provided with the appropriate fee. If the mandatory information and fee are not provided, the Planning will return the application or refuse to further consider the application until the information and fee have been provided.

The application form also sets out other information that will assist the Planning Board and others in their planning evaluation of the consent application. To ensure the quickest and most complete review, this information should be submitted at the time of application. In the absence of this information, it may not be possible to do a complete review within the legislated time frame for making a decision. As a result, the application may be refused.

### Submission of the Application

- One application form is required for each parcel to be severed;
- The application fee;
- 1 original copy of the completed application form and sketch. Measurements are to be in metric units.

### For Help:

For more information on the Planning Act, the consent process, Provincial and local policies, please contact the Secretary/Treasurer of the Southeast Parry Sound District Planning Board at (705) 787-5070

### 1. Applicant Information

Name of Owner(s). An Owner's Authorization is required in Section 11.1, if the Applicant is not the Owner.

Christine James, Clifford James	Home Telephone No.	Business Telephone No.
Address	Postal Code	Business Telephone No.
	P0A 1C0	

➤ 1.2 Name of the person who is to be contacted about the application, if different than the applicant. (This may be a person or firm acting on behalf of the applicant.)

Name of Contact Person/Agent E.J. Williams Surveying Limited	Home Telephone No.	Business Telephone No. 705-789-4171
Address 387 Muskoka Rd. 3 N., Huntsville, ON	Postal Code	
	P1H 1C5	

### 2. Location of the Subject Land (Complete applicable boxes in 2.1)

➤ 2.1 District Parry Sound		Municipality/Unorganized Twp Armour	Former Municipality Armour	
Concession Number (s) 10	Lot Number(s) 11	Registered Plan No. (Subd)		Lot(s)/Block(s)
Reference Plan No. 42R-4377	Part Number (s) 1	PIN No. 52145-0010	Name of Street/Road Wood's Road	
Street No.		Section or Mining Location No.		

➤ 2.2 Are there any easements or restrictive covenants affecting the subject land?X

No ☐ Yes ☐ If yes, describe the easement or covenant and its effect.



**3. Purpose of this Application**

> 3.1 Type and purpose of proposed transaction (check appropriate box)

☒ Creation of a new lot    ☐ Addition to a lot    ☐ A Right of Way    ☐ An Easement

☐ A Charge    ☐ A Lease    ☐ A correction of title    ☐ Other Purpose

> 3.2 Name of person (s), if known, to whom land or interest in land is to be transferred, leased or charged.

3.3 If a lot addition, identify the lands to which the parcel will be added

**4. Description of Subject Land and Servicing Information (Complete each subsection).**

4.1 Description		SEVERED 1	RETAINED
	Frontage (m)	172±m	154±m
	Depth (m)	55±m	126±m
	Area (ha. or m <sup>2</sup> )	0.81±ha	1.4±ha
4.2 Use of Property (i.e. vacant, industrial, residential)	Existing Use (s)	Vacant	Residential
	Proposed Use(s)	Residential	Residential
4.3 Buildings or Structures (include date of construction, type and size of bldg.)	Existing	Vacant	Dwelling -2200 sq. ft attached garage Built 1988; Shed 100 sq. ft.- Built 1990 NOTHING PROPOSED
	Proposed	Unknown at this time	
4.4 Access (Check appropriate space)	Provincial Highway		
	Public Road	X	X
	Name of Authority maintaining Road	Twp of Armour	Twp of Armour
	Common Name of Road	Wood's Road	Wood's Road
	Private Road (describe in Section 4.8)		
	Right-of-Way (describe in Section 4.8)		
	Period of Maintenance: Seasonal		
	Year Round	X	X
4.5 Water Supply (Check appropriate space)	Water Access (Describe in Section 4.9)		
Publicly owned and operated piped water system	Name of Authority operating and maintaining services		
	Privately owned and operated communal well (Describe in Section 9.1)		
	Privately owned and operated individual well	If developed	X
	Lake or other water body		
	Other means (Describe in Section 9.1)		
	4.6 Sewage Disposal (Check appropriate space)	Publicly owned and operated sanitary sewage system	
Name of Authority operating and maintaining service	Privately owned and operated communal septic system (Describe in Section 9.1)		
	Privately owned and operated individual septic tank	If developed	X
	Privy		
	Other means (Describe in Section 9.1)		



4.7 Other Services (Check if the service is available)	Electricity	X	X
	School bussing	X	X
	Garbage Collection		

4.8 If access to the subject land is by private road, or "right-of-way" as indicated in section 4.4., indicate who owns the land or road, who is responsible for its maintenance and whether it is maintained seasonally or all year round.

Not applicable

4.9 If access to the subject land is by water, as indicated in section 4.4, describe the parking and docking facilities to be used and the approximate distance of these facilities from the subject land and the nearest public road.

## 5. Land Use (Maps are available at Municipal Offices for verification)

> 5.1 What is the existing official plan designation(s), if any, of the subject land?

Rural Community

5.2 What is the zoning, if any, of the subject land? If the subject land is covered by a Minister's zoning order, what is the Ontario Regulation Number?

Rural

5.3 Are any of the following uses or features on the subject land or within 500 metres of the subject land, unless otherwise specified. Please check the appropriate boxes, if any apply.

Use of Feature	On the Subject Land	Within 500 Metres of the Subject Land unless otherwise specified (indicate approximate distance)
An agricultural operation, including livestock facility or stockyard	No	No
A landfill	No	No
A sewage treatment plant or waste stabilization plant	No	No
A provincially significant wetland (Class 1, 2 or 3 wetland?)	No	No
Flood Plain	No	No
A rehabilitated mine site	No	No
A non-operating mine site within 1 kilometre of the subject land	No	No
An active mine site	No	No
An industrial or commercial use, and specify the use(s)	No	No
An active railway line	No	No
A municipal or federal airport	No	No

## 6. History of the Subject Land

> 6.1 Has the subject land ever been the subject of an application for approval of a plan of subdivision or consent under the Planning Act?

☐ Yes ☐ No ☐ Unknown If yes and If Known, provide the Ministry's application file number and the decision made on the application.

6.2 If this application is a re-submission of a previous severance application, describe how it has been changed from the original application.

No

> 6.3 Has any land been severed from the parcel originally acquired by the owner of the subject land?

☐ Yes ☒ No If Yes, provide for each parcel severed, the date of transfer, the name of the transferee and the land use.

6.4 How was the parcel originally acquired by the owner created?

☐ Original Township Lot ☐ By Consent ☐ By Plan of Subdivision ☒ Other

By transfer #LT145530



**7. Current Applications**

➤ 7.1 Is the subject land currently the subject of a proposed official plan or official plan amendment?

☐ Yes ☒ No ☐ Unknown If Yes, and If Known, specify details and status of the application.

➤ 7.2 Is the subject land subject of an application for zoning by-law amendment, Minister's zoning order amendment, minor variance, consent or approval of a plan of subdivision?

Yes ☒ No ☐ Unknown If Yes, and If Known, specify the appropriate file number and status of the application.

**8. Sketch (Use the attached Sketch Sheet) To help you prepare the sketch, refer to the attached Sample Sketch.**

8.1 The application shall be accompanied by a sketch showing the following:

- the boundaries and dimensions of the subject land, the part that is to be severed and the part that is to be retained
- the boundaries and dimensions of any land owned by the owner of the subject land and that abuts the subject land
- the distance between the subject land and the nearest township lot line or landmark, such as a railway crossing or bridge
- the location of all land previously severed from the parcel originally acquired by the current owner of the subject land
- the approximate location of all natural and artificial features on the subject land and adjacent lands that in the opinion of the applicant may affect the applications, such as buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks
- the existing use(s) on adjacent lands
- the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right-of-way
- if access to the subject land is by water only, the location of the parking and boat docking facilities to be used
- the location and nature of any easement affecting the subject land

**9. Other Information**

9.1 Is there any other information that you think may be useful to the Planning Board or other agencies in reviewing this application? If so, explain below or attach on a separate sheet.

Client is creating three lots to transfer to each of their children as part of Estate Planning

**10. Affidavit of Sworn Declaration of Applicant(s)**

➤ Affidavit or Sworn Declaration for the information set out in this Application

I, Edward J. Williams of the Town of Huntsville in the District

of Muskoka make oath and say (or solemnly declare) that the information contained in this application is true and that the information contained in the documents that accompany this application is true.

Sworn (or declared) before me

at the Town of Huntsville

in the District of Muskoka

this 30th day of September, 2025

Kathryn Kujala  
Commissioner of Oaths

[Signature]  
Signature of Agent, Edward J. Williams, B.Sc., O.L.S.

Kathryn Irene Kujala, a Commissioner, etc.,  
Province of Ontario for E.J. Williams  
Surveying Limited. Expires April 12, 2028



**11. Authorizations of Owner(s)**

- 11.1 If the applicant is not the owner of the land that is the subject of this application, the written authorization of the owner(s) that the applicant is authorized to make the application must be included with this form or the authorization set out below must be completed.

**Authorization Of Owner For Agent To Make The Application**

I, Clifford & Christine James are the owners of the land that is the subject of this application for a consent and I/we authorize E.J. Williams, B.Sc., O.L.S. to make this application on my behalf.

Sept 2, 2025  
Date

Clifford James  
Clifford James  
Christine James  
Christine James

- 11.2 If the applicant is not the owner of the land that is the subject of this application, complete the authorization of the owner concerning person information set out below.

**Authorization Of Owner(s) For Agent To Provide Personal Information**

I, Clifford & Christine James are the owners of the land that is the subject of this application for consent and for the purposes of the **Freedom of Information and Protection of Privacy Act**, I authorize E.J. Williams, B.Sc., O.L.S. as my agent for this application, to provide any of my personal information that will be included in this application or collected during the processing of the application.

Sept 2, 2025  
Date

Clifford James  
Clifford James  
Christine James  
Christine James

**12. Consent of Owner(s)**

Complete the consent of the owner concerning person information set out below.

**Consent of the Owner to the Use and Disclosure of Personal Information**

I, Clifford & Christine James are the owners of the land that is the subject of this application for consent and for the purposes of the **Freedom of Information and Protection of Privacy Act**, I authorize the consent to the use by or the disclosure to any person or public body of any personal information that is collected under the authority of the **Planning Act** for the purposes of processing this application.

Sept 2, 2025  
Date

Clifford James  
Clifford James  
Christine James  
Christine James

Applicants must complete the following checklist to ensure that all necessary information is provided (check appropriate box):

- ☐ 1 Completed application form including sketch
- ☐ Current parcel abstract (title)
- ☐ Current Reference Plan of Survey or Registered Plan (if available)
- ☐ Prescribed application fee, either as a certified cheque or money order, payable to the SouthEast Parry Sound District Planning Board. The Planning Board will assign a File Number for complete applications and this should be used in all communications.

**Application for Consent  
Under Section 53 of the Planning Act**

**Note to Applicants:** This application form is to be used if the **SOUTHEAST PARRY SOUND DISTRICT PLANNING BOARD** is the consent granting authority. In this form the term "subject" land means the land to be severed and the land to be retained.

**Completeness of the Application**

The information in this form that **MUST** be provided by the applicant is indicated by black arrows on the left side of the section numbers. This information is prescribed in the Schedule to Ontario Regulation 197/96 made under the Planning Act. The mandatory information must be provided with the appropriate fee. If the mandatory information and fee are not provided, the Planning will return the application or refuse to further consider the application until the information and fee have been provided.

The application form also sets out other information that will assist the Planning Board and others in their planning evaluation of the consent application. To ensure the quickest and most complete review, this information should be submitted at the time of application. In the absence of this information, it may not be possible to do a complete review within the legislated time frame for making a decision. As a result, the application may be refused.

**Submission of the Application**

- One application form is required for each parcel to be severed;
- The application fee;
- 1 original copy of the completed application form and sketch. Measurements are to be in metric units.

**For Help:**

For more information on the Planning Act, the consent process, Provincial and local policies, please contact the Secretary/Treasurer of the Southeast Parry Sound District Planning Board at (705) 787-5070

**1. Applicant Information**

*Name of Owner(s). An Owner's Authorization is required in Section 11.1, if the Applicant is not the Owner.*

Christine James, Clifford James

Home Telephone No.

Business Telephone No.

Address

Postal Code

Business Telephone No.

➤ **1.2 Name of the person who is to be contacted about the application, if different than the applicant. (This may be a person or firm acting on behalf of the applicant.)**

*Name of Contact Person/Agent*

E.J. Williams Surveying Limited

Home Telephone No.

Business Telephone No.

705-789-4171

*Address*

387 Muskoka Rd. 3 N., Huntsville, ON

Postal Code

P1H 1C5

**2. Location of the Subject Land (Complete applicable boxes in 2.1)**

➤ **2.1 District**

Parry Sound

*Municipality/Unorganized Twp*

Armour

*Former Municipality*

Armour

*Concession Number (s)*

10

*Lot Number(s)*

11

*Registered Plan No. (Subd)*

*Lot(s)/Block(s)*

*Reference Plan No.*

42R-4377

*Part Number (s)*

1

*PIN No.*

52145-0010

*Name of Street/Road*

Wood's Road

*Street No.*

*Section or Mining Location No.*

➤ **2.2 Are there any easements or restrictive covenants affecting the subject land?X**

No ☐ Yes ☒ If yes, describe the easement or covenant and its effect.



**3. Purpose of this Application**

➤ 3.1 Type and purpose of proposed transaction (check appropriate box)

☒ Creation of a new lot    ☐ Addition to a lot    ☐ A Right of Way    ☐ An Easement

☐ A Charge    ☐ A Lease    ☐ A correction of title    ☐ Other Purpose

➤ 3.2 Name of person (s), if known, to whom land or interest in land is to be transferred, leased or charged.

3.3 If a lot addition, identify the lands to which the parcel will be added

**4. Description of Subject Land and Servicing Information (Complete each subsection).**

4.1 Description		SEVERED 2	RETAINED
	Frontage (m)	61±m	154±m
	Depth (m)	110±m	126±m
	Area (ha. or m <sup>2</sup> )	0.82±ha	1.4±ha
4.2 Use of Property (i.e. vacant, industrial, residential)	Existing Use (s)	Vacant	Residential
	Proposed Use(s)	Residential	Residential
4.3 Buildings or Structures (include date of construction, type and size of bldg.)	Existing	Vacant	Dwelling -2200 sq. ft attached garage Built 1988; Shed 100 sq. ft. - Built 1990 NOTHING PROPOSED
	Proposed	Unknown at this time	
4.4 Access (Check appropriate space)	Provincial Highway		
	Public Road	X	X
	Name of Authority maintaining Road	Twp of Armour	Twp of Armour
	Common Name of Road	Wood's Road	Wood's Road
	Private Road (describe in Section 4.8)		
	Right-of-Way (describe in Section 4.8)		
	Period of Maintenance: Seasonal		
	Year Round	X	X
	Water Access (Describe in Section 4.9)		
4.5 Water Supply (Check appropriate space)	Publicly owned and operated piped water system		
	Name of Authority operating and maintaining services		
	Privately owned and operated communal well (Describe in Section 9.1)		
	Privately owned and operated individual well	If developed	X
	Lake or other water body		
	Other means (Describe in Section 9.1)		
4.6 Sewage Disposal (Check appropriate space)	Publicly owned and operated sanitary sewage system		
	Name of Authority operating and maintaining service		
	Privately owned and operated communal septic system (Describe in Section 9.1)		
	Privately owned and operated individual septic tank	If developed	X
	Privy		
	Other means (Describe in Section 9.1)		



4.7 Other Services (Check if the service is available)	Electricity	X	X
	School bussing	X	X
	Garbage Collection		

4.8 If access to the subject land is by private road, or "right-of-way" as indicated in section 4.4., indicate who owns the land or road, who is responsible for its maintenance and whether it is maintained seasonally or all year round.  
Not applicable

4.9 If access to the subject land is by water, as indicated in section 4.4, describe the parking and docking facilities to be used and the approximate distance of these facilities from the subject land and the nearest public road.

## 5. Land Use (Maps are available at Municipal Offices for verification)

5.1 What is the existing official plan designation(s), if any, of the subject land?

Rural Community

5.2 What is the zoning, if any, of the subject land? If the subject land is covered by a Minister's zoning order, what is the Ontario Regulation Number?

Rural

5.3 Are any of the following uses or features on the subject land or within 500 metres of the subject land, unless otherwise specified. Please check the appropriate boxes, if any apply.

Use of Feature	On the Subject Land	Within 500 Metres of the Subject Land unless otherwise specified (indicate approximate distance)
An agricultural operation, including livestock facility or stockyard	No	No
A landfill	No	No
A sewage treatment plant or waste stabilization plant	No	No
A provincially significant wetland (Class 1, 2 or 3 wetland?)	No	No
Flood Plain	No	No
A rehabilitated mine site	No	No
A non-operating mine site within 1 kilometre of the subject land	No	No
An active mine site	No	No
An industrial or commercial use, and specify the use(s)	No	No
An active railway line	No	No
A municipal or federal airport	No	No

## 6. History of the Subject Land

6.1 Has the subject land ever been the subject of an application for approval of a plan of subdivision or consent under the Planning Act?

☐ Yes ☐ No ☐ Unknown If yes and If Known, provide the Ministry's application file number and the decision made on the application.

6.2 If this application is a re-submission of a previous severance application, describe how it has been changed from the original application.

No

6.3 Has any land been severed from the parcel originally acquired by the owner of the subject land?

☐ Yes ☒ No If Yes, provide for each parcel severed, the date of transfer, the name of the transferee and the land use.

6.4 How was the parcel originally acquired by the owner created?

☐ Original Township Lot ☐ By Consent ☐ By Plan of Subdivision ☒ Other

By transfer #LT145530



**7. Current Applications**

➤ 7.1 Is the subject land currently the subject of a proposed official plan or official plan amendment?

☐ Yes ☒ No ☐ Unknown If Yes, and If Known, specify details and status of the application.

➤ 7.2 Is the subject land subject of an application for zoning by-law amendment, Minister's zoning order amendment, minor variance, consent or approval of a plan of subdivision?

Yes ☒ No ☐ Unknown If Yes, and If Known, specify the appropriate file number and status of the application.

**8. Sketch (Use the attached Sketch Sheet) To help you prepare the sketch, refer to the attached Sample Sketch.**

8.1 The application shall be accompanied by a sketch showing the following:

- the boundaries and dimensions of the subject land, the part that is to be severed and the part that is to be retained
- the boundaries and dimensions of any land owned by the owner of the subject land and that abuts the subject land
- the distance between the subject land and the nearest township lot line or landmark, such as a railway crossing or bridge
- the location of all land previously severed from the parcel originally acquired by the current owner of the subject land
- the approximate location of all natural and artificial features on the subject land and adjacent lands that in the opinion of the applicant may affect the applications, such as buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks
- the existing use(s) on adjacent lands
- the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right-of-way
- if access to the subject land is by water only, the location of the parking and boat docking facilities to be used
- the location and nature of any easement affecting the subject land

**9. Other Information**

9.1 Is there any other information that you think may be useful to the Planning Board or other agencies in reviewing this application? If so, explain below or attach on a separate sheet.

Client is creating three lots to transfer to each of their children as part of Estate Planning

**10. Affidavit of Sworn Declaration of Applicant(s)**

➤ Affidavit or Sworn Declaration for the information set out in this Application

I, Edward J. Williams of the Town of Huntsville in the District

of Muskoka make oath and say (or solemnly declare) that the information contained in this application is true and that the information contained in the documents that accompany this application is true.

Sworn (or declared) before me

at the Town of Huntsville

in the District of Muskoka

this 30th day of September, 2025

Kathryn Irene Kujala  
Commissioner of Oaths

Edward J. Williams  
Signature of Agent, Edward J. Williams, B.Sc., O.L.S.

Kathryn Irene Kujala, a Commissioner, etc.,  
Province of Ontario for E.J. Williams  
Surveying Limited. Expires April 12, 2028



**11. Authorizations of Owner(s)**

- 11.1 If the applicant is not the owner of the land that is the subject of this application, the written authorization of the owner(s) that the applicant is authorized to make the application must be included with this form or the authorization set out below must be completed.

**Authorization Of Owner For Agent To Make The Application**

I, Clifford & Christine James are the owners of the land that is the subject of this application for a consent and I/we authorize E.J. Williams, B.Sc., O.L.S. to make this application on my behalf.

Sept 2, 2025  
Date

Clifford James  
Clifford James  
Christine James  
Christine James

- 11.2 If the applicant is not the owner of the land that is the subject of this application, complete the authorization of the owner concerning person information set out below.

**Authorization Of Owner(s) For Agent To Provide Personal Information**

I, Clifford & Christine James are the owners of the land that is the subject of this application for consent and for the purposes of the Freedom of Information and Protection of Privacy Act, I authorize E.J. Williams, B.Sc., O.L.S. as my agent for this application, to provide any of my personal information that will be included in this application or collected during the processing of the application.

Sept 2, 2025  
Date

Clifford James  
Clifford James  
Christine James  
Christine James

**12. Consent of Owner(s)**

Complete the consent of the owner concerning person information set out below.

**Consent of the Owner to the Use and Disclosure of Personal Information**

I, Clifford & Christine James are the owners of the land that is the subject of this application for consent and for the purposes of the Freedom of Information and Protection of Privacy Act, I authorize the consent to the use by or the disclosure to any person or public body of any personal information that is collected under the authority of the Planning Act for the purposes of processing this application.

Sept 2, 2025  
Date

Clifford James  
Clifford James  
Christine James  
Christine James

Applicants must complete the following checklist to ensure that all necessary information is provided (check appropriate box):

- ☐ 1 Completed application form including sketch
- ☐ Current parcel abstract (title)
- ☐ Current Reference Plan of Survey or Registered Plan (if available)
- ☐ Prescribed application fee, either as a certified cheque or money order, payable to the SouthEast Parry Sound District Planning Board. The Planning Board will assign a File Number for complete applications and this should be used in all communications.

## Application for Consent Under Section 53 of the Planning Act

**Note to Applicants:** This application form is to be used if the **SOUTHEAST PARRY SOUND DISTRICT PLANNING BOARD** is the consent granting authority. In this form the term "subject" land means the land to be severed and the land to be retained.

### Completeness of the Application

The information in this form that **MUST** be provided by the applicant is indicated by black arrows on the left side of the section numbers. This information is prescribed in the Schedule to Ontario Regulation 197/96 made under the Planning Act. The mandatory information must be provided with the appropriate fee. If the mandatory information and fee are not provided, the Planning will return the application or refuse to further consider the application until the information and fee have been provided.

The application form also sets out other information that will assist the Planning Board and others in their planning evaluation of the consent application. To ensure the quickest and most complete review, this information should be submitted at the time of application. In the absence of this information, it may not be possible to do a complete review within the legislated time frame for making a decision. As a result, the application may be refused.

### Submission of the Application

- One application form is required for each parcel to be severed;
  - The application fee;
  - 1 original copy of the completed application form and sketch.
- Measurements are to be in metric units.

### For Help:

For more information on the Planning Act, the consent process, Provincial and local policies, please contact the Secretary/Treasurer of the Southeast Parry Sound District Planning Board at (705) 787-5070

### 1. Applicant Information

*Name of Owner(s). An Owner's Authorization is required in Section 11.1, if the Applicant is not the Owner.*

Christine James, Clifford James

Home Telephone No.

Business Telephone No.

Address

Postal Code

Business Telephone No.

➤ **1.2 Name of the person who is to be contacted about the application, if different than the applicant. (This may be a person or firm acting on behalf of the applicant.)**

Name of Contact Person/Agent

E.J. Williams Surveying Limited

Home Telephone No.

Business Telephone No.

705-789-4171

Address

387 Muskoka Rd. 3 N., Huntsville, ON

Postal Code

P1H 1C5

### 2. Location of the Subject Land (Complete applicable boxes in 2.1)

➤ **2.1 District**

Parry Sound

Municipality/Unorganized Twp

Armour

Former Municipality

Armour

Concession Number (s)

10

Lot Number(s)

11

Registered Plan No. (Subd)

Lot(s)/Block(s)

Reference Plan No.

42R-4377

Part Number (s)

1

PIN No.

52145-0010

Name of Street/Road

Wood's Road

Street No.

Section or Mining Location No.

➤ **2.2 Are there any easements or restrictive covenants affecting the subject land?X**

No ☐ Yes ☒ If yes, describe the easement or covenant and its effect.



**3. Purpose of this Application**

➤ 3.1 Type and purpose of proposed transaction (check appropriate box)

☒ Creation of a new lot    ☐ Addition to a lot    ☐ A Right of Way    ☐ An Easement

☐ A Charge    ☐ A Lease    ☐ A correction of title    ☐ Other Purpose

➤ 3.2 Name of person (s), if known, to whom land or interest in land is to be transferred, leased or charged.

3.3 If a lot addition, identify the lands to which the parcel will be added

**4. Description of Subject Land and Servicing Information (Complete each subsection).**

4.1 Description		<b>SEVERED 3</b>	<b>RETAINED</b>
	Frontage (m)	152±m	154±m
	Depth (m)	110±m Irregular	126±m
	Area (ha. or m <sup>2</sup> )	0.85±ha	1.4±ha
4.2 Use of Property (i.e. vacant, industrial, residential)	Existing Use (s)	Vacant	Residential
	Proposed Use(s)	Residential	Residential
4.3 Buildings or Structures (include date of construction, type and size of bldg.)	Existing	Vacant	Dwelling -2200 sq. ft attached garage Built 1988; Shed 100 sq. ft. - Built 1990 NOTHING PROPOSED
	Proposed	Unknown at this time	
4.4 Access (Check appropriate space)	Provincial Highway		
	Public Road	X	X
	Name of Authority maintaining Road	Twp of Armour	Twp of Armour
	Common Name of Road	Wood's Rd.	Wood's Rd.
	Private Road (describe in Section 4.8)		
	Right-of-Way (describe in Section 4.8)		
	Period of Maintenance: Seasonal		
	Year Round	X	X
	Water Access (Describe in Section 4.9)		
4.5 Water Supply (Check appropriate space)	Publicly owned and operated piped water system		
	Name of Authority operating and maintaining services		
	Privately owned and operated communal well (Describe in Section 9.1)		
	Privately owned and operated individual well	If developed	X
	Lake or other water body		
	Other means (Describe in Section 9.1)		
4.6 Sewage Disposal (Check appropriate space)	Publicly owned and operated sanitary sewage system		
	Name of Authority operating and maintaining service		
	Privately owned and operated communal septic system (Describe in Section 9.1)		
	Privately owned and operated individual septic tank	If developed	X
	Privy		
	Other means (Describe in Section 9.1)		



4.7 Other Services (Check if the service is available)	Electricity	X	X
	School bussing	X	X
	Garbage Collection		

4.8 If access to the subject land is by private road, or "right-of-way" as indicated in section 4.4., indicate who owns the land or road, who is responsible for its maintenance and whether it is maintained seasonally or all year round.

Not applicable

4.9 If access to the subject land is by water, as indicated in section 4.4, describe the parking and docking facilities to be used and the approximate distance of these facilities from the subject land and the nearest public road.

## 5. Land Use (Maps are available at Municipal Offices for verification)

➤ 5.1 What is the existing official plan designation(s), if any, of the subject land?

Rural Community

5.2 What is the zoning, if any, of the subject land? If the subject land is covered by a Minister's zoning order, what is the Ontario Regulation Number?

Rural

5.3 Are any of the following uses or features on the subject land or within 500 metres of the subject land, unless otherwise specified. Please check the appropriate boxes, if any apply.

Use of Feature	On the Subject Land	Within 500 Metres of the Subject Land unless otherwise specified (indicate approximate distance)
An agricultural operation, including livestock facility or stockyard	No	No
A landfill	No	No
A sewage treatment plant or waste stabilization plant	No	No
A provincially significant wetland (Class 1, 2 or 3 wetland?)	No	No
Flood Plain	No	No
A rehabilitated mine site	No	No
A non-operating mine site within 1 kilometre of the subject land	No	No
An active mine site	No	No
An industrial or commercial use, and specify the use(s)	No	No
An active railway line	No	No
A municipal or federal airport	No	No

## 6. History of the Subject Land

➤ 6.1 Has the subject land ever been the subject of an application for approval of a plan of subdivision or consent under the Planning Act?

☐ Yes ☐ No ☐ Unknown If yes and if Known, provide the Ministry's application file number and the decision made on the application.

6.2 If this application is a re-submission of a previous severance application, describe how it has been changed from the original application.

No

➤ 6.3 Has any land been severed from the parcel originally acquired by the owner of the subject land?

☐ Yes ☒ No If Yes, provide for each parcel severed, the date of transfer, the name of the transferee and the land use.

6.4 How was the parcel originally acquired by the owner created?

☐ Original Township Lot ☐ By Consent ☐ By Plan of Subdivision ☒ Other

By transfer #LT145530



**7. Current Applications**

➤ 7.1 Is the subject land currently the subject of a proposed official plan or official plan amendment?

☐ Yes ☒ No ☐ Unknown If Yes, and If Known, specify details and status of the application.

➤ 7.2 Is the subject land subject of an application for zoning by-law amendment, Minister's zoning order amendment, minor variance, consent or approval of a plan of subdivision?

Yes ☒ No ☐ Unknown If Yes, and If Known, specify the appropriate file number and status of the application.

**8. Sketch (Use the attached Sketch Sheet) To help you prepare the sketch, refer to the attached Sample Sketch.**

8.1 The application shall be accompanied by a sketch showing the following:

- the boundaries and dimensions of the subject land, the part that is to be severed and the part that is to be retained
- the boundaries and dimensions of any land owned by the owner of the subject land and that abuts the subject land
- the distance between the subject land and the nearest township lot line or landmark, such as a railway crossing or bridge
- the location of all land previously severed from the parcel originally acquired by the current owner of the subject land
- the approximate location of all natural and artificial features on the subject land and adjacent lands that in the opinion of the applicant may affect the applications, such as buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks
- the existing use(s) on adjacent lands
- the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right-of-way
- if access to the subject land is by water only, the location of the parking and boat docking facilities to be used
- the location and nature of any easement affecting the subject land

**9. Other Information**

9.1 Is there any other information that you think may be useful to the Planning Board or other agencies in reviewing this application? If so, explain below or attach on a separate sheet.

Client is creating three lots to transfer to each of their children as part of Estate Planning

**10. Affidavit of Sworn Declaration of Applicant(s)**

➤ Affidavit or Sworn Declaration for the information set out in this Application

I, Edward J. Williams of the Town of Huntsville in the District

of Muskoka make oath and say (or solemnly declare) that the information contained in this application is true and that the information contained in the documents that accompany this application is true.

Sworn (or declared) before me

at the Town of Huntsville

in the District of Muskoka

this 30th day of September, 2025

Kathryn Irene Kujala  
Commissioner of Oaths

Edward J. Williams  
Signature of Agent, Edward J. Williams, B.Sc., O.L.S.

Kathryn Irene Kujala, a Commissioner, etc.,  
Province of Ontario for E.J. Williams  
Surveying Limited. Expires April 12, 2028

**11. Authorizations of Owner(s)**

- 11.1 If the applicant is not the owner of the land that is the subject of this application, the written authorization of the owner(s) that the applicant is authorized to make the application must be included with this form or the authorization set out below must be completed.

**Authorization Of Owner For Agent To Make The Application**

I, Clifford & Christine James are the owners of the land that is the subject of this application for a consent and I/we authorize E.J. Williams, B.Sc., O.L.S. to make this application on my behalf.

Sept 2, 2025  
Date

Clifford James  
Clifford James  
Christine James  
Christine James

- 11.2 If the applicant is not the owner of the land that is the subject of this application, complete the authorization of the owner concerning person information set out below.

**Authorization Of Owner(s) For Agent To Provide Personal Information**

I, Clifford & Christine James are the owners of the land that is the subject of this application for consent and for the purposes of the Freedom of Information and Protection of Privacy Act, I authorize E.J. Williams, B.Sc., O.L.S. as my agent for this application, to provide any of my personal information that will be included in this application or collected during the processing of the application.

Sept 2, 2025  
Date

Clifford James  
Clifford James  
Christine James  
Christine James

**12. Consent of Owner(s)**

Complete the consent of the owner concerning person information set out below.

**Consent of the Owner to the Use and Disclosure of Personal Information**

I, Clifford & Christine James are the owners of the land that is the subject of this application for consent and for the purposes of the Freedom of Information and Protection of Privacy Act, I authorize the consent to the use by or the disclosure to any person or public body of any personal information that is collected under the authority of the Planning Act for the purposes of processing this application.

Sept 2, 2025  
Date

Clifford James  
Clifford James  
Christine James  
Christine James

Applicants must complete the following checklist to ensure that all necessary information is provided (check appropriate box):

- ☐ 1 Completed application form including sketch
- ☐ Current parcel abstract (title)
- ☐ Current Reference Plan of Survey or Registered Plan (if available)
- ☐ Prescribed application fee, either as a certified cheque or money order, payable to the SouthEast Parry Sound District Planning Board. The Planning Board will assign a File Number for complete applications and this should be used in all communications.



**NOTICE OF APPLICATION FOR CONSENT**  
pursuant to Ontario Regulation No. 197/96, as amended

**TAKE NOTICE** that the Southeast Parry Sound District Planning Board will be considering applications for consent under Section 53 of the Planning Act (**File No. B-051/25, B-052/25 & B-053/25**).

**THE PURPOSE AND EFFECT** of the proposed consents is to create three new lots for residential purposes.

**THE SUBJECT LANDS ARE LOCATED** in Part Lot 11, Concession 10 (Part 1, 42R-4377) within the Township of Armour, as shown on the attached map(s). Severed 1 will have an approximate frontage of 172 m. (564.3 ft.) on Wood's Road, an approximate depth of 55 m. (180.45 ft.), an approximate area of .81 ha. (2 ac.) and is presently vacant. Severed 2 will have an approximate frontage of 61 m. (200.13 ft.) on Wood's Road, an approximate depth of 110 m. (360.9 ft.), an approximate area of .82 ha. (2.03 ac.) and is vacant. Severed 3 will have an approximate frontage of 152 m. (498.69 ft.) on Wood's Road, an approximate depth of 110 m. (360.9 ft.), an approximate area of .85 ha. (2.1 ac.) and is vacant. The parcel to be retained will have an approximate frontage of 154 m. (505.25 ft.) on Wood's Road, an approximate depth of 126 m (413.39 ft.), an approximate area of 1.4 ha. (3.46 ac.) and has a dwelling, garage and shed located on it.

If a person or public body has the ability to appeal the decision of Southeast Parry Sound District Planning Board in respect of the proposed consent to the Ontario Land Tribunal but does not make written submissions to Southeast Parry Sound District Planning Board before it gives or refuses to give a provisional consent, the Tribunal may dismiss the appeal.

**IF YOU WISH TO BE NOTIFIED OF THE DECISION OF THE SOUTHEAST PARRY SOUND DISTRICT PLANNING BOARD IN RESPECT OF THE PROPOSED CONSENT, YOU MUST MAKE A WRITTEN REQUEST TO THE PLANNING BOARD AT THE ADDRESS BELOW.**

**ADDITIONAL INFORMATION AND MATERIAL** on this application is available to the public for inspection at the Planning Board office. Please quote **FILE NO. B-051/25, B-052/25 & B-053/25**.

**DATED AT THE Southeast Parry Sound District Planning Board OFFICE THIS 19<sup>TH</sup> DAY OF NOVEMBER, 2025.**

For more information about this matter, contact:

Linda Moyer, Secretary-Treasurer  
Southeast Parry Sound District Planning Board  
P.O. Box 310  
Kearney, Ontario P0A 1M0

Office Location:

1695 Emsdale Road  
Emsdale, ON

Telephone: (705) 787-5070

Email: [lmoyer@sepsdplanningboard.ca](mailto:lmoyer@sepsdplanningboard.ca)







RECEIVED  
NOV 20 2025  
TOWNSHIP OF ARMOUR

## ROBERT J. MILLER Land Use Planning Services

15 Brock Street RR#3 NIAGARA-ON-THE-LAKE ONTARIO L0S 1J0 905.468.0582 cell/txt 289.213.4421

Robert J. Miller  
Professional Land Use Planner

Email plansifter@gmail.com

November 20, 2025

VIA EMAIL deputyclerk@armourtownship.ca

Township of Armour  
c/o Mrs. Charlene Watt, Deputy Clerk  
P.O. Box 533  
Burk's Falls, ON P0A 1C0

Dear Mrs. Watt, Mayor Rod Ward and Members of Council:

RE: Applications B-051/25, 052/25 & 053/25, Fronting Woods Road (James)

This brief is in response to your request for a Council comment on the above applications in advance of a detailed Planning Report from the Planning Board. The severed and retained parcels currently comprise an existing lot known municipally as 348 Woods Road located within part of Lot 11 Concession X, being Part 1 of 42R-4377 in Armour Township. The applications are to sever three new residential lots from 348 Woods Road as follows:

- Application B-051/25, vacant 0.81+ ha with 172± m frontage on Woods Road.
- Application B-052/25, vacant 0.82± ha with 61+ m frontage on Woods Road.
- Application B-053/25, vacant 0.85± ha with 152± m frontage on Woods Road.
- The retained parcel, in all three (3) consent applications above, is 1.4± ha, containing one single detached dwelling, one garage and one shed, with 154± m frontage on Woods Road.
- The proposed parcel frontages and areas are all compliant with the Armour Township Zoning By-law, as amended.

### Regarding matters of Provincial interest, Section 2 Planning Act

- No issues

### Regarding all applicable tests, Section 51(24) Planning Act

- No issues

### Consistency with Provincial Planning Statement, 2024 (PPS)

- No issues

### Consistency with Growth Plan For Northern Ontario, 2011



- No issues

Conformity with applicable policies of the Armour Township Official Plan

- No issues

Conformity with provisions of the Armour Township Zoning By-law

- No issues.

Compliance with Armour Requirements for Complete Application

- No issues.

Planning Review by the Planning Board

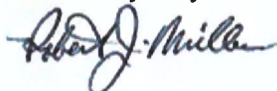
- No comments from the Planning Board were available at the time of this review.

Suggested Conditions of Consent

- The standard conditions covering possible road deviations; new driveway entrances; cash in lieu of parkland and PPS proof of contract to discharge off-site septage for the proposed new lots and the retained parcel.
- With regards to new driveway entrances, I would suggest that Mr. Creasor be closely involved with locating entrances for the subject consents, given the critical sight lines for vehicles traveling the abrupt grade and acute curve in Woods Road at this location. Larger trucks often descend this grade on or over the centre line of the road owing to the nature of the curved road deviation. There are already three existing driveway entrances on the east side of Woods Road in this general area plus two vacant forested lots, one of which has a fourth existing driveway entrance.

These applications should be approved as they meet all of the above required land division tests and thereby represents good planning.

Yours very truly



Robert J. Miller

**ZONING BY-LAW NO. 69-2025**

**A BY-LAW TO AMEND  
ZONING BY-LAW NO. 27-95 AS AMENDED**

**(New Fire Hall removal of Holding H Zoning symbol)**

**MUNICIPAL CORPORATION OF THE TOWNSHIP OF ARMOUR**

56 Ontario Street  
Burk's Falls, Ontario  
P0A 1C0

Planning Consultant:

Robert J. Miller  
*Professional Land Use Planner*



**EXPLANATORY NOTE**

**To Zoning By-law No. 69-2025**

**Passed by the Council of the Municipal Corporation of the  
Township of Armour**

Lands Affected:	This By-law applies only to part of Part of Lot 5 Concession 7 also known as Part 1 of Plan 42R-22866 fronting Peggs Mountain Road in the Township of Armour, as shown in detail on Schedule 'A' attached.
Present Zoning:	The Comprehensive Armour Township Zoning By-law No. 27-95 places the subject lands in the compound Commercial Holding / Rural Industrial Holding (CH MH) Zone.
Proposed Zoning	This By-law will place all of the subject lands in the Rural Industrial (M) Zone permitting rural industrial uses including a new Fire Hall plus accessory uses, buildings and structures.
Official Plan Designation:	The Armour Township Official Plan designates the subject lands Rural Community within the Commercial / Industrial Redevelopment Corridor with frontage on Peggs Mountain Road, adjacent to the Ferguson Road / Highway 11 Interchange. The proposed zoning conforms with the Official Plan.
By-Law Purpose:	The purpose of the By-law is to place all of the subject lands within the Rural Industrial (M) Zone. The subject property is part of lands acquired by the Township of Armour from the Ontario Ministry of Transportation (MTO) to be developed as employment land for commercial, municipal and rural industrial uses.

## **ZONING BY-LAW NO. 69-2025**

### **THE MUNICIPAL CORPORATION OF THE TOWNSHIP OF ARMOUR**

Being a By-law under the provisions of Sections 34 and 36 of the ***Planning Act, R.S.O. 1990***, to amend Zoning By-law No. 27-95, as amended, of the Municipal Corporation of the Township of Armour, with respect to those lands forming Part 1 on registered plan 42R-22866 fronting on Peggs Mountain Road in the Township of Armour, District of Parry Sound.

**WHEREAS THE COUNCIL OF THE MUNICIPAL CORPORATION OF THE TOWNSHIP OF ARMOUR** has reviewed Zoning By-law No. 27-95 as amended, and deems it advisable to amend same:

**NOW THEREFORE THE COUNCIL OF THE MUNICIPAL CORPORATION OF THE TOWNSHIP OF ARMOUR ENACTS** as follows:

1. **THAT** Schedule 'A-2' of Zoning By-law No. 27-95, as amended, is hereby amended by changing the zoning classification of the subject lands forming part of Part 1 on plan 42R-22866 from the compound Commercial Holding / Rural Industrial Holding (CH MH) Zone to the Rural Industrial (M) Zone in accordance with Schedule "A" attached hereto and by this reference forming part of this By-law' and
2. **THAT** this By-law shall come into force on the date it is passed by the Council of the Municipal Corporation of the Township of Armour subject to the provisions of the ***Planning Act, R.S.O. 1990***.

Read in its entirety,  
approved, signed and the  
seal of the Corporation  
affixed thereto and finally  
passed in open Council this  
25<sup>th</sup> day of November, 2025.

---

Rod Ward, Mayor

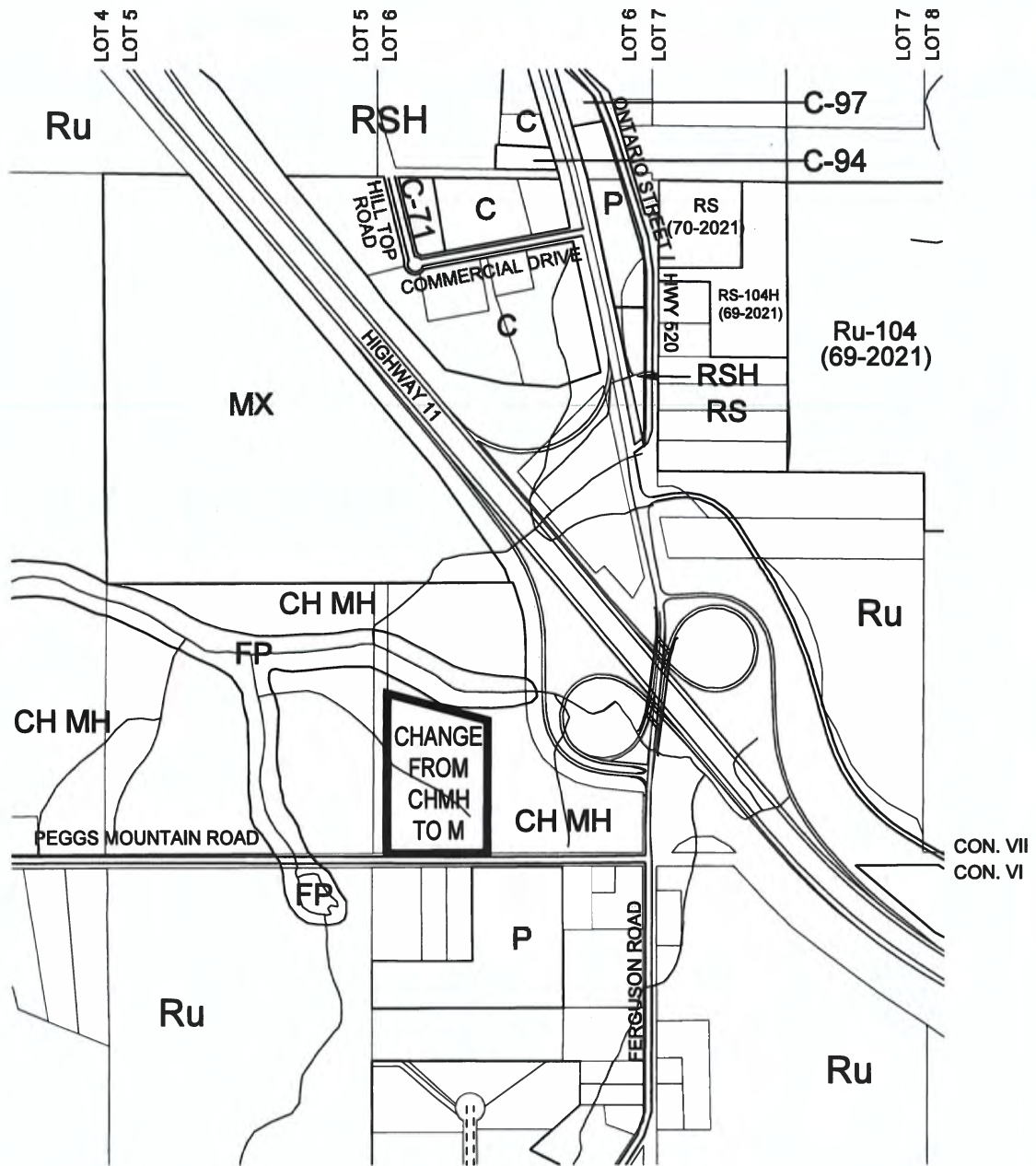
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Charlene Watt, Clerk

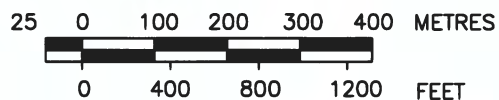


# Municipal Corporation of the Township of Armour

SCHEDULE "A" TO ZONING BY-LAW No. 69-2025



SUBJECT LANDS



THIS IS SCHEDULE "A" TO BY-LAW No. 69-2025 MAYOR \_\_\_\_\_

PASSED THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2025 CLERK \_\_\_\_\_

# BUILDING PERMIT REPORT

November 2025

6

2025 PERMITS						
PERMIT #	ROLL #	DATE OF ISSUE	LEGAL DESCRIPTION	WORK TYPE	INSPECTIONS	COMMENTS
25-001	4919 000 002 08100	February 24, 2025	Con 7 PT Lot 6 Plan PSR-860	Garage	HVAC/RI	
25-002	4919 000 001 32150	January 30, 2025	Con 2 PT Lot 21 RP 42R17381	New Home	OCCUPANCY	Tarion #117824
25-003	4919 000 002 13500	Changes Requested	Plan 315 Lot 48	Home Business		
25-008	4919 000 002 01425	April 9, 2025	Plan 42M675 Lot 3	New Home	SOIL GAS BARRIER	Tarion #118128
25-009	4919 000 002 18600	Changes Requested	Con 8 PT Lots 17 and 18	Trailer Canopy		
25-010	4919 000 001 31026	April 23, 2025	Plan M445 Lot 14	Addition	FINAL	
25-011	4919 000 003 04300	March 31, 2025	Con 11 PT Lot 19	Renovation	PLUMB/RI	
25-012	4919 000 002 29515	April 8, 2025	Plan 42M632 PT Lot 8	Storage Shop	FRAME	
25-013	4919 000 002 01435	April 9, 2025	Plan 42M675 Lot 13	Garage	FRAME	
25-014	4919 000 001 71000	June 6, 2025	Con 5 PT Lot 17	Dock		
25-015	No Roll Assigned Yet	May 8, 2025	42R22416 Part 1	Outhouse	FINAL FAILED	
25-016	4919 000 002 16800	April 22, 2025	Con 8 PT Lot 8 and 9	Alterations	FOOTINGS	
25-017	4919 000 001 07300	May 26, 2025	Con 1 PT Lot 18	Cottage Addition	FRAME FAILED	
25-018	4919 000 001 20600	May 8, 2025	Plan M451 PT Lot 1	Addition	INSUL/VB	
25-019	4919 000 001 50200	May 15, 2025	Plan M270 Lot 21	New Home	PLUMB/RI FAILED	Tarion #118356
25-020	4919 000 001 69900	July 23, 2025	Con 5 PT Lot 11	New Home	INSUL/VB	Tarion #118652
25-021	4919 000 001 65680	May 26, 2025	Con 5 PT Lot 3	Garage	FRAME	
25-022	4919 000 001 04603	June 5, 2025	Con 1 PT Lot 7	New Home	INSUL/VB	Tarion #118651
25-023	4919 000 003 05610	June 9, 2025	Con 11 PT Lot 26	Garage	FRAME FAILED	
25-024	4919 000 001 22800	June 3, 2025	Con 2 PT Lot 9	Roof Overhang	FRAME	
25-025	4919 000 001 52300	June 11, 2025	Con 3 PT Lot 21	New Home	PLUMB/RI	Tarion #118650
25-026	4919 000 001 71000	June 13, 2025	Con 5 PT Lot 17	Garage	FOOTINGS	
25-028	4919 000 003 13900	June 9, 2025	Con 12 PT Broken Lots 27 and 28	Garage	AIR BARRIER	
25-029	4919 000 003 07444	June 11, 2025	Plan 42M618 Lot 6	Garage	AIR BARRIER	
25-030	4919 000 002 13700	June 16, 2025	Plan 315 Lot 46	Alterations/Repairs	FINAL FAILED	
25-031	4919 000 001 31026	REJECTED	Plan M445 Lot 14	Guest Sleeping Cabin		
25-032	4919 000 001 33100	August 29, 2025	Con 2 Lot 27	Garage	FOOTINGS	
25-033	4919 000 001 16400	June 20, 2025	Plan 158 Lot 9	Garage	FOOTINGS	
25-036	4919 000 002 29515	July 2, 2025	Plan 42M632 PT Lot 8	Addition	INSUL/VB FAILED	
25-037	4919 000 003 01710	July 4, 2025	Con 11 PT Lot 6	Carport	FINAL	
25-038	4919 000 002 08304	June 25, 2025	Con 7 PT Lot 6	Storage Shed		
25-039	4919 000 001 34000	July 11, 2025	Con 3 PT Lot 1	Seasonal Residence	INSUL/VB	
25-040	4919 000 002 08700	July 14, 2025	Con 7 PT Lot 8	Addition	AIR BARRIER	
25-041	4919 000 001 26503	July 14, 2025	Plan M91 PT BLK C RP 42R20038	Garage	FINAL FAILED	
25-042	4919 000 002 05106	July 14, 2025	Con 6 PT Lot 20	Garage	FINAL FAILED	
25-043	4919 000 002 03000	July 16, 2025	Con 6 PT Lot 7	Storage Building		



# BUILDING PERMIT REPORT

November 2025

25-044	4919 000 001 73100	August 13, 2025	Con 5 PT Lot 17	Seasonal Dwelling	HVAC/RI	
25-045	4919 000 001 16600	August 15, 2025	Plan 158 Lot 4 to 6	Garage Addition		
25-046	4919 000 002 09880	August 13, 2025	Con 7 Lot 15	Renovations/Repairs	PLUMB/RI FAILED	
25-047	4919 000 001 29505	August 7, 2025	Con 2 PT Lot 13	New Home	OCCUPANCY FAILED	Tarion #118879
25-048	4919 000 001 59320	September 2, 2025	Con 4 PT Lot 3	Gazebo	FOOTINGS	
25-049	4919 000 002 10150	September 15, 2025	Con 7 PT Lot 17	Seasonal Dwelling	FOOTINGS	
25-050	4919 000 001 04611	August 15, 2025	Con 1 PT Lot 7 RP 42R22645 Part 1	New Home	AIR BARRIER	Tarion #118880
25-051	4919 000 003 05300	August 22, 2025	Con 11 PT Lot 23	Cottage	PLUMB/RI FAILED	
25-053	4919 000 002 09880	August 25, 2025	Con 7 Lot 15	Pavillion Replacement	FOOTINGS FAILED	
25-055	4919 000 001 43585	September 5, 2025	Con 3 PT Lot 17	Repairs/Alterations	FRAME FAILED	
25-056	4919 000 002 04701	October 27, 2025	Con 6 PT Lot 17	Alterations/Renovations	FINAL	
25-057	4919 000 001 30265	September 15, 2025	Con 2 PT Lot 15	Shipping Container		
25-058	4919 000 002 09900	September 19, 2025	Con 7 PT Lots 16 to 18	Demo/Rebuild Deck		
25-059	4919 000 001 30265	September 15, 2025	Con 2 PT Lot 15	Shipping Container		
25-061	4919 000 002 31100	October 8, 2025	Con 10 PT Lot 29	Alterations/Renovations		
25-062	4919 000 002 31100	October 8, 2025	Con 10 PT Lot 29	Addition/Alterations		
25-063	4919 000 002 31100	October 27, 2025	Con 10 PT Lot 29	Addition/Alterations		
25-064	4919 000 001 30265	Changes Requested	Con 2 PT Lot 15	Addition		
25-065	4919 000 002 05105	September 24, 2025	Con 6 PT Lot 20	Garage	FRAME	
25-066	4919 000 003 28900	September 15, 2025	Plan 199 Lot 5	Storage Shed		
25-067	4919 000 002 07006	September 22, 2025	Con 7 PT Lot 5	Commercial Signs		
25-068	4919 000 002 05102	September 24, 2025	Con 6 PT Lot 20	New Home	BACKFILL	Tarion #118942
25-069	4919 000 002 09900	September 19, 2025	Con 7 PT Lots 16 to 18	Deck Repairs		
25-070	4919 000 002 09900	September 19, 2025	Con 7 PT Lots 16 to 18	Deck Repairs		
25-071	4919 000 002 27100	September 24, 2025	Con 10 PT Lot 6	Solar Panels		
25-072	4919 000 003 12412	October 27, 2025	Con 12 PT Lot 20	New Home		
25-073	4919 000 002 31100	Changes Requested	Con 10 PT Lot 29	Storage Building		
25-074	4919 000 003 17518	October 27, 2025	Con 13 PT Lot 3	New Home		
25-075	4919 000 002 07050	Changes Requested	Con 7 PT Lot 5	Fire Hall		
25-076	4919 000 002 09701	October 29, 2025	Con 7 PT Lot 13	Shipping Container		
25-077	4919 000 001 70900	Changes Requested	Con 5 PT Lot 17	Repairs		New permit. BP #2002-72 has been revoked.
25-078	4919 000 001 73602	November 5, 2025	Con 5 PT Lot 18 PCL 4285	Alterations	FRAME FAILED	
25-079	4919 000 003 29700	In Review	Plan 199 Lot 13	Alterations/Repairs		

## DEMOLITION PERMITS

PERMIT #	ROLL #	DATE OF ISSUE	LEGAL DESCRIPTION	DEMOLITION PROJECT	COMMENTS
23-D7	4919 000 003 26500	REVOKED	Con 14 PT Lot 28	Demo Cottage	Site Visit
24-D5	4919 000 002 33400	July 25, 2024	Con 10 PT Lot 30	Demo Fire Damage to House	
25-D1	4919 000 001 71000	April 23, 2025	Con 5 PT Lot 17	Demo Shed	



# BUILDING PERMIT REPORT

November 2025

25-D2	4919 000 003 19400	April 11, 2025	Con 13 PT Lot 10	Demo House	
25-D4	4919 000 001 50200	May 15, 2025	Plan M270 Lot 21	Demo Cottage	
25-D6	4919 000 001 34000	July 11, 2025	Con 3 PT Lot 1	Demo Cottage	
25-D7	4919 000 001 20900	August 11, 2025	Con 2 PT Lot 8	Demo all structures on property	
25-D8	4919 000 002 13500	August 15, 2025	Plan 315 Lot 48	Demo Secondary Dwelling Unit	
25-D9	4919 000 003 05300	August 22, 2025	Con 11 PT Lot 23	Demo Cottage	
25-D10	4919 000 001 40100	August 25, 2025	Con 3 PT Lot 10	Demo Cottage	FINAL

## OUTSTANDING PERMITS

PERMIT #	ROLL #	RENEWAL DATE	LEGAL DESCRIPTION	WORK TYPE	INSPECTIONS	COMMENTS
22-070	4919 000 003 05610	September 16, 2024	Con 11 PT Lot 26	Home Addition	OCCUPANCY	Final Electrical Required
22-077	4919 000 001 31018	November 6, 2023	Plan M445 Lot 10	Shed	FOOTINGS	
22-080	4919 000 002 15500	January 20, 2025	Plan 315 Lot 30 PT Lot 28	Home Addition	AIR BARRIER	
22-088	4919 000 003 19500	April 23, 2025	Con 13 PT Lot 10	Garage	FOOTINGS	
22-089	4919 000 003 22950	November 2, 2023	Con 14 Lot 4	Home Addition	FINAL FAILED	
22-090	4919 000 003 05300	March 17, 2025	Con 11 Lot 23	Complete Cabin #8	HVAC/RI	
22-091	4919 000 003 19000	February 6, 2025	Con 13 Lot 9	Seasonal Residence	FRAME	
22-097	4919 000 001 42200	December 8, 2023	Con 3 PT Lots 11 and 12	Pre-fab Storage	FINAL FAILED	Engineering required
22-100	4919 000 001 31048	March 17, 2025	Lot 25 PT 12 Plan M445	Garage	BACKFILL	Renewal #20-022
22-101	4919 000 001 31048	March 17, 2025	Lot 25 PT 12 Plan M445	Home Addition	BACKFILL	Renewal #20-021, Tarion #112437
22-103	4919 000 002 28112	March 17, 2025	Con 10 PT Lot 10 42R21218 Part 2	New Home	OCCUPANCY	Renewal #20-017, Tarion #72247
22-104	4919 000 003 19900	March 17, 2025	Con 13 Lot 13	Deck Alterations	REVOKED	Renewal #20-003
22-106	4919 000 002 19400	March 17, 2025	Con 8 Lot 25	Home Addition		Renewal #18-003, 19-046, 20-072, 21-065
22-108	4919 000 001 31018	November 27, 2023	Lot 10 RP42R17996 Part 1 Plan M445	Boathouse	INSUL/VB	Renewal #17-019, 18-043, 19-018, 21-082
22-115	4919 000 001 66110	February 14, 2025	Con 8 Lot 11	Garage	FRAME	Renewal #15-009, #19-013, #21-095
22-117	4919 000 003 19900	March 17, 2025	Con 13 Lot 13	Garage	FINAL FAILED	Renewal #20-073
22-120	4919 000 001 22300	February 5, 2025	Con 2 PT Lot 9	Seasonal Residence	OCCUPANCY	Renewal of #20-068
22-122	4919 000 003 23600	March 17, 2025	Con 14 Lot 8	Garage/Storage Addition	FRAME	Renewal 19-073, #21-102
22-124	4919 000 002 15550	January 20, 2025	Plan 315 Lot 30 PT Lot 28	Home Renovations	PLUMB/RI	
23-001	4919 000 002 00200	May 13, 2025	Con 6 Lot 2	Home Addition	INSUL/VB	Renewal #17-052, #19-020, #21-094
23-003	4919 000 002 29420	March 17, 2025	Plan 42M632 Lot 10	Pole Barn	INSUL/VB	Renewal #19-023, #21-083
23-006	4919 000 001 31016	May 13, 2025	Lot 9 Plan M444	Seasonal Residence	OCCUPANCY	Renewal #21-003
23-009	4919 000 001 03900	February 26, 2024	Con 1 Lot 4	Foundation Repairs	FINAL FAILED	Renewal #21-029
23-014	4919 000 001 63500	April 2, 2024	Con 4 Lot 17 Part 1	New Home	OCCUPANCY	Renewal #21-049, Tarion #107261
23-017	4919 000 001 06520	April 2, 2024	Con 1 Lot 14 RP 42R13566 Part 2	Log Home	OCCUPANCY	Renewal #21-059, Tarion #108021
23-018	4919 000 001 06520	April 2, 2024	Con 1 Lot 14 RP 42R13566 Part 2	Log Garage		Renewal #21-060
23-019	4919 000 001 72900	April 2, 2024	Con 5 Lot 17 Part 5 Plan PSR-1997	Seasonal Residence	FINAL FAILED	Renewal # 21-069
23-021	4919 000 001 32900	April 2, 2024	Con 2 Lot 25 RP 42R10868 Pt 1	Games Building	PLUMB FINAL FAILED	Renewal #19-063, #21-086
23-022	4919 000 002 01500	April 2, 2024	Con 6 Lot 5	Home Alterations/Repairs		Renewal #20-026, #21-087



# BUILDING PERMIT REPORT

November 2025

23-024	4919 000 001 31018	June 23, 2025	Plan M445 Lot 10	New Home	INSUL/VB	Tarion #113080
23-025	4919 000 001 03200	March 25, 2024	Con 1 Pt Lot 4 PCL	Home Addition	CONSTRUCTION STATUS	Renewal #22-013
23-030	4919 000 001 09100	May 22, 2025	Con 1 PT Lots 26 and 27	Log Home	SOLID FUEL FIRED APPLIANCES	Tarion #113079
23-031	4919 000 002 01424	April 22, 2024	Plan 42M675 Lot 2	New Home	INSUL/VB	Tarion #113078
23-032	4919 000 002 01424	April 22, 2024	Plan 42M675 Lot 2	Garage	OCCUPANCY	
23-033	4919 000 003 05060	April 2, 2024	Plan 42M662 Lot 6	New Home	OCCUPANCY	Renewal #21-077, Tarion #113077
23-035	4919 000 003 05060	April 2, 2024	Plan 42M662 Lot 6	Marine Storage/Sauna	FINAL FAILED	Renewal #21-079
23-037	4919 000 002 29406	April 2, 2024	Plan 42M632 Lot 4	Seasonal Residence	OCCUPANCY FAILED	Renewal #21-085
23-044	4919 000 002 29700	Pending	Con 10 Lot 24	New Foundation/Pre-fab Trailer		Waiting for further documentation
23-049	4919 000 003 17900	April 24, 2025	Con 13 PT Lot 6	Utility Shed	FRAME	Renewal #18-71, #19-074, #22-005
23-053	4919 000 001 20602	April 19, 2024	Plan M451 Lot 2	Deck	FINAL FAILED	
23-060	4919 000 002 13500	May 15, 2024	Plan 315 Lot 48	Pre-Fab Shop Repairs	INSUL/VB	
23-061	4919 000 002 17605	October 3, 2025	Con 8 PT Lot 11 RP	Quonset Hut	BACKFILL	Renewal #18-062, #22-007
23-071	4919 000 001 78200	July 3, 2025	Plan M237 Lot 3 PT Lot 2	Guest Sleeping Cabin	INSUL/VB	
23-073	4919 000 003 21200	July 8, 2025	Con 13 PT Lot 22	New Home	HVAC/RI	Tarion #114312
23-080	4919 000 002 29400	June 6, 2024	Plan 42M632 Lot 1 PCL 27253	Seasonal Residence	OCCUPANCY	Renewal of #2022-024
23-081	4919 000 002 29400	June 6, 2024	Plan 42M632 Lot 1 PCL 27253	Guest Sleeping Cabin	PLUMB/RI	Renewal of #2022-025
23-082	4919 000 002 29400	June 6, 2024	Plan 42M632 Lot 1 PCL 27253	Garage	FRAME	Renewal of #2022-026
23-085	4919 000 001 59410	August 1, 2024	Con 4 PT Lot 4	New Home	FINAL FAILED	Tarion #30596, Renewal of #16-26, 18-020, 19-002, 22-031
23-086	4919 000 003 12300	August 1, 2024	Con 12 PT Lot 19	Home Repairs/Addition	SITE VISIT	Renewal of #15-51 & 17-59, 19-036, 22-032
23-087	4919 000 003 05215	August 1, 2024	Con 11 PT Lot 22	Dormer/Roof (Home)	OCCUPANCY	Renewal of #17-21, 19-055, 22-033
23-090	4919 000 003 23905	August 1, 2024	Con 14 PT Lot 11	Pre-fab Commercial Manufacturing Business	PLUMB/RI	
23-096	4919 000 001 30265	November 4, 2025	Con 2 PT Lot 15	New Home	AIR BARRIER	Tarion #116920
23-105	4919 000 001 73400	July 30, 2024	Con 5 PT Lot 17	Home Addition	SITE VISIT	Renewal of #2022-040
23-108	4919 000 001 09400	July 22, 2024	Con 1 PT Lot 27	Garage/Shop	INSUL/VB	
23-111	4919 000 002 29404	July 16, 2024	Plan 42M632 Lot 3	Seasonal Residence	OCCUPANCY	Renewal of #2022-050
23-113	4919 000 003 00300	May 13, 2025	Con 11 Lot 2	Hay Storage	FRAME FAILED	
23-114	4919 000 002 29420	Novmber 5, 2025	Plan 42M632 Lot 10	Storage Shop		
23-118	4919 000 001 44500	February 6, 2025	Plan M101 Lot 7	Shed	CONSTRUCTION STATUS	
23-119	4919 000 001 44500	February 6, 2025	Plan M101 Lot 7	Deck	CONSTRUCTION STATUS	
23-121	4919 000 003 25610	November 5, 2025	Con 14 PT Lot 26	New Home	INSUL/VB	Tarion #114708
23-122	4919 000 001 50000	August 7, 2025	Plan 270 PT Lot 23	Seasonal Residence	OCCUPANCY FAILED	Renewal of #20-091, #22-064, Tarion #85096
23-123	4919 000 003 22100	September 11, 2024	Con 13 PT Lot 25	Seasonal Residence Repairs	FRAME	
23-132	4919 000 001 17600	May 13, 2025	Con 2 PT Lot 7	Restoration Repairs		
23-133	4919 000 003 26500	May 13, 2025	Con 14 PT Lot 28	Seasonal Residence	REVOKED	

# BUILDING PERMIT REPORT

November 2025

23-139	4919 000 002 29700	Pending	Con 10 Lot 24	Shipping Container (A)		In issuance of #23-044
23-140	4919 000 002 29700	Pending	Con 10 Lot 24	Shipping Container (B)		In issuance of #23-044
23-143	4919 000 001 73602	September 18, 2023	Con 5 PT Lot 18 PCL 4285	Living Room Addition	SOLID FUEL FIRED APPLIANCES	
23-146	4919 000 001 04607	July 4, 2025	Con 1 PT Lot 7 RP 42R4726	New Home	OCCUPANCY	Tarion #115479
23-147	4919 000 001 04607	July 4, 2025	Con 1 PT Lot 7 RP 42R4726	Garage	OCCUPANCY	
23-149	4919 000 002 02720	July 7, 2025	Con 6 PT Lot 7 RP 42R10544	Seasonal Residence	INSUL/VB FAILED	
23-151	4919 000 001 18700	May 13, 2025	Plan 185 Lot 5 Plan 42R-3166	Home Repairs/Alterations		
23-153	4919 000 001 04605	October 4, 2023	Con 1 PT Lot 7	Roof Repairs	FRAME FAILED	
23-155	4919 000 001 45200	October 10, 2023	Plan M101 Lot 14	Home Addition	INSUL/VB	
23-162	4919 000 001 34700	October 24, 2023	Con 3 PT Lot 7 PT PCL 10592	Home Repairs/Alterations	FINAL FAILED	
23-164	4919 000 003 27400	November 28, 2023	Con 14 PT Lot 28 PCL 10338	New Home	OCCUPANCY FAILED	Tarion #115752
23-166	4919 000 003 18904	November 16, 2023	Con 13 PT Lot 8	New Home	SOLID FUEL FIRED APPLIANCES	Tarion #115751
23-168	4919 000 003 30000	November 24, 2023	Plan 199 Lot 16	Home Addition	FRAME FAILED	
24-001	4919 000 001 16600	June 19, 2024	Plan 158 Lot 4 TO 6	Home Addition		
24-002	4919 000 003 05010	November 7, 2025	Plan 42M662 Lot 8	New Home	PLUMB/RI	Tarion #116076
24-004	4919 000 003 07650	March 21, 2024	Con 11 PT Lot 32 RP 42R8820	Cottage Addition/Alterations	INSUL/VB	
24-005	4919 000 001 16700	March 13, 2024	Plan 158 Lot 1	Addition/Repairs	INSUL/VB	
24-008	4919 000 001 54000	February 6, 2025	Plan M261 Lot 37	Addition	INSUL/VB	Formerly #2021-027
24-014	4919 000 002 31400	May 29, 2024	Con 10 PT Lot 29	New Home	PLUMB/RI	Tarion #116643
24-015	4919 000 001 80700	March 14, 2024	Con 5 PT Lot 21 Plan PSR-1659	New Home	OCCUPANCY	Tarion #116312
24-016	4919 000 003 05050	May 31, 2024	Con 11 PT Lot 22	New Home	INSUL/VB FAILED	Tarion #116644
24-019	4919 000 001 53000	April 2, 2024	Plan M261 Lot 47	Foundation Repairs	FINAL FAILED	
24-020	4919 000 001 78400	April 15, 2024	Plan M237 Lot 5	Deck		
24-021	4919 000 002 18600	May 23, 2024	Con 8 PT Lots 17 and 18	New Home	OCCUPANCY	Tarion #116573
24-022	4919 000 002 03600	May 28, 2024	Con 6 PT Lot 10	Deck	FOOTINGS	
24-027	4919 000 001 28500	July 15, 2024	Con 2 PT Lot 12	Garage	FINAL	
24-036	4919 000 003 04300	June 5, 2024	Con 11 PT Lot 19	Garage	PLUMB/RI FAILED	
24-037	4919 000 003 04300	June 10, 2024	Con 11 PT Lot 19	Interior Renovation	FRAME FAILED	
24-039	4919 000 002 05106	June 21, 2024	Con 6 PT Lot 20	New Home	OCCUPANCY	Tarion #116918
24-042	4919 000 001 29504	July 5, 2024	Con 2 PT Lot 13 RP 42R22111	New Home	OCCUPANCY	Tarion #116919
24-044	4919 000 002 18990	July 18, 2024	Con 8 PT Lot 21	Home Addition	INSUL/VB	
24-045	4919 000 003 05300	July 23, 2024	Con 11 PT Lot 23	New Deck	FOOTINGS	
24-046	4919 000 002 04302	July 23, 2024	Con 6 PT Lot 13	Home Renovations	FRAME	
24-047	4919 000 003 05300	July 26, 2024	Con 11 PT Lot 23	Seasonal Residence	FINAL FAILED	
24-049	4919 000 001 29525	August 13, 2024	Con 2 PT Lot 13 RP 42R13270	New Home	OCCUPANCY FAILED	Tarion #117047
24-050	4919 000 001 08900	September 17, 2024	Con 1 Lot 23 RP 42R13495	New Home	AIR BARRIER	Tarion #117340
24-052	4919 000 001 08900	September 17, 2024	Con 1 Lot 23 RP 42R13495	New Garage		



# BUILDING PERMIT REPORT

November 2025

24-054	4919 000 002 01423	September 11, 2024	Plan 42M675 Lot 1	New Home	OCCUPANCY	Tarion #117341
24-055	4919 000 003 03000	October 7, 2024	Con 11 PT Lot 8	New Home	REVISED PLANS REVIEW	Tarion #117342
24-056	4919 000 002 06501	October 7, 2024	Con 7 PT Lot 2	Storage Shed	FINAL	
24-057	4919 000 003 04250	December 11, 2024	Con 11 PT Lots 18 & 19	Seasonal Residence	HVAC/RI	
24-059	4919 000 003 04250	December 11, 2024	Con 11 PT Lots 18 & 19	Garage		
24-060	4919 000 001 21300	November 13, 2024	Con 2 PT Lot 8	Seasonal Residence	SOIL GAS BARRIER	
24-061	4919 000 003 18904	October 15, 2024	Con 13 PT Lot 8	Garage		
24-062	4919 000 002 06600	October 17, 2024	Con 7 PT Lot 3	Addition	FINAL FAILED	
24-063	4919 000 001 65300	October 24, 2024	Con 4 Lot 31	Seasonal Cabin	FINAL FAILED	
24-064	4919 000 002 05102	October 16, 2024	Con 6 PT Lot 20	New Home	OCCUPANCY	Tarion #117353
24-065	4919 000 001 31038	October 25, 2024	Plan M445 Lot 21	Addition	INSUL/VB	
24-066	4919 000 001 73602	November 5, 2024	Con 5 PT Lot 18 PCL 4285	Addition	FINAL FAILED	
24-069	4919 000 001 73602	November 28, 2024	Con 5 PT Lot 18 PCL 4285	New Garage	FRAME	
24-070	4919 000 002 31100	November 28, 2024	Con 10 PT Lot 29	Renovations/Repairs		
24-071	4919 000 002 31100	November 28, 2024	Con 10 PT Lot 29	Renovations/Repairs		
24-072	4919 000 002 31100	November 28, 2024	Con 10 PT Lot 29	Renovations/Repairs		
24-075	4919 000 001 28700	December 12, 2024	Con 2 PT Lot 12	Seasonal Residence	PLUMB/RI	
24-076	4919 000 002 28600	December 16, 2024	Con 10 PT Lot 14	New Garage	FINAL	
24-077	4919 000 003 12426	December 17, 2024	Con 12 PT Lot 20	New Home	HVAC/RI	Tarion #117584
24-078	4919 000 001 66200	December 17, 2024	Con 5 PT Lot 5	Addition	AIR BARRIER	

**Charlene Watt (Deputy Clerk)**

---

**From:** Beth Morton <beth.morton@townshipofperry.ca>  
**Sent:** November 7, 2025 7:59 AM  
**To:** April Stockfish; Brayden Robinson ; Charlene Watt; Cheryl Marshall; Chief Readman; Chris Hope; Cindy Filmore; Dan Robertson; Dave Gray; Denis Duguay ; Derek Young; Douglas Holland; Gary Courtice; Heather Pateman; Info; Kerstin Vroom; Laura Brandt; Mayor Rod Ward; Mike Rickward; mmfd Chief; Nancy Field; Nicole Gourlay; Norm Hofstetter; Paul Schaefer ; Sam Dunnett; Vicky Roeder-Martin  
**Cc:** Kim Seguin  
**Subject:** Follow up from Thursday, November 6, 2025 RFSC Meeting  
**Attachments:** Minutes November 6, 2025 Draft.pdf; REPORT MOU.pdf

Good morning:

Attached are the draft Minutes for the RFSC Meeting that was held on November 6, 2025, together with report on the Memorandum of Understanding for the Live Fire Unit.

The MOU was entered into by the Fire Chiefs of the 7 member municipalities that are part of the RFSC. It was an excellent starting point to ensure an agreement was in place for liability and protection for the Live Fire Unit, however moving forward the Township of Perry's insurance provider who currently insures the Live Fire Unit has made recommendations. Please see attached report for more information.

Following discussion, the RFSC passed Resolution 2025-03, see below:

**Resolution No. 2025-03**

**Moved by: Dan Robertson**

**Seconded by: Chris Hope**

***Be it resolved that*** the Regional Fire Services Committee hereby recommends that the Councils of the 7 member municipalities hereby support that the Township of Perry forward the MOU and comments from their insurance to Russell Christie's Office for their legal opinion and update;

***And that*** the costs associated with the legal opinion be payable on a 1/7th share by each member municipality as per the Terms of Reference;

***And that*** the Final Agreement be circulated to each municipality to be adopted by By-law.

**Carried**

Please review and bring forward the MOU to your Council for discussion at their next Meeting. Once I hear back from all municipalities, we will send the MOU and report off to Russell Christie.

We look forward to hearing from everyone soon!

Take care and have a great weekend.

-RESOLUTION-



Beth Morton, Clerk-Administrator



Township of Perry | 1695 Emsdale Road  
Emsdale ON | (705)636-5941  
[www.townshipofperry.ca](http://www.townshipofperry.ca)

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**From:** Beth Morton

**Sent:** October 31, 2025 6:26 PM

**To:** April Stockfish <depfire@townshipofperry.ca>; Brayden Robinson <treasurer@ryersontownship.ca>; Charlene Watt <clerk@armourtownship.ca>; Cheryl Marshall <clerk@mcmurrichmonteith.com>; Chief Readman <fire@ryersontownship.ca>; Chris Hope <mayor@burksfalls.ca>; Cindy Filmore <cindy.filmore@townofkearney.ca>; Dan Robertson <dan.robertson@ryersontownship.ca>; Dave Gray <director@explorealmaguin.ca>; Denis Duguay <clerk@burksfalls.ca>; Derek Young <fire@magnetawan.com>; Douglas Holland <firechief@townshipofperry.ca>; Gary Courtice <garycourtice@rogers.com>; Heather Pateman <hpateman@me.com>; Info <info@townshipofperry.ca>; Kerstin Vroom <kvroom@magnetawan.com>; Laura Brandt <lbrandt@magnetawan.com>; Mayor Rod Ward <rward@armourtownship.ca>; Mike Rickward <michaelrickward@gmail.com>; mmfd Chief <mmfdchief@mcmurrichmonteith.com>; Nancy Field <deputyclerk@ryersontownship.ca>; Nicole Gourlay <nicole.gourlay@townofkearney.ca>; Norm Hofstetter <norm.hofstetter@townshipofperry.ca>; Paul Schaefer <fire@townofkearney.ca>; Sam Dunnett <sdunnett2@gmail.com>; Vicky Roeder-Martin <vroeder-martin@mcmurrichmonteith.com>

**Cc:** Kim Seguin <kim.seguin@townshipofperry.ca>

**Subject:** RFSC - Agenda Package - Thursday, November 6, 2025 @ 7 pm

Good evening:

Attached is the Agenda Package for the RFSC Meeting scheduled for Thursday, November 6, 2025 at 7 pm.

Happy Halloween and GO JAYS GO!

Take care,

Beth Morton, Clerk-Administrator



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**Southeast Almaguin Highlands Regional Fire Services Committee  
(RFSC)**

**MINUTES**

**Thursday, November 6, 2025**

Perry Township Council Chambers  
(Sign-in sheet attached)

**1. Call to Order**

Mayor Norm Hofstetter opened the meeting at 7:00 p.m.

**2. Minutes**

**Resolution No. 2025-02**

**Moved by: Rod Ward**

**Seconded by: Dan Robertson**

***Be it resolved that*** the Regional Fire Services Committee hereby approves the Minutes of the March 13, 2025 Meeting, as presented.

**Carried**

**3. Live Fire Training Unit**

The Live Fire Training Unit is working extremely well so far. Each Fire Station has cycled through it a minimum of three times. Training has been a joint effort and has been completed in the evenings due to schedules, but the department is working to schedule a weekend training. The fire simulation is as real as can be achieved. The unit has also been used for search and rescue, ladder work, as well as other training.

**4. Proposed Second Training Unit for Search and Rescue**

The Fire Chiefs are not sure it is the right time to focus on a second unit. With new Fire Halls being built, it is best to consider in a few years. Looking at spreading resources out in the future. The existing Live Fire Training Unit can be used for fire and rescue. The Fire Chiefs confirmed that the former Perry Municipal Office is no longer required for search and rescue training. They have a few props and materials to get out prior to demolition, but can be cleared prior to demo in 2026.

## **5. MOU – Live Fire Training Unit**

### **Resolution No. 2025-03**

**Moved by: Dan Robertson**

**Seconded by: Chris Hope**

***Be it resolved that*** the Regional Fire Services Committee hereby recommends that the Councils of the 7 member municipalities hereby support that the Township of Perry forward the MOU and comments from their insurance to Russell Christie's Office for their legal opinion and update;

***And that*** the costs associated with the legal opinion be payable on a 1/7th share by each member municipality as per the Terms of Reference;

***And that*** the Final Agreement be circulated to each municipality to be adopted by By-law.

**Carried**

## **6. Updates on Recruitment and Retention**

Online portion of the Recruitment Class starts December 4, 2025. There are 18-20 recruits.

## **7. Regional Training – Update and Discussion**

This item came up for discussion as a reminder that the contract expires in 2027 and the RTO has mentioned potential retirement. The Chiefs outlined that this has been a discussion with consideration of hiring someone in the area that would work 5 days a week rotating within the 5 stations and also would respond to calls.

## **8. Shared Equipment**

RDC was purchased and in service as of May 2025. In addition, the department acquired an additional one by donation that has been incorporated into the training.

## **9. DZ Driver Training Program**

The DZ Driver Training Program has begun. Perry hosted the one-day training and opened it to all stations. The 10 firefighters within the region attended the one-day training session covering off the requirements for daily checks, including but not limited to testing air brakes, low pressure sensors, etc. Each firefighter is required to complete the driving practice within their own stations. November 27 and 28 has been blocked off at MTO in Huntsville for drive test.



## **10. Other Business**

Rod Ward requested an update on reporting. Chiefs outlined with the new FirePro program reporting will be made simpler and Chiefs will be able to report on training, response hours, response times, number of calls for service, etc. Most stations have or are getting the program.

Burk's Falls, Armour and Ryerson together and Magnetawan are in the process of building new halls. Kearney is looking at a new hall, planned in approximately 3 years.

The Chiefs outlined that drones are being used within the department and have already had success using them in various situations, including assisting in search and rescue of a lost person.

## **11. Next Meeting**

The next meeting will be in February 2026.

## **12. Adjourn**

The meeting adjourned at 7:45 p.m.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

---

Norm Hofstetter, *Chair*

## REPORT

**Date:** November 6, 2025  
**To:** RFSC  
**From:** Beth Morton, RFSC Secretary / Clerk-Administrator Perry  
**Re:** Memorandum of Understanding (MOU) for Live Fire Training Unit

### Overview

Staff of the Township of Perry submitted details for the Live Fire Training Unit to the Township's Insurance Provider, Brokerlink on behalf of IPE in order to obtain insurance on the new Live Fire Training Unit for liability and structure. As part of their review, IPE required the Agreement that was in place. The Fire Chief provided Perry staff with a copy of a MOU entered into between the Fire Chiefs of the 7 member municipalities.

IPE's Risk Management Team reviewed the MOU and provided the following commentary:

#### Risk Management - Review of MOU

*It is our understanding that the Township of Perry has entered into a memorandum of understanding with the Township of Ryerson, the Town of Kearney, the Municipality of Magnetawan, and the Township of McMurrich Monteith for the purposes of working collaboratively in the construction and use of a Live Fire Training Unit.*

*The MOU is already executed.*

*The MOU states that any costs incurred due to damages inflicted by the negligence of any one partner shall be borne by the partner responsible, in their entirety. This is preferred, however, they could include a reciprocal indemnification clause with more detailed wording, noting each party is responsible for trained staff and equipment. Sample wording is provided below for reference purposes only. **This should be drafted and reviewed by their solicitor.***

*They could also include a statement that each party confirms they maintain general liability insurance.*

*We don't see major concerns. We hope this helps.*



### Sample Wording

#### *Mutual/Reciprocal Indemnification*

*The Indemnifying Party agrees to defend, indemnify and save the Indemnified Party harmless, along with their respective councillors, officers, employees and agents from any liability, action, claim, loss, damage, payment, cost, fine, fine surcharge, recovery or expense, including assessable legal fees arising out of the performance of the Indemnifying Party's obligations under this Agreement, save and except in respect of any liability, action, claim, loss, damage, payment, cost, fine, fine surcharge, recovery or expense, including assessable legal fees, directly attributable to, arising from, or caused by the negligence or breach of contractual obligation hereunder by the Indemnified Party.*

*The Indemnifying Party agrees to defend, indemnify and save harmless the Indemnified Party from and against any and all claims of any nature, actions, causes of action, losses, expenses, fines, costs (including legal costs), interest or damages of every nature and kind whatsoever arising out of or related to the Indemnifying Party's status with WSIB. This indemnity shall be in addition to and not in lieu of any proof of WSIB status and compliance to be provided by the parties in accordance with this Contract, and shall survive this Contract.*

***\*\* This is a sample only, does not constitute legal advice, and is for information purposes. An Indemnification/Hold Harmless should be drafted by your legal counsel \*\****

#### *General Liability Insurance*

*General Liability Policy insuring against injury or damage to persons or property, underwritten by an insurer licensed to conduct business in the Province of \_\_\_\_\_ with a limit of not less than \$\_\_\_\_\_. The policy shall be endorsed to include each party to the agreement as an additional insured with respect to the Mutual Use as per the agreement. The policy shall further be endorsed to include cross-liability, contractual liability and personal injury.*

### **Moving Forward:**

The MOU was entered into by the Fire Chiefs of the 7 member municipalities that are part of the RFSC. It was an excellent starting point to ensure an agreement was in place for liability and protection for the Live Fire Unit, however moving forward the Township of Perry's insurance has made recommendations.

It is my recommendation that the MOU, along with this report be provided to each member municipality for their initial review with the recommendation that it be circulated to Russell Christie's Office for their review. Once completed and a final draft is provided by Russell Christie, it should be circulated and adopted by each member municipality's Council.

**Resolution:**

Be it resolved that the RFSC hereby recommends that the Councils of the 7 member municipalities hereby support that the Township of Perry forward the MOU and comments from their insurance to Russell Christie's Office for their legal opinion and update;

And that the costs associated with the legal opinion be payable on a 1/7<sup>th</sup> share by each member municipality as per the Terms of Reference;

And that the Final Agreement be circulated to each municipality to be adopted by By-law.

Submitted to the RFSC for discussion and consideration.



## **MEMORANDUM OF UNDERSTANDING**

This Memorandum of Understanding ("MOU") is made and entered into on this 25<sup>th</sup> day of March, 2025 ('Effective Date') by and between the Township of Ryerson, the Town of Kearney, the Municipality of Magnetawan, the Township of McMurrich Monteith, and the Township of Perry (collectively, the 'Partners').

### **I. Description of the Project**

The Burk's Falls and District Fire Department, Town of Kearney Fire Department, Municipality of Magnetawan Fire Department, Township of McMurrich/Monteith Fire Department, and Township of Perry Fire Department are working collaboratively in the construction of a Live Fire Training Unit ('Training Unit'). The Training Unit is to be located at the Township of Perry Fire Hall, 64 Old Government Road, Emsdale Ontario.

### **II. Purpose and Scope**

The Purpose of this MOU is to provide the framework for the usage, maintenance, and financial implications of the Training Unit Project.

### **III. Obligations**

The Partners desire and wish that this document will create an agreement between the Partners to work together in such a manner that would promote an atmosphere of collaboration in support of an effective and efficient partnership with regards to all matters related to the Project.

### **IV. Roles and Responsibilities**

It is agreed that each Fire Department will have equal annual use of the Training Unit, based on a schedule to be created and approved by November 30<sup>th</sup> of the preceding calendar year.

In using the Training Unit, all Operating Guidelines and Procedures must be followed at all times. A Safety Plan must also be implemented and followed at all times.

An affirmative vote by a majority of Partners is required before any maintenance costs are incurred, or any building alterations completed. All maintenance costs shall be split equally between the Partners.

Notwithstanding the above, any costs incurred due to damages inflicted by the negligence of any one Partner shall be borne by the Partner responsible, in their entirety.

### **V. Withdrawal from Partnership**

Any Partner wishing to withdraw from its inclusion in the Project must submit 90 days notice, in writing, to each of the other Partners.

Compensation for any partner withdrawing will be based on the chart in Appendix A, and will be paid out by the other remaining Partners. The Chiefs will assess the value and make necessary changes to Appendix A based on renovations and repairs throughout the Training Unit's life span.

Depending on the time a partner withdraws, compensation may not be paid out until the next years budget.

Once the Training Unit has reached the end of its useful life, the costs associated with the removal and/or remediation of the Project site shall be shared equally amongst the Partners.

#### VI. Duration

This MOU will come into force on the day it is signed by all Partners, and remain in force until another memorandum is signed. The terms of this MOU may be amended by unanimous agreement of the Partners, in writing.

#### VII. Signature

This MOU is signed by an authorized signatory of each Partner.

Joe Readman

Dave Schuster

Derek Young

Joe Readman


Dan Marshall

  
Township of Iverson

  
Town of Kearney

  
Municipality of Magnetawan

  
Township of McMurrich/Monteith

  
Township of Perry

May 22 2025  
Date

May 22/2025  
Date

May 22/25  
Date

May 22/2025  
Date

May 22, 2025  
Date



## Appendix A

Age of training unit	Percentage of value of the Training Unit
Year 1	100%
Year 2	100%
Year 3	100%
Year 4	100%
Year 5	100%
Year 6	95%
Year 7	90%
Year 8	85%
Year 9	80%
Year 10	75%
Year 11	70%
Year 12	65%
Year 13	60%
Year 14	55%
Year 15	50%
Year 16	45%
Year 17	40%
Year 18	35%
Year 19	30%
Year 20	25%
Year 21	20%
Year 22	15%
Year 23	10%
Year 24	5%
Year 25	0%



**705-382-2900**  
**[www.almaguin-health.org](http://www.almaguin-health.org)**

### **ALMAGUIN HIGHLANDS HEALTH COUNCIL**

**MINUTES:** October 2, 2025, 10:00 am in person at the Township of Perry Municipal Office and via Zoom

**Present:** Jim Ronholm, Shawn Jackson, Margaret Ann MacPhail, Vickey Roeder-Martin (Vice-Chair), Rod Ward (Chair), Brad Kneller, Delynn Patterson, Cheryl Philip, Sean Cotton, Deb Duce (Secretary)

**Regrets:** Tom Bryson, Norm Hofstetter

**Guests:** Cheryl Harrison, Deb Raynard, Courtney Metcalfe, Sandy Zurbrigg, Shelly van den Heuvel, David Gravelle.

Called to order at 10:00 a.m. by Chair R. Ward.

1. **2025-22** Moved by Brad Kneller. Seconded by Delynn Patterson.  
**THEREFORE BE IT RESOLVED THAT** the Almaguin Highlands Health Council adopt the amended agenda for the meeting of October 2, 2025.
2. **2025-23** Moved by Vickey Roeder-Martin. Seconded by Jim Ronholm.  
**THEREFORE BE IT RESOLVED THAT** the Almaguin Highlands Health Council adopt the minutes from the regular meeting of October 2, 2025.
2. **DECLARATION OF PECUNIARY OF INTEREST: None**
3. **DELEGATIONS: None**
4. **RESOLUTIONS TO BE PASSED:**

2025-24: Letter of Support to Burk's Falls | Rural Ontario Development Program Application

2025-25: Support the Partnered Funding for Engineering Study Huston St. Health Centre



## 5. ITEMS FOR DISCUSSION

### a) Progress Report

- i. C. Harrison provided an MAHC update highlighting capital development to date and the \$20 million dollar donation by the Hutcheson Family to support the new hospital as well as annual scholarships.
- ii. D. Raynard shared information on the AHFHT staff, programs, services, and unattached patient waitlist (800). D. Duce will D. Raynard the OH HHC contact information for the region.

### b) Community & Clinical Providers Survey Update

Presentation of key points in the feedback from over 300 respondents to the community survey.

Discussion of an agreement and/or contract between an FHT and the municipalities to support the recruitment of primary care providers needed. Current OH criteria sets limits that are tied to funding.

Following discussion, it was agreed that a group will meet in the next week to discuss a possible AHHC PCAT submission outside of the OHT. Those interested included S. van den Heuvel, R. Ward, V. Roeder-Martin, D. Patterson, & S. Zurbrigg.

### c) Healthcare Services Survey Update

Overview of the data received to date and discussion of sharing on municipal digital spaces.

### d) OPRA Recommendation to Ontario Health & Physician Recruitment Update

D. Gravelle presented an overview of the OPRA recommendation to OH/PCAT to provide \$5M over 2 years to support 1. existing community recruiters, 2. shared technology systems, 3. travel, outreach, community engagement activities as well as 4. data and reporting infrastructure to guide evidence-based recruitment and 5. equity subsidies for underfunded and underserved communities.

C. Metcalfe share information on the Rural Community Immigration Pilot (<https://nbcip.ca/>) funding opportunity.

### e) Explore Almaguin Website and the Health Hub webpage [LINK](#)

Council members were asked to review the Health Hub webpage on the Almaguin website and provide feedback to C. Metcalfe.

### f) Village of Burk's Falls Letter of Support – Funding Application for Strategic Plan

R. Ward shared background information on the request for a letter of support. The following resolution was put forward.

**2025-24 Moved by Brad Kneller. Seconded by Shawn Jackson.**

**THEREFORE BE IT RESOLVED THAT** the Almaguin Highlands Health Council will submit a letter of support to the Village of Burk's Falls for inclusion in their Rural Ontario Development Program Grant Application for development of a comprehensive strategic plan.

**g) Recruiter Funding Renewal Update | Confirmations Received to Date**

An overview of the status of the MAOHT recruiter funding renewal by AH municipalities. An email will be sent to those who have not yet shared information requesting an update.

**h) Engineering Study – Quote**

Sean shared background information, and the following resolution was put forward. The plan summary will be scanned and sent to all AHHC members. The resolution (2025-25) was deferred.

i) Position Hiring N/A

j) Other Business N/A

**6. ADJOURNMENT**

2025-21 Moved by DeLynne Patterson - Seconded by Vickey Roeder-Martin.

**THEREFORE, BE IT RESOLVED THAT** the Almaguin Highlands Health Council adjourn at 11:56 a.m. to meet again on October 2, 2025, at 10:00 am at Perry Township. Carried.





ALMAGUIN HIGHLANDS OPP DETACHMENT BOARD  
CONSEIL DU DÉTACHEMENT D'ALMAGUIN HIGHLANDS  
DE LA POLICE PROVINCIALE

ALMAGUIN HIGHLANDS OPP DETACHMENT  
DÉTACHEMENT D'ALMAGUIN HIGHLANDS DE LA POLICE PROVINCIALE

19

*Almaguin Highlands O.P.P. Detachment Board*

**Regular Meeting of the Board  
Wednesday November 12<sup>th</sup>, 2025  
5:00 p.m.**

**Township of Perry Municipal Office  
(1695 Emsdale Road, Emsdale, ON)**

Any and all Minutes are to be considered Draft until approved by the OPP Board at a Regular Meeting.

**In Attendance:**

**Council Chambers:**

Robert Sutherland, Chair & Community Representative, Krista Miller, Vice Chair & Community Representative, Board Members Kevin Noaik, Dan Robertson, Joe Lumley and, S/SGT Doug Vincer, Almaguin Highlands OPP Detachment Commander, Kim Seguin, Acting Secretary

**Regrets:**

Neil Scarlett

**Members of the Public:**

n/a

**Disclosure of Conflict of Interest**

Nil

**Resolution No. 2025-22**

**Moved by: Krista Miller**

**Seconded by: Joe Lumley**

***Be it resolved that*** the Almaguin Highlands OPP Detachment Board hereby approves the Regular Board Meeting Minutes dated Wednesday, October 8<sup>th</sup>, 2025.

**Carried**

**Item 4 Delegations**

N/A

**Item 5.1 2025 Q3 Opp Detachment Board Report**

The board had a brief discussion with S/SGT Vincer on the report presented.

**Resolution No. 2025-23**

**Moved by: Dan Robertson**

**Seconded by: Kevin Noaik**

***Be it resolved that*** the Almaguin Highlands OPP Detachment Board hereby receives the 2025 Q3 OPP Detachment Board Report.

**Carried**

**Item 6.1 Appointment of Acting Secretary**

**Resolution No. 2025-24**

**Moved by: Krista Miller**

**Seconded by: Joe Lumley**

***Be it resolved that*** the Almaguin Highlands OPP Detachment Board hereby receives appoints Kim Seguin as Acting Secretary.

**Carried**

**Item 6.2 Detachment Commander Performance Feedback Form33**

The Almaguin Highlands OPP Detachment Board deferred the discussion to complete the form until after agenda item 6.4.

**Item 6.3 2026 OPP Detachment Board Meeting Schedule**

**Resolution No. 2025-25**

**Moved by: Joe Lumley**

**Seconded by: Dan Robertson**

***Be it resolved that*** the Almaguin Highlands OPP Detachment Board hereby establish the 2026 Meeting Dates for the Board as the second Wednesday of the month at 5:00pm on:

- January 14, 2026
- April 8, 2026
- July 8, 2026
- October 14, 2026

**Carried**

**Item 6.4 Community Safety and Well-Being Plan Final**

The Board reviewed the information presented for the Community Safety and Well-Being Plan.

S/Sgt Vincer left the meeting at 5:26pm so the board could discuss the performance feedback form.

**Revisit Item 6.2 Detachment Commander Performance Feedback Form33**

The Board discussed each item on the feedback form and collaboratively developed the feedback. The completed information will be forwarded to S/SGT Vincer by November 14<sup>th</sup> as requested.

The Meeting adjourned at approximately 5:55 p.m.

Dated this 14<sup>th</sup> day of January 2026.

---

Robert Sutherland, *Chair*

---

Kim Seguin, *Acting Secretary*





P.O. Box 463, Burk's Falls, Ontario P0A 1C0  
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827 Chetwynd Road  
Armour Township

Wiseman's Corner Schoolhouse  
112 Midlothian Road  
Ryerson Township

**MINUTES**  
**Burk's Falls & District Historical Society**  
**Fell Homes, Burk's Falls**  
**Monday, November 17, 2025**

Members Present: Diane Brandt – President  
Jarv Osborne – Vice President  
Jenny Hall - Treasurer  
Charlene Watt – Deputy Treasurer/Secretary  
Barry Burton  
Nieves Guijarro  
Peter Hall  
Krista Trulsen  
Nancy Kyte

The Members present constituted a quorum.

Guests: Joe Shillolo  
Benn Collings

**Call to Order:**

The meeting was called to order at 6:57 p.m.  
Diane Brandt in the Chair.

**Welcome:**

Diane welcomed Members & Guests. Introductions were made.

**Approval & Amendments of the Minutes of the Last Meeting:**

Acceptance and adoption of the October 20, 2025 Meeting Minutes as circulated: **Moved by Jarv Osborne, Seconded by Barry Burton. Carried**

**Treasurer's Report:**

Jenny Hall reported that the balance of the main bank account was \$10,568.18 as of October 1, 2025, and \$7,037.50 as of October 31, 2025. Total expenses for October amounted to \$3,640.68, which included regular fixed monthly operating costs, \$108.39 for Halloween treats, \$65.00 for annual memberships to the Ontario Historical Society, and \$3,405.19 in wages for two part-time summer employees. Revenue for the month totaled \$110.00, consisting of a membership renewal and a \$100.00 donation from Barry Burton. **Motion to**



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Ryerson Township

accept the Treasurer's report and pay the monthly invoices: Moved by Nancy Kyte, Seconded by Krista Trulsen. Carried

### **Committee Reports:**

#### **Wiseman's Corner Schoolhouse Update:**

The heritage centre has been closed for the season.

#### **Watt Farm House Update:**

The farmhouse will be open during the off-season by appointment only. The stairlift has not yet been serviced, and Diane will follow up with the CAO at the Township of Armour regarding its maintenance. Curtains have been installed, and Nancy Kyte is working on the next set for the laundry room as well as blinds for the garage.

#### **Membership Committee:**

Peter Hall reported that there are 32 active memberships for 2025. The email addresses of members will be forwarded to Charlene Watt to include in the circulation list.

#### **Facilities and Functions Committee:**

Diane Brandt reported that the committee met on October 29, 2025, to discuss the new red building. Interior pest control is required, and she will follow up with the CAO at the Township of Armour regarding next steps. Barry Burton advised members that three quotes have been received for the heating system. Prices currently range from \$15,000 - \$20,000 with recommendations to install the system from the ceiling. Once a draft report is prepared, it will be presented to the committee for approval prior to submission to the Township of Armour in support of a grant application. Clarification is still required from the Township's Chief Building Official on whether a heat loss study is necessary, as this may affect the contractors' quotes. Jenny Hall is reviewing flooring options and will present her findings at a future committee meeting.

#### **Correspondence:**

Jenny Hall reported that she received two conflicting letters from the CRA regarding the income tax submission and will follow up to clarify the filing status.





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Armour Township  

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Wiseman's Corner Schoolhouse  
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Ryerson Township

## **General Business:**

### **Simcoe County Museum Day Trip:**

Barry Burton and Diane Brandt provided an update on the tour of the Simcoe County Museum. The written report is attached to the meeting minutes. Members thanked Barry for organizing the day trip, noting that it was inspirational and will support long-term planning for the heritage centres.

### **Music Sheet Donation:**

Guest Joe Shillolo attended the meeting to follow up on last month's discussion regarding his potential donation of historic sheet music. Mr. Shillolo presented artifacts dating from the early 1900s to the 1950s. The music sheet circulated to members was a 1935 slumber song written for the Dionne Quintuplets. Members noted that the collection reflects the era represented by the farmhouse and schoolhouse exhibits. The collection contains approximately 200 music sheets. Mr. Shillolo expressed his desire to donate the items, with the hope that they be displayed seasonally or in alignment with themes throughout the year. Diane Brandt advised that the sheets will be displayed once the heritage centres are fully organized, as artifacts will need to be moved between buildings. She proposed displaying the sheets in shadow boxes to ensure their protection. It was agreed that the music sheets will be professionally appraised and that a charitable donation receipt will be issued to Mr. Shillolo. Arrangements will be made to schedule an appointment with the appraiser, Diane Brandt, and Mr. Shillolo. Members thanked Mr. Shillolo for his generous donation and for his contribution to preserving local history.

## **New Business:**

### **Halloween Report:**

Diane Brandt reported that 320 treat bags were purchased for the event, of which 195 were distributed. Members discussed the remaining 125 treat bags and agreed to donate them to the Santa Claus Parade Committee for Santa to hand out at the Burk's Falls Legion on the night of the parade.

### **Meeting Location:**

It was noted that a venue change may be required in the future. Additional information will be gathered, and the topic will be brought forward for discussion in the new year.

### **December Meeting:**

Members discussed a December meeting and agreed to cancel the monthly meeting as we have in the past. **Motion that the Burk's Falls and District Historical Society approve the cancellation of the December 15, 2025 meeting and Members will return to the regularly**



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**scheduled meeting of January 19, 2026: Moved by Barry Burton, Seconded by Jenny Hall. Carried**

**Adjournment:**

The next meeting will be held on Monday, January 19, 2026 at Fell Homes. There being no further business, **Jenny Hall moved to adjourn the meeting at 8:03 p.m.**

---

Recorded by  
Charlene Watt, Secretary &  
Deputy Treasurer

---

Approved by  
Diane Brandt, President



## Simcoe County Museum Visit Report

**Members Present**     Diane Brant (President)  
                                Jenny Hall (Treasurer)  
                                Peter Hall (Membership Chair)  
                                Mike Quinton (Director)  
                                Barry Burton (Director)  
                                Krista Trulsen (Member)  
                                Benn Collings (Guest)

The members above attended a tour of the Simcoe County Museum which was hosted by Kelley Swift Jones ( Museum Curator). In the morning the group was given a guided tour through the various displays and exhibitions through out the interior of Museum. Followed up by an exterior view of their \$16.6 million dollar expansion project which is in the construction stage. We were able see the multiple wood post & beams being used for the new facility.

At the end of the interior tour Kelley indicated that she teaches at Georgian College the Course on Museum and Gallery Studies and specifically Museum and Gallery Management. Kelley inquired if her students could use our facilities as a subject for their studies.

We were then treated a lunch over at the Simcoe County Administration Building.

The afternoon was followed up by a guided tour of all the museums exterior exhibits hosted by Forrest Patenaude (Supervisor of Education and Visitor Engagement) and Daryl (Co-ordinator of Transportation Artifacts) The exterior Historic buildings were well displayed with appropriate artifacts.

The transportation buildings held an amazing collection of various mechanical transportation and farm equipment. The Museum also has an area dedicated to construction equipment.

**CONCLUSION** All who attended walked away with many ideas and innovative thoughts on how to display our artifacts for our new red building and see the need to do some long term planning for future builds at the Watts Century Farm. We all extended many thanks to Kelley and her team for a great day and their hospitality.

Barry Burton

November 12, 2025

The Honourable Doug Ford  
Premier of Ontario  
Legislative Building, Queen's Park  
Toronto, ON M7A 1A1

via email: [premier@ontario.ca](mailto:premier@ontario.ca)

Dear Premier Ford,

**Re: Curbside Recycling Eligibility for Non-Profit Organizations**

At its regular meeting held on November 11<sup>th</sup>, 2025, the Council of the Township of Selwyn passed the following resolution:

**Resolution No. 2025 – 223 – Curbside Recycling – Non Profits**

Mayor Sherry Senis – Councillor Brian Henry –

Whereas the Province of Ontario designated producers to be responsible for collecting recycling in the Province; and

Whereas non-profit organizations, including our local food banks, have been deemed ineligible for producer blue box collection effective January 1<sup>st</sup>, 2026; and

Whereas food insecurity is a local, provincial and federal issue; and

Whereas food banks need to receive grocery items that are delivered in cardboard boxes and cartons which generate copious amounts of recyclable material; and

Whereas food banks are volunteer and donation based with no revenue collected to pay for services such as removal of recyclable materials;

Therefore be it resolved that the Council of the Township of Selwyn strongly urge the Province to re-instate the eligibility for curbside blue box collection as of January 1<sup>st</sup>, 2026, for non-profit organizations, such as food banks; and

That this motion be forwarded to Premier Doug Ford, Minister of the Environment, Conservation and Parks, MPP Dave Smith, County and City of Peterborough, Association of Municipalities of Ontario, Eastern Ontario Wardens' Caucus and Ontario Municipalities for support.

Carried.

- RESOLUTION -



Under the Province's producer-responsibility framework, food banks and similar non-profit organizations have been deemed ineligible for curbside blue box collection effective January 1, 2026. This change will place an unreasonable burden on these essential community services that rely entirely on volunteers and donations.

Food banks play a critical role in addressing food insecurity — an issue of local, provincial, and national importance. These organizations receive large quantities of grocery items packaged in cardboard and other recyclable materials, yet they have no sustainable means to manage the associated recycling costs once municipal collection ends.

The Township of Selwyn strongly urges the Province of Ontario to reinstate eligibility for curbside blue box collection for non-profit organizations, such as food banks.

Thank you for your attention to this matter.

Sincerely,



Megin Hunter  
Office Assistant/ Receptionist  
Township of Selwyn

Cc: Minister of the Environment Conservation and Parks  
MPP Dave Smith  
City of Peterborough  
Peterborough County  
Association of Municipalities of Ontario  
Eastern Ontario Wardens' Caucus  
Ontario Municipalities

**Mailing Address**  
PO Box 270  
Bridgenorth  
Ontario K0L 1H0

**Tel:** 705 292 9507  
**Fax:** 705 292 8964



**TOWN OF AJAX**  
 65 Harwood Avenue South  
 Ajax ON L1S 3S9  
[www.ajax.ca](http://www.ajax.ca)

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The Honorable Doug Ford  
 Premier of Ontario  
 Legislative Building Queen's Park  
 Toronto ON M7A 1A1  
[premier@ontario.ca](mailto:premier@ontario.ca)

**Sent by E-Mail**

November 19, 2025

**Re: Solve the Crisis and Winter Homelessness Program Support**

The following resolution was passed by Ajax Town Council at its meeting held on November 17, 2025:

Whereas, we are approaching the cold winter months and the number of people experiencing homelessness in Ajax and Durham Region continues to rise drastically, with more than 1,000 people on Durham Region's by-name list as of August, including specifically 200 people in Ajax seeking support to change their housing status<sup>1</sup>; and

Whereas, in September 2024, Ajax Council passed a motion to support Ontario Big City Mayors (OBCM) [SolveTheCrisis.ca](http://SolveTheCrisis.ca)<sup>2</sup> campaign requesting that the provincial and federal governments take immediate action to solve the homelessness and mental health crisis gripping our communities; and

Whereas, while the provincial government has provided support for new programs such as Homeless and Addiction Recovery Treatment Hubs (HART Hubs), it does not adequately address the growing crisis and the financial and social impact on municipalities and regions; and

Whereas, according to the Association of Municipalities of Ontario, municipalities are providing 51.5% of the total reported homelessness program funding across all three levels of government, making a significant financial impact on municipal budgets<sup>3</sup>; and

- RESOLUTION -



Whereas, OBCM recently passed a motion at their October Meeting re-iterating the need for provincial support in addressing this crisis by allocating more funding to programs that address chronic homelessness; and

Therefore, be it resolved:

1. That Ajax Council reconfirms their support of the Solve the Crisis Campaign and calls on Ajax residents to join us in appealing to the provincial and federal governments for support by visiting [SolveTheCrisis.ca](http://SolveTheCrisis.ca); and
2. That Ajax Council asks that the provincial government to take action on the requests of the Solve the Crisis Campaign that have not been fully addressed including:
  - a. Appoint a responsible ministry and Minister with the appropriate funding and powers as a single point of contact to address the full spectrum of housing needs as well as mental health, addictions and wrap around supports.
  - b. This single Minister must strike a task force with sector representatives including municipalities, health care leaders, first responders, community services, the business community, and the tourism industry to develop an Ontario Action Plan.
  - c. Provide municipalities with the tools and resources to transition those in encampments to more appropriate supports, when deemed necessary.
  - d. Commit to funding the services our unhoused population needs, community by community, to fill in gaps in the system.
  - e. Invest in 24/7 community hubs or crisis centres to relieve pressure on emergency departments and first responders; and
3. That Ajax Council asks that the provincial government prepares a 2025/2026 winter homelessness response plan to help municipalities ensure that we can keep our unsheltered residents who are sleeping outdoors with the services they need to keep them safe in colder weather; and
4. That a copy of this resolution be sent to Doug Ford, Premier of Ontario, Rob Cerjanec, MPP for Ajax, local MPPs across the Region of Durham, Durham Regional Council, all Ontario Municipalities, Ontario Big City Mayors (OBCM).

CARRIED

If you require further information please contact me at 365-885-6983 or [Thomas.street@ajax.ca](mailto:Thomas.street@ajax.ca)

Sincerely,

A stylized handwritten signature in black ink, consisting of a large 'T' and 'S' intertwined.

Thomas Street  
Manager of Legislative Services/Deputy Clerk

Copy: Councillor L. Bower  
Councillor R. Tyler Morin  
Rob Cerjanec, Ajax MPP  
Region of Durham Local MPPs  
Durham Regional Council  
All Ontario Municipalities  
Ontario's Big City Mayors





**EDWARDSBURGH CARDINAL**

Phone: 813-668-9055  
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E-mail: mail@twpec.ca

P.O. Box 129,  
18 Centre St.  
Spencerville, Ontario  
K0E 1X0

**VIA EMAIL**

Tuesday, October 14, 2025

The Honourable Doug Ford, Premier of Ontario  
The Honourable Kinga Surma, Minister of Infrastructure  
The Honourable Rob Flack, Minister of Municipal Affairs and Housing  
The Honourable Francois-Phillipe Champagne, Minister of Finance  
Association of Municipalities of Ontario (AMO)  
Ontario Small Urban Municipalities (OSUM)  
Federation of Canadian Municipalities (FCM)  
The United Counties of Leeds and Grenville  
All Upper- and Lower-Tier Municipalities in Ontario

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Please be advised that at its Regular Council meeting held on Monday, September 29, 2025, the Council of the Township of Edwardsburgh Cardinal unanimously adopted the following resolution:

**RESOLUTION: Ontario Community Infrastructure Fund (OCIF)**

WHEREAS the Township of Edwardsburgh Cardinal acknowledges that municipal infrastructure—roads, bridges, water and wastewater systems—underpins public safety, economic vitality and quality of life in Ontario's rural and small urban communities;

WHEREAS the Ontario Community Infrastructure Fund (OCIF) was created in 2015 to assist small and rural municipalities facing infrastructure deficits that exceed their local revenue capacities;



**EDWARDSBURGH CARDINAL**

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18 Centre St.  
Spencerville, Ontario  
K0E 1X0

WHEREAS in 2022 the Government of Ontario committed to increase the annual OCIF envelope from \$100 million to \$400 million over a five-year term, with that commitment scheduled to expire at the end of fiscal 2026;

WHEREAS fixed funding levels amid rising labour, materials and climate resilience costs have eroded the purchasing power of the \$400 million envelope, jeopardizing municipalities' ability to deliver and sustain essential services without incurring unsustainable debt;

WHEREAS predictable, multi-year funding indexed to real-world cost drivers is critical for municipalities to develop, finance and execute long-term asset management plans, reduce emergency repairs and leverage complementary federal and private infrastructure financing;

WHEREAS the Township of Edwardsburgh Cardinal requires a steadfast provincial partner to extend and enhance OCIF beyond 2026, ensuring infrastructure resilience, fiscal sustainability and equitable access for all small and rural municipalities;

**NOW THEREFORE BE IT RESOLVED THAT**

1. The Township of Edwardsburgh Cardinal calls upon the Government of Ontario to extend the annual OCIF envelope at not less than \$400 million beyond its current five-year term ending in 2026, with no reductions in subsequent provincial budgets.
2. The Province be requested to index the total annual OCIF envelope—and each individual municipal allocation—to the Ontario Consumer Price Index (CPI), calculated on a calendar-year basis and disbursed in the first quarter of each fiscal year.
3. The Ministry of Infrastructure establish a new five-year OCIF funding framework that guarantees annual envelopes and allocation percentages by municipality, enabling long-term capital planning and stable cash-flow management.
4. The Province undertake a formal review of the OCIF allocation formula at least once every four years, incorporating current municipal asset management data, demographic projections, climate resilience metrics and rural equity considerations.
5. A dedicated contingency reserve equal to 5 percent of the annual OCIF envelope be created within the fund to address extraordinary cost escalations, emergency repairs or project overruns without reallocating core funding.





**EDWARDSBURGH CARDINAL**

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P.O. Box 129,  
18 Centre St.  
Spencerville, Ontario  
K0E 1X0

6. The Ministry of Infrastructure publish an annual OCIF performance report—including program disbursements, allocation adjustments and reserve expenditures—in a transparent, publicly accessible online dashboard.
7. The Clerk of the Township of Edwardsburgh Cardinal forward this resolution to:
  - o The Honourable Doug Ford, Premier of Ontario
  - o The Honourable Kinga Surma, Minister of Infrastructure
  - o The Honourable Rob Flack, Minister of Municipal Affairs and Housing
  - o The Honourable Francois-Phillipe Champagne, Minister of Finance
  - o Association of Municipalities of Ontario (AMO)
  - o Ontario Small Urban Municipalities (OSUM)
  - o Federation of Canadian Municipalities (FCM)
  - o The United Counties of Leeds and Grenville
  - o All upper- and lower-tier municipalities in Ontario

If you have any questions, please contact me at the email address below.

Sincerely,

Natalie Charette  
Interim Clerk  
[clerk@twpec.ca](mailto:clerk@twpec.ca)

**PRESCOTT**  
EST 1784  
THE FORT TOWN

**Regular Council**  
**November 3, 2025**  
2023 -2025

Moved by: T. Young

Seconded by: Burton

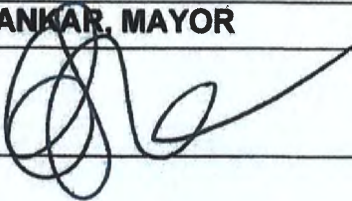
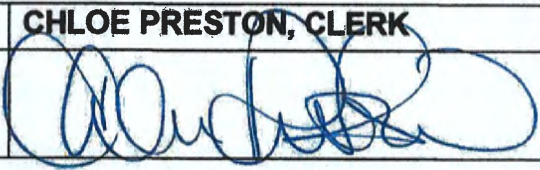
THAT Council support the Edwardsburgh  
Cardinal resolution regarding Ontario  
Community Infrastructure Fund (OCIF);

AND THAT Council direct staff to  
circulate their support to all recipients

of the  
original resolution

and  
E/C

REQUESTED BY:		RECORDED VOTE		YES	NO
Councillor Leanne Burton					
Councillor Mary Campbell					
Councillor Justin Kirkby					
Councillor Lee McConnell					
Mayor Gauri Shankar					
Councillor Ray Young					
Councillor Tracey Young					

GAURI SHANKAR, MAYOR	CHLOE PRESTON, CLERK
	





# ALMAGUIN HIGHLANDS SPECIAL OLYMPICS



## NEEDS YOUR HELP!!

Almaguin Highlands Special Olympics has been providing sporting opportunities for individuals with an intellectual disability for over 35 years. We are a completely volunteer driven organization and have over 50 registered athletes who participate in activities in our area.

The Almaguin Special Olympics Softball Team will be representing Special Olympics Ontario at the Special Olympics Canada National Summer Games being held in Medicine Hat Alberta from August 10-16, 2026. The cost to send athletes to these games is passed back to the Special Olympic communities they are representing. As we are sending a whole team, we need to raise over \$20,000. Like the Olympic cycle, it is a four year journey, for athletes and coaches to make it this far. The Team represented Almaguin Highlands and the Special Olympics Ontario North East District at the Provincial Games held in Brantford, Brant County, and Six Nations in July of 2025. The team won their division and the opportunity to compete at the National level. This is an amazing accomplishment! They continue to represent themselves and their community with great pride and will be working very hard with their coaches to be game ready when they show up in Medicine Hat, Alberta.

We thank everyone that has assisted the team in making this journey possible. It would not be possible without your support. We truly appreciate any assistance you can provide. You will be truly making a difference in the lives of others.

"Let me win, but if I can not win, let me be brave in the attempt."

### To donate online:

<https://soocommunity.crowdchange.ca/126768>



### To donate by mail:

Almaguin Highlands Special Olympics  
Attention Pat Sollman  
P.O. Box 606  
Burk's Falls, ON  
P0A 1C0



Sincerely,

**The Almaguin Highlands Special Olympics Team**

- DONATION -

**FOR IMMEDIATE RELEASE**

November 6, 2025

**FONOM Welcomes Northern Commitments in Ontario's Fall Economic Statement**

**Gore Bay, ON** – The Federation of Northern Ontario Municipalities (FONOM) acknowledges the Ontario government's 2025 Fall Economic Statement, which highlights several important investments and initiatives that will directly benefit Northern communities.

FONOM is encouraged by the Province's commitment to balance its books by 2027-2028 while continuing to invest in key infrastructure and affordability measures. The government's decision to match the federal cut to the HST on new home purchases for first-time buyers, up to \$1 million, will provide meaningful support to Ontarians seeking affordable housing.

For Northern Ontario, several initiatives stand out — including the pilot project to bring ride-sharing services to communities along the Northlander corridor, the commitment to source GO Transit bi-level rail coaches in Thunder Bay, and, as previously mentioned, the investments in road infrastructure such as the Greenstone corridor toward the Ring of Fire.

FONOM also welcomes the increased **Connecting Links program funding to \$45 million**, the rise of the **Ontario Community Infrastructure Program (OCIP) minimum to \$125,000**, and the **\$50 million increase to the Ontario Municipal Partnership Fund (OMPF), now totalling \$600 million**. These measures will provide municipalities with greater capacity to maintain and improve local infrastructure and essential services.

The government's ongoing investment in clean water systems, now totalling \$4 billion, including \$1.6 billion for upgrades, represents a significant step toward long-term sustainability for many Northern communities.

"The increase to the Ontario Municipal Partnership Fund and the higher minimum under the



Ontario Community Infrastructure Program are positive steps for our member communities,” said **Dave Plourde, President of FONOM**. “We’ll continue to advocate on issues that impact Northern municipalities, including the effects of tariffs on local economies. As this is a Fall Economic Statement, FONOM looks forward to continuing our work with the Province to ensure Northern communities can address their current challenges and are prepared to contribute to Ontario’s overall success.”

FONOM also acknowledges the fiscal challenges outlined in the Statement, with Ontario ending last year with a deficit just over \$1 billion and projecting a \$14.5-billion shortfall for 2025-26. Despite these pressures, the Province continues to make important commitments that reflect confidence in the North’s role in driving growth and opportunity.

FONOM will continue to advocate for policies and programs that reflect the unique needs and priorities of Northern municipalities.

**Media Contact:**

Dave Plourde, President

Federation of Northern Ontario Municipalities (FONOM)

705-335-1615 | [fonom.info@gmail.com](mailto:fonom.info@gmail.com)

**FOR IMMEDIATE RELEASE**

**November 10, 2025**

**FONOM Welcomes Ontario's New Pothole Prevention and Repair Program**

**Echo Bay, ON** – The Federation of Northern Ontario Municipalities (FONOM) welcomes the Ontario government's new *Pothole Prevention and Repair Program*, which will provide \$10 million to help smaller municipalities maintain safer and more reliable roads.

"This new Pothole Prevention and Repair Program is welcome news for Northern Ontario communities," said **Dave Plourde, President of FONOM**. "With 105 of our member municipalities eligible, this investment will help maintain safer roads, support local economies, and reduce the financial strain of emergency repairs. FONOM appreciates the Province's continued attention to the unique infrastructure needs of small and rural municipalities."

Under the new program, municipalities with populations of up to 10,000 people can apply for funding of up to \$38,000 per project to support critical road maintenance and pothole repair. Applications are open until December 12, 2025.

**Media Contact:**

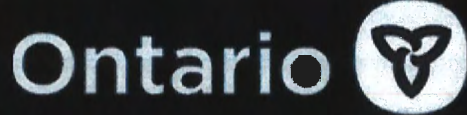
Dave Plourde, President  
Federation of Northern Ontario Municipalities (FONOM)  
705-335-1615 | [fonom.info@gmail.com](mailto:fonom.info@gmail.com)



**Charlene Watt (Deputy Clerk)**

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**From:** Ontario News <do.not.reply@ontario.ca>  
**Sent:** November 10, 2025 10:05 AM  
**To:** Charlene Watt (Deputy Clerk)  
**Subject:** Ontario Launches Pothole Prevention and Repair Program



## NEWS RELEASE

# Ontario Launches Pothole Prevention and Repair Program

Funding will support critical road maintenance in smaller communities

**November 10, 2025**  
[Ministry of Transportation](#)

SHANNONVILLE — The Ontario government is investing \$10 million to make roads safer by preventing accidents and damage that can occur from potholes. Under the new Pothole Prevention and Repair Program, municipalities with populations of up to 10,000 people can apply for funding to support critical road maintenance and pothole repair. The program is part of the government's work to protect Ontario by making record investments in infrastructure that will keep communities safe, keep workers on the job and support economic growth.

"This funding will help small municipalities repair potholes before they cause costly vehicle damage, helping families to travel safely and businesses to keep goods moving," said Prabmeet Sarkaria, Minister of Transportation. "In addition to this important program, our government is investing nearly \$30 billion to build, repair and expand highways, roads and bridges across Ontario, connecting more communities to jobs, housing and economic opportunities."

The Pothole Prevention and Repair Program is designed to support smaller communities that do not have the same capacity or funding base as larger municipalities. Eligible municipalities can receive up to \$38,000 for projects.

"This new program is a win for smaller municipalities across Ontario," said Ric Bresee, MPP for Hastings—Lennox and Addington. "By investing in local transportation infrastructure, we're helping communities protect and extend the life of their roads while



keeping drivers safe and supporting economic growth. When we give municipalities the tools they need, we build a stronger Ontario for everyone."

Applications for the [Pothole Prevention and Repair Program](#) are now open. Eligible municipalities can apply until December 12, 2025.

## Quick Facts

- The *Reducing Gridlock, Saving You Time Act, 2024*, included a commitment by the Ontario government to consult with municipalities on the development of the Pothole Prevention and Repair program.
- Based on Statistics Canada census data, 263 of Ontario's 444 municipalities – almost 60 per cent – are eligible for the Pothole Prevention and Repair program.
- Ontario is investing nearly \$30 billion in highways, roads and bridges over the next 10 years.

## Quotes

"The Ontario Pothole Prevention and Repair Program will be valued by rural municipalities throughout the province because maintenance of country roads is a priority as we work together to ensure safe and strong communities."

**- Lisa Thompson**  
**Minister of Rural Affairs**

"Clearway Construction strongly supports the Ontario government's new Pothole Prevention and Repair Program. By helping municipalities take a proactive approach to road maintenance, the program will reduce repair costs, prevent vehicle damage, and improve safety for all drivers. We're proud to support efforts that strengthen Ontario's infrastructure and keep our province moving forward."

**- Anthony Di Battista**  
**President, Clearway Construction**

"The Pothole Prevention and Repair Program is great news for Northwestern Ontario's smaller and rural municipalities. This investment will help local governments tackle long-standing maintenance needs, protect critical transportation corridors, and improve safety for families and workers who rely on these roads every day. We commend the province for recognizing the unique infrastructure realities of the Northwest and for continuing to invest in programs that strengthen our communities and keep the region moving."

**- Rick Dumas**  
**President, Northwestern Ontario Municipal Association (NOMA)**



## NEWS RELEASE

## Ontario Launching New Student and Family Support Offices at Every School Board

Province building a strong, accountable education system by giving families a direct way to raise concerns, get help and find solutions faster

November 13, 2025

[Education](#)

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TORONTO — The Ontario government is requiring school boards to establish Student and Family Support Offices, so parents and guardians have a clear, effective way to get help regarding their child's education and find solutions faster. The offices will act as an additional way to help families get answers on broader community concerns, as well as contentious or complex issues that need to be escalated after speaking with the school. This initiative is one more way the government is delivering on its broader plan to make school boards more accountable and focused on student success with a back-to-basics approach that strengthens student achievement and prepares them for rewarding careers.

"Better access for parents means better outcomes for students," said Paul Calandra, Minister of Education. "Student and Family Support Offices will give families clear answers and timely solutions when it comes to their child's education. We're going to continue overhauling an outdated school board governance model so that more resources go into classrooms, teachers have better support and students have the best chance to succeed."

Student and Family Support Offices will open in January 2026 at each of the five supervised school boards: Dufferin-Peel Catholic District School Board, Ottawa-Carleton District School Board, Thames Valley District School Board, Toronto Catholic District School Board and Toronto District School Board. Further details will be available on each of these school boards' websites by January 19, 2026.

All other school boards will be expected to submit a report by March 31, 2026, outlining how they will establish an office by September 1, 2026. Each office will be led by a supervisory officer.

Student and Family Support Offices will review concerns raised by families to help resolve matters that need to be escalated following initial engagement with a child's teacher and principal. As part of their mandate, offices will streamline the feedback process to acknowledge inquiries within two business days and aim to provide a response within five business days. This will make the education system more responsive and accessible for families by ensuring existing resources can be directed to help students, parents and families navigate the education system and make sure their concerns are addressed.

These actions reflect the government's continued focus on upholding public trust in Ontario's publicly funded education system and are part of the government's plan to build a strong, accountable and well-supported public education system with a back-to-basics approach that is focused on improving student outcomes.

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### Quick Facts

- Ontario is providing [historic levels of education funding](#) in 2025–26, with an investment of \$30.3 billion in Core Education Funding. This funding supports a back-to-basics approach focused on strengthening core skills in reading, writing and math, supporting students with special education needs, and expanding access to mental health services.
- The government has [introduced Bill 33: Supporting Children and Students Act, 2025](#), that, if passed, would strengthen oversight of school board finances, governance and program performance and grant the Minister of Education the authority to act swiftly in matters of public interest.
- When school boards fail to meet their responsibilities, the government has not hesitated to act. Supervisors have been appointed to [five school boards](#) to address concerns regarding growing deficits, depleting reserves and ongoing cases of mismanagement.

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### Additional Resources

[School board reviews and investigations](#)

[Your child's education: a parent guide to our school system](#)

[Ontario Providing Record Education Funding while Ensuring School Board Accountability](#)

[Education funding for school boards, 2025–2026](#)

[Ontario to Introduce Legislation to Strengthen School Board Oversight](#)

[Ontario Strengthening Governance, Accountability and Transparency in School Boards, Postsecondary Institutions and Children's Aid Societies](#)

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## Ontario Breaks Ground on Canada's Largest Battery Storage Project

Skyview 2 storage facility will have enough capacity to power nearly 400,000 homes

November 12, 2025

[Office of the Premier](#)

[Energy and Mines](#)

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**EDWARDSBURGH CARDINAL** — Construction is now underway on the single largest battery storage facility ever procured in Canadian history, supporting the Ontario government's plan to deliver reliable, affordable and clean energy to power the province's growing economy and communities. Once complete, the new Skyview 2 Battery Energy Storage System will provide enough capacity to power nearly 400,000 homes, strengthening the province's electricity grid and protecting Ontario workers and jobs by supporting a more competitive, resilient and self-reliant provincial economy.

"As part of our plan to protect Ontario, we're making record investments in energy generation, transmission and storage to make our province an energy superpower," said Premier Doug Ford. "Skyview 2 is an important part of that plan and will be a game-changer for Leeds and Grenville's economy, as well as our First Nations partners. It will help to deliver the reliable, clean and affordable energy needed to power our growing communities and economy for generations to come."

With electricity demand in Ontario forecasted to increase significantly by 2050, Skyview 2 marks an important milestone in Ontario's clean energy transition and will play a vital role in supporting the province's clean electricity grid. Once operational in 2027, the facility will store electricity from Ontario's clean electricity grid during periods of low demand and return that stored power to the system when demand is higher, while creating up to 300 jobs during construction and additional operational positions following completion.

"Ontario is building big and for future generations as we lead the largest nuclear and energy storage expansion in Canadian history," said Stephen Lecce, Minister of Energy and Mines. "With shovels in the ground on Canada's largest battery storage



facility, our government is proud to support Canadian workers, Indigenous communities and affordability for all Ontarians."

The Skyview 2 project is a lithium-ion battery energy storage facility procured through the Independent Electricity System Operator's (IESO) [Long-Term 1 Request for Proposals](#) (LT1 RFP). Developed in partnership between [Potentia Renewables Inc.](#) and the Algonquins of Pikwakanagan First Nation, the facility builds on other projects such as the [Oneida Energy Storage facility](#), to bring Ontario's total energy storage capacity to nearly 3,000 megawatts (MW) and collectively create up to 3,000 jobs across the province.

"On behalf of the Algonquins of Pikwakanagan First Nation, I want to thank our partners at Potentia, our project team and all those who have supported this important work", said Chief Greg Sarazin of the Algonquins of Pikwakanagan First Nation. "Together, we are showing that when First Nations are included as full participants in Canada's energy landscape, everyone benefits. Chì Mìgwech. Thank you."

Building the largest battery storage fleet in the country is a key pillar of [Energy for Generations](#), Ontario's long-term roadmap to deliver reliable, affordable and secure energy to power the most competitive economy in the G7. The plan also underscores the province's commitment to ensuring Indigenous partners share in the economic growth and prosperity generated by energy development in their territories as Ontario expands its electricity system. With a clear path forward, *Energy for Generations* is not only meeting the demands of today, but it is protecting jobs, supporting workers and powering economic growth for generations to come, while supporting economic reconciliation for generations to come.

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#### Quick Facts

- Energy storage will allow the storage of baseload generation like nuclear and hydro while also supporting the integration of intermittent resources like wind and solar.
- Through the Expedited Long-Term Request for Proposals (E-LT1 RFP) and LT1 RFP procurements, Ontario has secured almost 3,000 MW of battery storage capacity, the largest single battery storage procurement in Canadian history.
- Nine out of 10 of the selected storage projects under the LT1 RFP have Indigenous ownership, representing more than 1,400 MW of capacity.
- The Ontario government has also launched the [Second Long-Term Request for Proposals](#) (LT2 RFP), the largest competitive energy procurement in the province's history.



- The government's series of competitive procurements are designed to attract a diverse mix of technologies through open, transparent processes that will secure the electricity Ontario needs to support the building of new homes, businesses and communities.

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#### **Quotes**

"I'm proud that we're breaking ground on Canada's largest battery storage facility right here in Leeds—Grenville—Thousand Islands and Rideau Lakes. The Township of Edwardsburgh Cardinal has demonstrated real leadership on this project, which brings together the private sector, municipalities, First Nations and our government. Today marks a significant milestone in building a cleaner, more reliable energy future that will power economic growth in Eastern Ontario and across the province."

**- Steve Clark**

**MPP for Leeds—Grenville—Thousand Islands and Rideau Lakes**

"Edwardsburgh Cardinal is ready to lead. The groundbreaking of the Skyview 2 Battery Energy Storage System project marks a historic moment for our township and for Ontario's energy future. As the largest battery energy storage initiative in Canada, this project reflects our council's bold leadership, our proven ability to deliver and our commitment to supporting the infrastructure this province needs. We are a thankful and willing host because we know projects like this strengthen and protect Ontario jobs and contribute to Canada's economic resilience. I'm proud of our council for stepping up and saying yes to opportunity. With available land, a clear vision and the will to support critical infrastructure, Edwardsburgh Cardinal is doing its part and positioning itself as a driving force in the growth and resilience of the St. Lawrence region."

**- Tory Deschamps**

**Mayor of the Township of Edwardsburgh Cardinal**

"The Skyview 2 Battery Energy Storage System reflects what's possible when partnership and collaboration come first. Working alongside the Algonquins of Pikwakanagan First Nation, the Township of Edwardsburgh Cardinal and the IESO, we're not only building Canada's largest battery energy system, we're building relationships that will deliver lasting benefits to all stakeholders."

**- Ben Greenhouse  
CEO, Potentia Renewables**

"Ontario's electricity system plays a critical role supporting the province's economic growth, and the construction of Canada's largest battery storage project will help attract investment by keeping our grid reliable and affordable. The Skyview 2 project is a testament to the great things we can accomplish when Indigenous communities, municipalities, private industry and government work in partnership to shape our shared energy future."

**- Lesley Gallinger  
President and CEO, Independent Electricity System Operator**

"Skyview 2 is a landmark achievement and a powerful demonstration of how Ontario is leading the country on energy storage procurement. This project strengthens reliability and positions the province to compete for the next generation of investment. Energy Storage Canada recently released a Canadian Market Outlook for storage which shows that Canada will require more than 30 gigawatts of energy storage by 2050 to meet growing electricity demand and achieve a net-zero grid. Ontario's proactive investment through projects like Skyview 2 and its record-setting storage focused procurements sets the pace for the rest of the country and proves the province is ready to build the reliable, clean and competitive power system that industries and communities need."

**- Justin W. Rangooni  
President & CEO, Energy Storage Canada**



"The start of construction on the Skyview 2 Battery Energy Storage System is a monumental achievement and a major milestone in Ontario's clean energy transition. As the largest facility of its kind in Canadian history, this project is essential to meeting Ontario's growing electricity demand and delivers on the province's long-term plan for a secure and affordable grid. We applaud the partnership between Potentia Renewables and the Algonquins of Pikwakanagan First Nation, which serves as a powerful model of economic reconciliation for critical infrastructure. By enhancing the reliability and flexibility of our system, this Indigenous-led initiative is cementing Ontario's position as a global leader and the most competitive jurisdiction for energy investment in the G7."

**- Vince Brescia**  
**President & CEO, Ontario Energy Association**

"We welcome today's announcement, which will strengthen Ontario's grid, boost economic prospects and help advance economic reconciliation by ensuring Indigenous communities share in the benefits of clean growth. Energy storage is critical infrastructure. Clean, reliable, affordable power is a competitive advantage and a key reason investors choose Ontario as a place to build. As energy demand surges with economic and population growth, storage helps keep costs down, improves reliability and supports more clean generation. This is how we create jobs and grow Ontario's economy — by building the clean electricity grid business can count on."

**- Merran Smith**  
**President, New Economy Canada**

"Battery energy storage is essential infrastructure for Canada's clean energy future, enabling us to maximize the value of power generation while maintaining grid reliability as electricity demand increases. The Skyview 2 project embodies meaningful Indigenous partnership and innovative technology working together to deliver the affordable, reliable power that Ontario needs to meet the demands of its growing economy. We're so pleased to see CanREA Industry Leader member Potentia and its partners at the Algonquin of Pikwakanagan First Nation leading this charge. With the Ontario government's support of predictable procurements for capacity and energy, we can expect more projects like this to bring value to Ontarians."

- Vittoria Bellissimo

**President and CEO, Canadian Renewable Energy Association (CanREA)**

"Energy storage strengthens Ontario's grid by aligning production with consumption and reducing waste. It's exactly the kind of smart infrastructure investment Ontario Chamber members support. By building a more flexible, efficient system, Ontario is advancing the competitiveness and reliability our growing economy demands."

- Daniel Tisch

**President and CEO, Ontario Chamber of Commerce**

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#### **Additional Resources**

- [Learn about \*Energy for Generations\*, Ontario's integrated plan to power the strongest economy in the G7](#)

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## NEWS RELEASE

## Ontario Protecting Families by Holding Impaired Drivers Accountable

Province developing requirement that would see impaired drivers causing death provide financial support for children of victims

November 18, 2025

[Attorney General](#)

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**TORONTO** — The Ontario government is developing new measures that would require impaired drivers to pay ongoing child support if they kill a child's parent or guardian. The initiative would build on recent measures passed in the *Safer Roads and Communities Act, 2024*, and is part of the government's ongoing work to protect Ontario families and communities by holding impaired drivers accountable for their reckless and illegal behaviour. These financial support measures would build on existing liabilities for impaired drivers, including the ability of victims' families to sue impaired drivers in civil court.

"No child should have to bear the weight of losing a parent to impaired driving," said Attorney General Doug Downey. "The devastating impact reaches far beyond the immediate loss—it can leave children struggling emotionally and financially. That's why our government is looking at practical solutions that can ease their burden in the wake of such tragedies and provide financial stability for children who are left behind."

Impaired driving is illegal, preventable and the leading cause of death on Ontario roads. In 2021, there were 182 fatalities caused by impaired driving. This includes 96 drinking and driving fatalities and 86 fatalities due to drugs.

"When a drunk driver takes an innocent life, it imposes a life sentence on the family left behind, especially the children who are suddenly without a parent," said Prabmeet Sarkaria, Minister of Transportation. "Ontario already has some of the toughest penalties in North America for impaired and reckless driving. Under the leadership of Premier Ford, we are taking another step to strengthen support for victims and their families."

In 2023, Texas introduced a similar requirement that impaired drivers convicted of “intoxication manslaughter” who have killed a child’s parent or guardian pay child support until the child turns 18 or graduates high school. The province will be exploring this requirement and other examples as it considers the best way to effectively implement this proposal and hold impaired drivers accountable.

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#### Quick Facts

- This policy proposal is part of an upcoming legislative package that will support the government’s work to hold criminals accountable and support victims of crime.
  - [Impaired driving](#) means operating a vehicle while the ability to do so has been compromised to any degree by a substance such as alcohol or drugs.
  - The [Safer Roads and Communities Act, 2024](#) introduced a lifetime licence suspension for anyone convicted of impaired driving causing death under the *Criminal Code*.
- 

#### Quotes

"MADD Canada works with those impacted by impaired driving every day, and we know the harsh reality families face because of someone else’s harmful choices. We applaud the Ontario government for looking into additional measures that would hold offenders accountable and support victims—particularly minors—impacted by the loss of a guardian that was killed by a drunk driver."

- Steve Sullivan  
CEO, MADD Canada

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#### Additional Resources

- [Ontario Taking Impaired Drivers Off the Road](#)
  - [MADD Canada](#)
- 

#### Related Topics

##### Courts, justice and law

Ontario’s laws and related information about our legal system, emergency services, the Ontario Provincial Police and victim services. [Learn more](#)

##### Driving and road safety



Information about road conditions and safety, driver's licences, vehicle registration, commercial vehicles, transit and transportation infrastructure. [Learn more](#)

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## Province Protecting Ontario with the Buy Ontario Act

Proposed legislation would prioritize public procurement of Ontario goods and services, helping Ontario tax dollars support Ontario workers

November 20, 2025

[Public and Business Service Delivery and Procurement](#)

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**TORONTO** — Later today, the Ontario government intends to introduce the *Buy Ontario Act, 2025*, that will, if passed, protect the province's workers and businesses by prioritizing Ontario goods and services in public procurement. This new legislation and associated measures would be applicable to all public sector organizations, including municipalities, as well as contractors and subcontractors that are helping deliver the province's more than \$220 billion plan to build using Ontario goods and services first. These measures will deliver on the government's commitment to protect Ontario by ensuring that in the face of U.S. tariffs and economic uncertainty, Ontario tax dollars are going to support Ontario workers and using Ontario products like steel, lumber, cars, trucks and more.

"Ontario workers and business owners' livelihoods are under attack from President Trump and his tariffs, and they're counting on us to step up," said Stephen Crawford, Minister of Public and Business Service Delivery and Procurement. "Every year, the province spends more than \$30 billion procuring goods and services that help serve the people of Ontario. We're making sure that every possible procurement dollar that can be spent in Ontario is spent in Ontario, so we can protect our workers and build a more competitive, self-reliant and resilient economy."

The legislation and associated measures being introduced today will help implement a Buy Ontario policy that prioritizes first Ontario and then Canadian goods and services, while still maintaining value for money for Ontario taxpayers and protecting procurement and major infrastructure projects from undue delays.

"Ontario's more than \$220 billion plan to build is the largest infrastructure plan in Canadian history, and we're spending every dollar of that plan that we can right here in Ontario," said Todd McCarthy, Acting Minister of Infrastructure. "As we build



the transit, highways, hospitals, homes and schools our growing province needs, we're also helping keep hundreds of thousands of workers on the job in sectors like construction, steelmaking, forestry, agriculture, manufacturing and more."

These policies would allow the province to:

- Mandate the prioritization of first Ontario and then Canadian goods and services for all public sector organizations, including ministries, agencies, the broader public sector and municipalities.
- Set out specific requirements for how these public sector organizations are to prioritize first Ontario and then Canadian goods and services in contracts with vendors, including subcontractors.
- Review and ensure compliance from both public sector organizations and vendors with this policy, with penalties and consequences that could include holdbacks, fines, vendor performance management and vendor barring from future procurement.

In cases where Ontario or Canadian goods and services cannot be procured at a reasonable cost or timeframe that would maintain value for taxpayers, the policy would continue to allow procurement outside of Canada. However, the government is also taking steps to shore up Ontario's domestic capacity and ability to meet the province's infrastructure and procurement needs to minimize the need to procure outside the province. The province is also working to establish vendor lists of Ontario and Canadian suppliers to support their inclusion in provincial infrastructure and procurement processes, including as contractors and subcontractors.

"As U.S. tariffs continue to undermine the global economy, prioritizing the procurement of Ontario-made goods, services and products has never been more important," said Vic Fedeli, Minister of Economic Development, Job Creation and Trade. "The Buy Ontario Act would serve as an important pillar in our government's plan to protect Ontario, anchoring the province's long-term economic prosperity by ensuring that domestic companies have more opportunities to grow, expand and create good-paying jobs for our workers."

The province has already successfully worked with leading municipalities to prioritize Ontario workers during the procurement process. Earlier this year, in partnership with the City of Toronto and federal government, the province supported the city's procurement approach of pursuing new Line 2 TTC subway cars being manufactured by workers at Alstom in Thunder Bay, aligning with prioritizing Ontario and Canadian goods and services. This approach is designed to

help create good jobs in Ontario while maintaining a clear commitment to competitive pricing and high-performance standards. The province will work closely with municipalities to support even more municipal procurement of Ontario goods and services.

“We’ve seen our province come together like never before to protect Ontario workers and businesses in the face of tariffs,” said Rob Flack, Minister of Municipal Affairs and Housing. “Many municipalities have already shown leadership in prioritizing Ontario workers and products when it comes to their choices, and I look forward to working together to make sure even more procurement and infrastructure dollars at all levels of government help protect Ontario.”

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#### **Quick Facts**

- Public sector contracts are awarded based on a range of weighted factors such as price, expertise and experience. The weight that can be given to local goods and services used in a supply chain will be increased through directives issued under this policy.
  - First announced as part of the 2025 Ontario Budget, the Ontario Together Trade Fund (OTTF) is part of the province’s nearly \$30 billion tariff relief and support plan, dedicated to protecting the province’s workers and businesses from economic uncertainty and building a more competitive, resilient and self-reliant economy.
  - With a focus on small and medium-sized enterprises, the OTTF will help businesses across a diverse range of sectors make the necessary investments to strengthen operations in Ontario, expand market reach and protect workers.
  - The Buy Ontario Act would extend selected provisions of the Protecting Condominium Owners’ Act, 2015 for one year to allow the government to continue working on consumer protection improvements for condo communities.
  - Proposed amendments to the Highway Traffic Act in the Buy Ontario Act would broaden authorities for safety-related signage near school zones.
-





## **Gastro Outbreak Lifted on East and South Wings at HDMH**

(Tuesday, November 18, 2025, Muskoka, ON) – Muskoka Algonquin Healthcare (MAHC), in consultation with the Simcoe Muskoka District Health Unit, has confirmed the gastro-related outbreak (enteric) on East and South Wings at the Huntsville District Memorial Hospital (HDMH) Site has ended.

The outbreak lasted 14 days, and through outbreak management protocols including testing, 16 patient cases and 16 staff cases were attributed to the outbreak in total. The outbreak status has been lifted following no new cases since November 11.

East Wing and South Wing at HDMH reopened to visitors on November 17, in line with MAHC's current visiting policy that allows an inpatient to have two visitors per day between 10 a.m. to 8 p.m.

-30-

*Muskoka Algonquin Healthcare (MAHC) is a multi-site health care organization accredited with exemplary standing that provides acute care services at the Huntsville District Memorial Hospital and South Muskoka Memorial Hospital in Bracebridge. Find out more about Muskoka Algonquin Healthcare by visiting [www.mahc.ca](http://www.mahc.ca). Connect with us on [X](#), [Facebook](#) and [Instagram](#).*

**For more information or to arrange an interview, please contact:**

Bobbie Clark, Director of Communications & Stakeholder Relations  
705-645-4404 ext. 3336; [bobbie.clark@mahc.ca](mailto:bobbie.clark@mahc.ca)



# Firefighter's Food Drive in Almaguin South



Wednesday, December 3, 2025  
Starting at 6:30 pm

Leave your porch light on so the firefighters will  
know to pick up the food you donate. **Non-  
perishable** items only please.

Food will be  
picked up in:

Burk's Falls  
Katrine  
Emsdale  
Magnetawan  
Kearney  
Sprucedale



Supporting the  
Burk's Falls and District Food Bank  
***Serving Almaguin South***



## MEDIA ADVISORY

For immediate release: November 20, 2025

### BOARD OF HEALTH - PUBLIC MEETING NOTICE

NORTH BAY, ON –Board of Health meeting will be conducted hybrid with some members in-person and others virtual.

All Board of Health and Committee meetings are open to the public (with the exception of in camera meetings) via the Health Unit's YouTube Channel, or in-person at 345 Oak St. W.

**When:** Wednesday, November 26, 2025

**Where:** [YouTube](https://www.youtube.com/channel/UCDwIGb0khgsJ8bNoTYnbVmA) <https://www.youtube.com/channel/UCDwIGb0khgsJ8bNoTYnbVmA>

**Agenda:**

- 5 p.m. to 7 p.m.
- Personnel Policy, Employee/Labour Relations Committee
- Board of Health

Media questions will be answered after the completion of the Board of Health meeting. You can submit questions [here](#).

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### For more information:

Alex McDermid, Public Relations Specialist

P: 705-474-1400, ext. 5221 or 1-800-563-2808

E: [communications@healthunit.ca](mailto:communications@healthunit.ca)



## STAFF REPORT

**Date:** November 25, 2025  
**To:** Council  
**From:** Charlene Watt, Municipal Clerk  
**Subject:** Groundskeeper Contract

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### **Recommendation:**

That the Staff Report from the Clerk dated November 25, 2025, regarding the Groundskeeper contract amendments be received and that Council approve the contract additions for the 2026 season to Hamilton & Sons Property Maintenance, for an increased tender price of \$7,341 plus HST. Furthermore, that this contract be exempt from the requirements of the Procurement By-law.

### **History:**

Hamilton & Sons Property Maintenance was awarded the Groundskeeper Contract. The service has been outstanding and Dylan accommodated all special requests, including the removal of our waste from Heritage Festival for free. Hamilton & Sons Property Maintenance is also our outdoor ice rink technician for the winter months under a separate contract. The business is dedicated to his services of municipal contracts and is a business that reflects the integrity of the Township.

Additional groundskeeper maintenance was requested in 2025 at the Watt Farm House and are to be included in the contract going forward. A breakdown of the additional expenses are detailed below and attached in Dylan's request.

### **Financial Considerations:**

Current service contract rate is \$32,325 plus HST.

#### **Proposed services:**

Monthly brush hog of the 4.6 acre field: \$400 x 6 months = \$2,400 + HST  
Bi-weekly finish mow of the 4.6 acre field: \$275 x 15 weeks = \$4,125 + HST  
Clean Up of the recent excavation: \$816 + HST  
Total add-on costs for 2026: \$7,341 + HST  
**Total Contract Services: \$39,666 + HST**

### **Attachments:**

Proposal from Hamilton & Sons Property Maintenance



## Charlene Watt (Deputy Clerk)

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**From:** Dylan Hamilton <dylan\_hamilton@hotmail.com>  
**Sent:** November 14, 2025 8:47 PM  
**To:** Charlene Watt (Deputy Clerk)  
**Subject:** 2025 Groundskeeper Debrief

Hey Charlene and Armour Council,

The 2025 summer season debrief will be quite brief: it was a good summer once the rain slowed down in early July. I don't have any suggestions or recommendations at this time.

I do have a couple quotes as requested for the 2026 season.

1. Monthly bush hog of the approx 4.6 acre field at the Watt Century Farmhouse.  
\$400 +hst per monthly 'knock down' with a tractor and rough cut implement.

2. Biweekly finish mow of the approx 4.6 acre field at the Watt Century Farmhouse.  
\$275 +hst per biweekly finish mow with our standard zero turn mower.

3. Unrequested quote to cleanup the recent excavation at the Watt Century Farmhouse.  
Grade, level, remove rocks and debris, add topsoil and apply grass seed the approx 10' wide excavated area from the rear of the farmhouse to the new red barn.  
\$816 +hst

This area is currently not accessible with a lawn mower due to the rocks, construction debris and general condition of the area. I've been knocking it down with a trimmer as needed after the construction was finished this past summer.

I'd love to hear any feedback from the Township about our performance this past season.  
The only way we can be better is by learning from our weaknesses.

Thank you,

Dylan Hamilton - Owner  
Hamilton & Sons Property Maintenance  
Up North Adventures - Travel Trailer Rentals  
(705) 783-9114



## CORPORATION OF THE TOWNSHIP OF ARMOUR

### RESOLUTION

Date: November 26, 2024

Motion # 339

That the Staff Report from the Deputy Clerk dated November 26, 2024, regarding the Groundskeeper contract be received and that Council award the contract for the 2025-2026 seasons to Hamilton & Sons Property Maintenance, for a tender price of \$32,325 plus HST per year. Furthermore, that this contract be exempt from the requirements of the Procurement By-law.

Moved by: Blakelock, Rod ☒  
Brandt, Jerry ☐  
Haggart-Davis, Dorothy ☐  
Ward, Rod ☐  
Whitwell, Wendy ☐

Seconded by: Blakelock, Rod ☐  
Brandt, Jerry ☐  
Haggart-Davis, Dorothy ☒  
Ward, Rod ☐  
Whitwell, Wendy ☐

Carried / Defeated 

Declaration of Pecuniary Interest by: \_\_\_\_\_

Recorded vote requested by: \_\_\_\_\_

Recorded Vote:

Blakelock, Rod  
Brandt, Jerry  
Haggart-Davis, Dorothy  
Ward, Rod  
Whitwell, Wendy

For

☐  
☐  
☐  
☐  
☐

Opposed

☐  
☐  
☐  
☐  
☐





## SAVE THE DATE

Municipal Services Office - North  
Ministry of Municipal Affairs and Housing

### 2025 Northern Municipal Council Workshop - Virtual Learning Series

**Date:** Please see schedule below for all virtual learning series.

**Location:** Microsoft teams

#### ***Agenda:***

The Municipal Services Office – North is pleased to invite you to a virtual workshop series where members of council from across Northern Ontario will come together to engage with experts and one another on timely and relevant topics. These sessions will offer essential learning opportunities in key areas such as municipal governance and finance. We encourage you to mark your calendar and take part in this valuable series—you won't want to miss it.

#### ***Who Should Attend:***

All virtual sessions delivered by seasoned speakers will be of interest to both experienced municipal council and staff and those who are newer to municipal governance and operations.

#### ***Why attend:***

We are arranging an impressive list of guest speakers with significant municipal knowledge and leading practices to share. Participants will engage with and hear about experiences and approaches to common challenges. Attendees will leave the workshop with a greater understanding of how to tackle current municipal issues and govern effectively and democratically.

#### ***Virtual series details and registration links:***

**Note: To facilitate the registration process, please ensure you register for each session individually using the link beside each session. Kindly note that each participant is required to complete the registration on their own behalf.**

## 1. Navigating Complaints and Community Engagement Challenges

**Date and time:** December 4, 2025, from 4:30 PM to 7:00 PM EST

### Agenda:

<b>Time</b>	<b>Presentation</b>	<b>Speakers</b>	<b>Registration</b>
<b>4:30 PM to 4:40 PM</b>	<b>Welcoming Remarks</b>	<b>Brandon Portelance, Municipal Advisor, MMAH, MSO-N Sudbury</b>	<a href="#">Click here to register</a>
<b>4:40 PM to 5:40 PM</b>	<b>Resolution-Ready Councils - Local Complaint Policies and Procedures:</b> Clear complaint policies are key to accountability and trust between councils and residents. This session outlines the importance of effective pathways for managing public concerns and resolving complaints locally.	<b>Lauren Chee-Hing, Counsel, Ontario Ombudsman</b>	
<b>5:40 PM to 6:40 PM</b>	<b>Mitigating Challenges in Citizen Engagement:</b> Hear about the City of Timmins' R-Zone Program and how it can help municipalities manage difficult interactions while safeguarding staff and maintaining respectful, effective communication with ratepayers.	<b>City of Timmins</b>	
<b>6:40 PM to 6:50 PM</b>	<b>Closing Remarks</b>	<b>Leisel Edwards, Municipal Advisor MMAH, MSO-N Sudbury</b>	

## 2. Social Media Communications and Conducting Effective Council Meetings

**Date and time:** December 11, 2025, from 4:30 PM to 7:00 PM EST

### Agenda:

<b>Time</b>	<b>Presentation</b>	<b>Speakers</b>	<b>Registration</b>
<b>4:30 PM to 4:40 PM</b>	<b>Welcoming Remarks</b>	<b>Sarah Cormier, Municipal Advisor, MMAH, MSO-N Sudbury.</b>	<a href="#">Click here to register</a>
<b>4:40 PM to 5:40 PM</b>	<b>Social Media and Official Communication Policies:</b> Explore how social media and official communication policies intersect with Codes of Conduct, open meeting rules, and council-staff relations, and what this means for effective governance.	<b>Redbrick Communications</b>	
<b>5:40 PM to 6:40 PM</b>	<b>Conducting Effective Council Meetings:</b>	<b>Malcolm White, Consultant, Ironside consulting.</b>	



	<i>The objective of this session is to equip council members with strategies and best practices to ensure meetings are productive, focused on informed deliberation and sound decision-making. Participants will learn how to foster collaboration, maintain order, and create an environment that supports transparent governance.</i>		
<b>6:40 PM to 6:50 PM</b>	<b>Closing Remarks</b>	<b>Ellen Beaudry, Municipal Advisor, MMAH, MSO-N Sudbury</b>	

### **3. Building Effective Engagement Relationships with Indigenous Communities**

**Date and time: January 29, 2025, from 4:30 PM to 7:00 PM EST**

#### **Agenda:**

<b>Time</b>	<b>Presentation</b>	<b>Speakers</b>	<b>Registration</b>
<b>4:30 PM to 4:40 PM</b>	<b>Welcoming Remarks</b>	<b>Sarah Cormier, Senior Municipal Advisor, MMAH, MSO-N Sudbury</b>	<b>Registration details for this series will be shared closer to the date. Please add to your calendars and stay tuned for updates.</b>
<b>4:40 PM to 5:40 PM</b>	<b>Stronger Together: Building First Nation–Municipal Partnerships:</b> Hear about practical tools, resources, and knowledge products that can support collaboration between First Nations and municipalities. The goal is to foster understanding and encourage partnerships that drive mutual economic benefits through learning, capacity building, and shared development.	<b>First Nation-Municipal Community Economic Development Initiative (CEDI)</b>	
<b>5:40 PM to 6:40 PM</b>	<b>Indigenous Voices in Municipal Councils:</b> This panel features Indigenous representatives who serve on municipal councils. They will share their perspectives on strengthening Indigenous–municipal relationships and their experiences representing their communities at the local level.	<b>-Sheryl Fort, Township of Hornepayne, Mayor -Susan Nelson, Township of Cochrane, Councillor -Wendy Landry, Municipality of Shuniah, Mayor</b>	
<b>6:40 PM to 6:45 PM</b>	<b>Closing Remarks</b>	<b>Leisel Edwards, Municipal Advisor, Local Government and Housing, MSO-N Sudbury</b>	

***Inquiries:***

**Municipal Services Office – North  
(Sudbury)**

**Enrique Paraco, Municipal Advisor  
Email: [enrique.paraco@ontario.ca](mailto:enrique.paraco@ontario.ca)  
Phone: 705-280-0641**

**Municipal Services Office – North  
(Thunder Bay)**

**Leisel Edwards, Municipal Advisor  
Email: [leisel.edwards@ontario.ca](mailto:leisel.edwards@ontario.ca)  
Phone: 249-885-2953**



## Charlene Watt (Deputy Clerk)

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**From:** Dylan Hamilton <dylan\_hamilton@hotmail.com>  
**Sent:** November 14, 2025 8:18 PM  
**To:** Charlene Watt (Deputy Clerk)  
**Subject:** Re: February 2025 Council Meeting

Hey Charlene!

Yes, we're still set to go. I reached out this afternoon and we're scheduling a delivery/orientation date with Dave in the next 2 weeks. It'll be here and ready to rock before December.

Also few more exciting points regarding the rink:

- FlashPuck reached out over social media and have sent 2 free pucks to give away at the rink this winter.
- I reached out to Winnwell, a hockey gear company, and they're donating 3 skate trainer for little kiddos to learn to skate at the rink.
- I've partnered with Greenworks Tools and they're sending Hamilton & Sons a free battery powered snowblower to test its durability and battery length at the rink.

It's going to be a really good season! I can't wait to start building the ice.

Thank you,

Dylan Hamilton - Owner  
Hamilton & Sons Property Maintenance  
Up North Adventures - Travel Trailer Rentals  
(705) 783-9114

On Nov 14, 2025, at 10:50 AM, Charlene Watt (Deputy Clerk) <deputyclerk@armourtownship.ca> wrote:

Hi Dylan,

Please see below from the Council meeting minutes in February. Please advise if you were able to secure the equipment.

Council reviewed a recommendation from the Outdoor Ice Technician to acquire a surface heater for the rink. The unit cost is approximately \$4,000 and Heat Design Equipment Inc. is willing to ship one to use free of charge for the remainder of the season. The equipment can also be used by the Roads Department for asphalt repairs. Council approved the recommendation and requested the Ice Technician arrange for the free trial of the ice re-surfacer. If the rink's operating season is coming to an end due to the mild weather, Council asked the Ice Technician to inquire about testing the equipment for free during the 2025/2026 season.

Thanks,

*Charlene Watt*

Municipal Clerk, Dipl.M.M.  
Township of Armour