

THE MUNICIPAL CORPORATION OF THE TOWNSHIP OF ARMOUR

MINUTES

February 24, 2026

The regular meeting of the Council of the Township of Armour was held on Tuesday, February 24, 2026 at 7:00 p.m. Those in attendance were: Mayor Rod Ward; Councillors Rod Blakelock, Jerry Brandt, Wendy Whitwell and Dorothy Haggart-Davis; Delegations: Barry Burton and Diane Brandt, Burk's Falls & District Historical Society; Guests: Nieves Guijarro, Doreen Monk, Tiffany Monk, Alice Hewitt, Don Murphy, Carl Martin, Mark Armstrong, and Grace McCoy; Staff: Charlene Watt, Municipal Clerk, Alison McGregor, Treasurer, Danika McCann, Recreation Co-ordinator and Dave Gray, Chief Administrative Officer.

VIDEO RECORDING DISCLAIMER:

Participants were informed that the meeting will be recorded to provide a record of discussions and agreements held within the meeting. By staying in the meeting, virtually or in-person, participants consented to being recorded. Participants also agreed to recordings being posted to YouTube or other distribution services.

INDIGENOUS LAND ACKNOWLEDGEMENT:

Council acknowledged the traditional lands of the Anishinaabe and recognized the historical and contemporary contributions of the local First Nations and the peoples of Turtle Island.

CONFIRMATION OF THE MINUTES OF THE PREVIOUS MEETING

The minutes of the regular Council meeting held on February 10, 2026 were approved as circulated.

DECLARATION OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF:

No pecuniary interest and general nature thereof were declared.

DELEGATIONS:

Barry Burton, Director and Diane Brandt, President of the Burk's Falls and District Historical Society, addressed Council regarding the need for a heating system in the new Red Building at the Watt Century Farm House. The estimated cost to install the system is \$17,301.11 plus HST. As the Historical Society does not own the property, it was noted that the Society would be prepared to contribute \$5,000 toward the installation costs, if required, provided the Township is willing to proceed with the capital investment. It is recognized that fundraising is required. Two resolutions from the Historical Society's meeting held on February 16, 2026, were presented for Council's consideration, one regarding refocusing Heritage Festival and the other regarding the heating of the Red Building. Following questions and discussion regarding flooring, increased utility costs, removal of the chicken coop, fire suppression, accessibility requirements, humidity concerns on the artifacts, etc., Council requested that the Historical Society compile a comprehensive list of required repairs and renovations for the Farm House and report back to the CAO. The submission will then be reviewed to determine if funding is available.

Council advised that the heating system installation will be considered during the 2026 budget deliberations.

ACCOUNTS FOR APPROVAL: None

APPLICATIONS:

Council reviewed a planner's report from Planscape Inc. regarding a request to reconsider Condition #6 of the February 9, 2026, Notice of Decision issued by the Southeast Parry Sound District Planning Board, which required an Official Plan Amendment for a proposed lot line adjustment. The report outlined the planning history of the property, including approval of Official Plan Amendment #5 and the creation of

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APPLICATIONS: cont'd.

Section 3.1.1(g) in the Township of Armour Official Plan, permitting the recreation of previously merged lots and clarifying that they were not considered backlots. Council was advised that the current application seeks only to adjust a shared lot line to provide usable frontage along Skyline Drive, does not create a new lot or backlot, and conforms with Section 3.1.1(n) of the Official Plan, which permits boundary adjustments. The report further concluded that, with the removal of Condition #6, the application remains consistent with the 2024 Provincial Planning Statement, conforms to the Township's Official Plan, and continues to represent good planning, with a future zoning amendment still required under Condition #7. Council passed a resolution supporting the report.

Council reviewed a report from Robert Miller, Township's former planner, advising that the Township's Zoning By-law is now outdated with respect to shipping container provisions due to 2022 amendments to the Ontario Building Code increasing the threshold for building permit requirements to 15 m² (161.5 sq. ft.). He explained that most standard shipping containers (8 feet by 20 feet) are now under this threshold and no longer require building permits, meaning they cannot be regulated as buildings or structures in the same manner as previously provided under Zoning By-law Amendment No. 26/2017. Mr. Miller noted that updates are required to ensure conformity with current regulations. He recommended permitting only shipping containers less than 15 m² as accessory storage uses on lots where a permitted principal use already exists. Council passed a resolution supporting the zoning by-law amendment request and directed Robert Miller to proceed with drafting the amendment.

BY-LAWS:

By-law #11-2026 being a by-law to appoint a Chief Building Official was read in its entirety and passed by resolution.

By-law #12-2026 being a by-law to enter into a shared service agreement for Chief Building Official and Building Inspectors with the Township of Lake of Bays, Town of Huntsville and Township of Perry was read in its entirety and passed by resolution.

REPORTS:

Council reviewed the 2024 Financial Indicator Review (FIR). The Treasurer answered questions.

Council reviewed the draft minutes from the February 16, 2025 Historical Society meeting and two resolutions: one regarding heating in the Red Building, and one supporting the Township of Armour's refocused Heritage Festival with a reduced budget. The next meeting will include the Annual General Meeting and be hosted at the Township of Armour's Council Chambers.

Council discussed the TRI Council meeting of February 23, 2026, various priority projects, and reviewed the 2026 budgets for the Arena, the Fire Department and Waste Management. After some discussion, Council passed resolutions approving all of the budgets as presented. Per the shared services agreement, the budgets are to be finalized in February.

Council reviewed the Fire Chief's Report detailing the replacement of CodeRED. Although the new First Due Software Platform is included in the 2026 Fire Department's budget, Council passed a resolution approving the purchase and implementation of the software and directing that the Township's CEMC be informed of the transition from the existing CodeRED service currently utilized by the three municipalities.

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REPORTS: cont'd.

Council reviewed the Almaguin Highlands Health Centre (AHHC) financial statements and deficit contribution invoices for 2024 and 2025. A meeting was held by AHHC's Building Sub-Committee after the invoice was issued to participating municipalities with a municipality expressing concerns on the invoicing and the transfer of reserves reflected in the billing. It was suggested that an agreement be put in place going forward without including capital costs, maintenance worker contract costs and reserves transfers. Council defeated a resolution approving payment of the invoices until a broader agreement is in place that is driven by the Village of Burk's Falls in conjunction with AHHC and the participating municipalities.

Council reviewed the Almaguin Highlands OPP Detachment Board's February 11, 2026 draft minutes, the 2026 draft budget and the approved minutes from the January 14, 2026 meeting. The next meeting will be held on April 8, 2026. Final contribution amounts owing from each municipality will be finalized after some adjustments are made.

Council reviewed the agenda package from the February 18, 2026 Library Board meeting. A verbal report was given on the meeting. Health and Safety concerns with only one access point for the building were discussed by Council. A working alone policy is to be investigated by the Board as the staff have been exposed to volatile situations. The library's CEO forwarded an email to advise Council that the House of Commons Finance Committee approved amendments to Bill C-15 and reinstated the reduced postage rates for library materials lent between libraries.

A verbal report was given on the February 19, 2026 Agricultural Society meeting.

CORRESPONDENCE:

Council reviewed a letter from the North Bay Parry Sound District Health Unit requesting support in petitioning the Provincial Government to strengthen social assistance in Ontario as a priority for the 2026 Ontario budget. Council passed a resolution of support.

Council received a resolution from the Municipality of Magnetawan calling upon the Provincial and Federal Governments to strengthen affordability requirements for federal broadband funding and universal access programs. Council passed a supporting resolution.

Council reviewed a newsletter from the North Bay Parry Sound District Health Unit providing highlights from the January 2026 Minister of Health's report.

Council reviewed a public notice advising the public of the municipal 2026 draft budget meeting.

Council reviewed an Ontario News Release advising that Ontario is expanding support for road safety initiatives. Applications are open for funding to support traffic-calming measures.

Council reviewed an Almaguin News publication regarding PowerBank's appeal to the Ontario Land Tribunal after Council's refusal of the lithium battery energy storage system on 219 Peggs Mountain Road.

UNFINISHED BUSINESS:

Council reviewed the employment advertisement for the Office Administrator position. The job posting closes on February 27, 2026.

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NEW BUSINESS:

Council reviewed the draft Terms of Reference for the Shared Services Advisory Committees, establishing the Arena Advisory Committee, Fire Advisory Committee, and Waste Management Advisory Committee. Council passed a resolution approving the Terms of Reference.

Council reviewed the draft Request for Expressions of Interest regarding an Almaguin Health and Innovation Hub for the property known as the Peggs Mountain Road Development lands. Council passed a resolution approving the draft Request for Expressions of Interest and directed staff to report back to Council with a summary of responses received and recommended next steps following the closing of the process.

Council reviewed two resolutions from the Village of Burk's Falls: Resolution #2026-45 approving the Township of Armour's By-law #10-2026 and authorizing the payment of their portion of the fire hall property and Resolution #2026-42 approving the draft Terms of Reference for the Shared Services Advisory Committees.

RESOLUTIONS:

Resolution #2026-51 - Moved by Dorothy Haggart-Davis, seconded Jerry Brandt; That the Council of the Township of Armour approve the minutes of the regular council meeting held on February 10, 2026, as circulated. Carried

Resolution #2026-52 - Moved by Jerry Brandt, seconded by Rod Blakelock; Whereas, the Council of the Corporation of the Township of Armour hereby receives the planner's report B-049/25 Lot Addition (Armstrong), 723 Skyline Drive, Pt. Lot 21, Con 4 Pt. 1, 42R-22453 dated February 20, 2026.

And Whereas, the applicants have requested Council consider the removal of Condition #6 of the Southeast Parry Sound District Planning Board Decision, dated February 9, 2026.

Therefore, Be It Resolved that the Council of the Township of Armour continue to support consent application B-049/25, Part Lot 21, Concession 4, 723 Skyline Drive submitted by Mark and Susan Armstrong for a lot addition and request the Southeast Parry Sound District Planning Board remove Condition #6 from their February 9, 2026 decision. Carried

Resolution #2026-53 – Moved by Wendy Whitwell, seconded by Rod Blakelock; That the Council of the Township of Armour accepts the recommendation from Robert Miller, Land Use Planner and authorize the planner to proceed with the zoning by-law amendment to By-law 26-2017 for shipping container provisions. Carried

Resolution #2026-54 - Moved by Dorothy Haggart-Davis, seconded by Rod Blakelock; That the Council of the Township of Armour have read and approve By-law #11-2026 being a by-law to appoint Andrew McGee as the Chief Building Official and that we authorize the Mayor and Clerk to sign this by-law and affix the seal of the Corporation thereto. Carried

Resolution #2026-55 - Moved by Wendy Whitwell, seconded by Jerry Brandt; That the Council of the Township of Armour have read and approve By-law #12-2026 being a by-law to enter into a shared service agreement with the Town of Huntsville, the Township of Perry and the Township of Lake of Bays for the services of chief building officials/building inspectors for the Township of Armour and that we authorize the Mayor and Clerk to sign this by-law and affix the seal of the Corporation thereto. Carried

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RESOLUTIONS: cont'd.

Resolution #2026-56 - Moved by Wendy Whitwell, seconded by Dorothy Haggart-Davis; That the Council of the Township of Armour approves the 2026 TRI R Waste Management budget, in the net amount of \$285,322, with the Township of Armour's share being \$139,099. Carried

Resolution #2026-57 - Moved by Rod Blakelock, seconded by Jerry Brandt; That the Council of the Township of Armour approves the 2026 Armour Ryerson Burk's Falls Memorial Arena budget, in the net amount of \$550,141, with the Township of Armour's share being \$183,380. Carried

Resolution #2026-58 - Moved by Jerry Brandt, seconded by Rod Blakelock; That the Council of the Township of Armour approves the 2026 Burk's Falls and District Fire Department budget, in the net amount of \$649,876, with the Township of Armour's share being \$310,901. Carried

Resolution #2026-59 - Moved by Jerry Brandt, seconded by Dorothy Haggart-Davis; That the Council of the Township of Armour accept the Fire Chief's Report dated February 24, 2026 and approve the purchase and implementation of the First Due software platform at a first-year cost of \$17,150.00, including software, configuration, and initial training; And Further That Council approve the ongoing annual subscription cost beginning in year two in the amount of \$13,150.00 per year; And Further That Council acknowledges that the implementation of First Due will replace the existing CodeRED service currently utilized by the three municipalities. Carried

Resolution #2026-60 - Moved by Rod Blakelock, seconded by Dorothy Haggart-Davis; That the Council of the Township of Armour approves the payments of \$3,338.00 to the Village of Burk's Falls for the Almaguin Highlands Health Centre 2024 Deficit and \$8,353.00 to the Village of Burk's Falls for the Almaguin Highlands Health Centre 2025 Deficit. **Defeated**

Resolution #2026-61 - Moved by Jerry Brandt, seconded by Dorothy Haggart-Davis; Whereas, improved financial stability allows municipal residents to participate, contribute, and invest in their local economies and communities; and

Whereas, poverty puts additional pressure on municipalities, who are responsible for delivering necessary public and social services to support residents who are struggling with the consequences of inadequate income; and

Whereas, poverty, homelessness and food insecurity have detrimental impacts on physical and mental health; and

Whereas, income is an important social determinant of health that greatly impacts a household's ability to pay for the basic costs of living, including housing and food; and

Whereas, the 2025 North Bay Parry Sound food affordability results show that households reliant on social assistance do not have enough money for the costs of living; and

Therefore Be It Resolved, That the Township of Armour support efforts to raise awareness about, and work to reduce poverty, homelessness and food insecurity; and

Furthermore Be It Resolved, That the Township of Armour endorses the recommendations from the North Bay Parry Sound District Health Unit and call on the Province of Ontario to increase Ontario Works and Ontario Disability Support Program rates to reflect the costs of living, and index Ontario Works rates to inflation going forward. Carried

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RESOLUTIONS: cont'd.

Resolution #2026-62 - Moved by Rod Blakelock, seconded by Wendy Whitwell; That the Township of Armour supports the Municipality of Magnetawan and calls upon the Government of Canada, including ISED, to strengthen affordability requirements tied to federal broadband funding and universal access programs. Carried

Resolution #2026-63 - Moved by Rod Blakelock, seconded by Dorothy Haggart-Davis; That the Council of the Township of Armour hereby approve the draft Terms of Reference for the Shared Services Advisory Committees; and

Further That Council direct staff to circulate the approved Terms of Reference to the Township of Ryerson and the Village of Burk's Falls for consideration and corresponding approval; and

Further That the Terms of Reference take effect upon adoption by all participating municipalities. Carried

Resolution #2026-64 - Moved by Rod Blakelock, seconded by Dorothy Haggart-Davis; That the Council of the Township of Armour approves the draft Request for Expressions of Interest (REOI# 2026-01) regarding the Almaguin Health & Innovation Hub on the Peggs Mountain Road Development Lands and directs staff to undertake all necessary administrative actions to facilitate the REOI process.

Furthermore, Council directs staff to report back to Council with a summary of responses received and recommended next steps following the closing of the process. Carried

Resolution #2026-65 - Moved by Jerry Brandt, seconded by Rod Blakelock; That the Council of the Township of Armour adjourn this regular council meeting at 9:03 p.m. until the next regular council meeting scheduled for March 10, 2026 or at the call of the Mayor or the Clerk. Carried

Original signed by Rod Ward

Rod Ward, Mayor

Original signed by Charlene Watt

Charlene Watt, Municipal Clerk