

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

**MINUTES**

March 24, 2026

The regular meeting of the Council of the Township of Armour was held on Tuesday, March 24, 2026 at 7:00 p.m. Those in attendance were: Mayor Rod Ward; Councillors Rod Blakelock, Jerry Brandt and Dorothy Haggart-Davis; Via Zoom: Councillor Wendy Whitwell; Delegation: Alison McGregor, Treasurer; Guests: Don Murphy, Sarah Cooke, Carl Martin, Mariette Haras, Arlene Martin, Christine Therrien, Paul Steele, Sandra Boates, Randolph Boates, Robert Randall, Darlene Karamat, Burt Karamat, Laura Cianfarani, Antonio Cianfarani, Ann Lafontaine, Steve Ropp, Owen Gray, Richard Krynicki, Janet Brown, John Krynicki, Rea Alvaro, Michelle Waller, Mike Green, Barbara Waller, Jay Waller, Ada Bennoit, Willow Szymaski, Bill and Laura Spiers, Colin Prentice, Lanny Dennis, Darcy Prentice, Jim Price, Diane Brandt and Bev Wicks from RiverStone Environmental; Staff: Charlene Watt, Municipal Clerk 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 March 10, 2026 were approved as circulated.

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

No pecuniary interest and general nature thereof were declared.

**DELEGATIONS:**

Alison McGregor, Treasurer, reviewed and discussed the 2026 draft budget for the Township of Armour with Council. The budget will maintain current service levels while addressing inflation-driven cost increases through external funding, reserves, and capital planning. Council was asked to provide direction for any adjustments. The proposed budget results in a 4.96% total levy increase and an estimated 3.41% residential tax rate increase, with higher operating costs partially offset by reduced tax-supported capital spending and assessment growth. It was noted that this represents the lowest tax increase in the surrounding area. Council commended the Treasurer for her work in preparing the budget. Questions were asked and answered. A by-law will be brought forward at the next regular meeting to approve the budget.

**ACCOUNTS FOR APPROVAL:** None

**APPLICATIONS:**

Council reviewed consent application B-005/26 for Part of Lot 3, Concession 4, 195 Madill Road from October 14<sup>th</sup> Holdings Inc. Council discussed the application, the history of the property and passed a resolution supporting the application with conditions.

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**BY-LAWS:**

By-law #15-2026 being a by-law to approve a Zoning By-law amendment for Part Lot 23, Concession 2 and all of Lot 23, Concession 1, known as 233 Cherry Hill Road and under Subdivision #S-01/24 (Prentice) was read in its entirety and passed by resolution.

Questions were asked and answered of the RiverStone Environmental representative. It was confirmed that Stratum 1 of deer wintering habitat is not prevalent on the property.

Council addressed the attendees and stated that the proposed subdivision on the Deer Lake property has been thoroughly reviewed in accordance with the Planning Act and the Provincial Policy Statement. A detailed, site-specific Environmental Impact Study by RiverStone assessed all-natural heritage features, including wetlands, watercourses, fish habitat, and wildlife habitat. While portions of the property were historically mapped as deer wintering areas, the study found no evidence of active use, and key habitat features necessary for deer survival were limited. The development has been carefully designed to avoid sensitive areas, maintain buffers, and preserve connectivity for wildlife. Council emphasized that the conclusions of the EIS are based on field observations and established MNRF protocols, and that the proposal satisfies provincial policy, the Township's Official Plan, and the PPS requirement to demonstrate no negative impact to ecological function. Furthermore, the surrounding landscape contains extensive, actively used deer habitat, indicating the site is not critical to regional populations. This evidence-based approach ensures that the development represents responsible, sustainable rural growth while minimizing environmental impact.

**REPORTS:**

Council reviewed the notes from the February 23, 2026 TRI Council meeting.

Council reviewed the DSSAB agenda from the March 12, 2026 meeting and the CAO's Report dated March, 2026. A verbal report was given on the meeting.

A verbal report was given on the March 18, 2026 Library Board meeting.

Council reviewed the invitation to attend the March 30, 2026 DSSAB Housing and Homelessness Plan Update workshop.

Council reviewed the March 2026 Arena Manager's Reports. One report detailed the monthly analysis of operations, the other report provided rental rate comparisons. At the February 23, 2026 Tri-Council meeting, arena staff presented the ARBFMA budget, noting that operating costs are rising much faster (5–15%) than facility rate increases (2–3%), contributing to a growing deficit, especially with over \$65,700 in reduced or no-charge facility use adding both lost revenue and operating expenses. The report recommends maintaining competitive rates with nearby arenas to avoid losing users, while exploring limited revenue options like a capital surcharge, and advises Council to continue current rates with annual review for potential adjustments beyond the standard increase.

A verbal report was given on the March 19, 2026 Agricultural Society meeting. Fundraising ideas for the year were discussed,

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**CORRESPONDENCE:**

Council reviewed a donation request from the Almaguin Meltdown 3 on 3 Hockey Tournament to support their annual hockey tournament at the Armour, Ryerson and Burk's Falls Arena. Council passed a resolution approving a donation.

Council reviewed a letter from the Town of Whitby requesting the province conduct a comprehensive review of the provincial-municipal framework. Council passed a resolution of support.

Council reviewed a resolution from the County of Prince Edward calling upon the province to provide financial assistance to municipalities to offset all additional costs associated with police service or detachment boards that are incurred as a result of compliance with the Community Safety and Policing Act and not general increases to police budgets. Council passed a supporting resolution.

Council reviewed a resolution from the Municipality of Strathroy-Caradoc expressing its support for the principles and objective of Bill 21, Protect Our Food Act, 2025 to ensure that Ontario's prime agricultural land is preserved for future generations. Council passed a resolution of support.

Council reviewed an Ontario News Release advising that Ontario is taking the next steps to improve conservation authorities.

Council reviewed an Ontario News Release advising that Ontario is launching a classroom supplies fund to support elementary school teachers and students.

Council reviewed an Ontario News Release advising that Ontario is permitting "Bring-your-own" alcoholic beverages at outdoor public events. Municipalities will be required to pass a by-law authorizing the use of alcohol in public. The permit will be enabled by an amendment to a regulation under the Liquor Licence and Control Act.

Council reviewed an Ontario News Release advising that the Province of Ontario is creating a new Provincewide Primary Care Medical Record System and increasing Primary Care Action Plan funding to \$3.4 billion, on track to exceed the 2025-26 attachment target.

**UNFINISHED BUSINESS:**

Council reviewed resolutions from the Township of Ryerson approving the 2026 TRI Budgets for Waste Management, the Fire Department, the Arena and the Regional Fire Training Officer.

Council received a resolution from the Township of Ryerson supporting the appointment of Councillor Dan Robertson and Councillor/Deputy Mayor Glenn Miller to the TRI-R Landfill & Recycling Advisory Waste Committee.

Council received a resolution from the Village of Burk's Falls supporting the appointment of Councillor Sean Cotton and Mayor Chris Hope to the TRI-R Landfill & Recycling Advisory Waste Committee.

Council reviewed a resolution from the Township of Ryerson receiving Armour Township's By-law #10-2026 to transfer Part of Lot 5, Concession 7, Part 1 of Plan 42R-22866 into joint ownership and directing staff to pay Ryerson's share of \$16,062.22 for the new fire hall property.

Council reviewed resolutions from the Village of Burk's Falls approving the 2026 TRI Budgets for Waste Management, the Fire Department, and the Arena.

Council reviewed the Ministry of Environment, Conservation and Parks technical briefing regarding the improvements to Ontario's Conservation Authority Systems.

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**NEW BUSINESS:**

Council reviewed the Regional Fire Services Committee's agenda for their upcoming April 23, 2026 meeting.

**RESOLUTIONS:**

Resolution #2026-81 - Moved by Jerry Brandt, seconded Dorothy Haggart-Davis; That the Council of the Township of Armour approve the minutes of the regular council meeting held on March 10, 2026, as circulated. Carried

Resolution #2026-82 - Moved by Rod Blakelock, seconded by Dorothy Haggart-Davis; That the Council of the Township of Armour hereby supports severance application B-005/26, Part Lot 3, Concession 4, 195 Madill Road submitted by October 14th Holdings Inc. subject to the following conditions:

- That a zoning amendment be applied and approved to rescind By-law No. 4-2023 where Rural Exception No. 106 (Ru-106) permitted a second septic system.
- That a change of use Building Permit be applied and approved to change the rural guest sleeping cabin into a single detached dwelling.
- That the Township's Roads Supervisor confirm that a suitable location for a new entrance on the proposed severed lot can be properly constructed to municipal standards, and should signage be required, such as hidden driveway sign(s), that the Applicant cover the costs of the signs and posts.
- 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.
- Cash-in-lieu of parkland dedication be paid to the Township of Armour in accordance with 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. Carried

Resolution #2026-83 – Moved by Rod Blakelock, seconded by Jerry Brandt; That the Council of the Township of Armour have read and approve By-law #15-2026 being a by-law to amend Zoning By-law No. 27-95, as amended, with respect to the lands located on Part of Lot 23, Concession 2 and all of Lot 23, Concession 1 (233 Cherry Hill Road) and to rezone the subject lands to fulfill the conditions of the approved Plan of Subdivision, File S-01/24 and that we authorize the Mayor and Clerk to sign this by-law and affix the seal of the Corporation thereto. Carried

Resolution #2026-84 - Moved by Rod Blakelock, seconded by Jerry Brandt; That the Council of the Township of Armour approve a donation to the Almaguin 3 on 3 Meltdown Tournament, to be held from April 10 – 12, 2026, in the amount of \$200 to support the local hockey tournament. Carried

Resolution #2026-85 - Moved by Dorothy Haggart-Davis, seconded by Wendy Whitwell; That the Council of the Township of Armour supports the Town of Whitby and calls on the Province of Ontario to work collaboratively with the Association of Municipalities of Ontario (AMO) and Ontario Municipalities to undertake a comprehensive Social and Economic Prosperity Review to modernize the provincial–municipal fiscal framework, address the growing reliance on municipal property taxes to fund provincial responsibilities, and establish sustainable, growth-linked revenue tools to support municipal infrastructure and housing targets. Carried

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**RESOLUTIONS: cont'd.**

Resolution #2026-86 - Moved by Wendy Whitwell, seconded by Rod Blakelock; That the Council of the Township of Armour supports Prince Edward County and calls on the Province of Ontario to provide financial assistance to municipalities to offset the additional costs incurred through compliance with the Community Safety and Policing Act, 2019, and to review and reform provincial police grant programs to ensure a fair and sustainable distribution of funding that addresses the growing financial pressures on municipalities, particularly in rural communities. Carried

Resolution #2026-87 - Moved by Jerry Brandt, seconded by Dorothy Haggart-Davis; That the Council of the Township of Armour supports the Municipality of Strathroy-Caradoc and expresses its support for the principles and objectives of Bill 21, Protect Our Food Act, 2025, to ensure that Ontario's prime agricultural land is preserved for future generations. Carried

Resolution #2026-88 - Moved by Dorothy Haggart-Davis, seconded by Jerry Brandt; That the Council of the Township of Armour adjourn this regular council meeting at 8:26 p.m. until the next regular council meeting scheduled for April 14, 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