

THE MUNICIPAL CORPORATION OF THE TOWNSHIP OF ARMOUR

MINUTES

April 14, 2026

The regular meeting of the Council of the Township of Armour was held on Tuesday, April 14, 2026 at 7:00 p.m. Those in attendance were: Mayor Rod Ward; Councillors Jerry Brandt, Wendy Whitwell and Dorothy Haggart-Davis; and Rod Blakelock; Delegations: Dave Creasor, Roads Supervisor, Alison McGregor, Treasurer and Danika McCann, Recreation Co-ordinator; Guests: Diane Brandt, Cheri Roser, Grace McCoy, Sarah Cooke, Nieves Guijarro and Carl Martin; Staff: Charlene Watt, Municipal Clerk and Dave Gray, CAO.

VIDEO RECORDING DISCLAIMER:

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

INDIGENOUS LAND ACKNOWLEDGEMENT:

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

CONFIRMATION OF THE MINUTES OF THE PREVIOUS MEETING:

The minutes of the public meeting held on March 24, 2026 were approved as circulated.

The minutes of the regular Council meeting held on March 24, 2026 were approved as amended.

DECLARATION OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF:

No pecuniary interest and general nature thereof were declared.

DELEGATIONS:

Dave Creasor, Roads Supervisor, presented his Staff Report dated April 14, 2026, which provided a monthly update on spring maintenance activities, noting ongoing road monitoring due to snowmelt and seasonal load restrictions anticipated to remain until mid-to late May, as well as confirmation that all equipment is operational following necessary repairs, including significant engine work on the 2022 Freightliner plow truck, repairs to the 1996 John Deere loader, and rebuilding of the water tank pump. The report also outlined tender results and capital purchasing, including surface treatment and micro seal work within budget on Ferguson Road and Skyline Drive, granular material supply and placement on various roads reflecting modest year-over-year cost increases, and the evaluation of wheeled excavator options through the Canoe Public Procurement Program, identifying the lowest compliant and most readily available option with local service support. Council subsequently awarded Tender #2026-02 for Surface Treatment on Ferguson Road and Skyline Drive and Tender #2026-03 for the supply, delivery, and spreading of over 7,500 tonnes of granular materials on various roads, and approved the purchase of a wheeled excavator through the Canoe Public Procurement Program.

A verbal update was also provided by the Roads Supervisor regarding the status of flooding and temporary road closures over the past 24 hours, including issues related to sinkholes and washouts. Several roads within the municipality have been affected. A significant weather event has been declared.

Danika McCann, Recreation Coordinator presented a Heritage Festival Report requesting direction on the delivery of the annual event, including considerations related to event format, available resources, and the respective roles of the Township and the Historical Society. Following discussion, Council acknowledged the opportunities and constraints outlined in the report and deferred direction to staff until input has been received from the Historical Society Members.

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DELEGATIONS: cont'd.

Alison McGregor, Treasurer made a final presentation of the 2026 draft budget and advised of any last-minute changes that were made to the budget. Council discussed the final presentation and would approve the budget later on in the meeting.

Council reviewed the staff report from the Treasurer detailing Ontario Regulation 284/09 and the accompanying financial report. Public Sector Accounting Board (PSAB) of the Chartered Professional Accountants of Canada require municipalities to capitalize and amortize tangible capital assets and to accrue liabilities related to post-employment and solid waste landfill closure and post-closure expenses. Council passed a resolution approving the report.

Council reviewed the staff report from the Treasurer regarding the reallocation and consolidation of certain municipal reserve funds. The report outlined that the COVID-19 Reserve, originally established to address unforeseen pandemic-related costs, is no longer required for its intended purpose as those impacts have subsided. It also noted that operational changes have resulted in recycling services no longer being managed separately from landfill operations, making the existing separate reserves unnecessary. The proposed transfers represent internal reallocations only, with no impact on the Municipality's overall financial position or taxation levels, while supporting improved financial management through streamlined reserve accounts aligned with current service delivery. Council passed two resolutions approving the transfers.

ACCOUNTS FOR APPROVAL:

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

APPLICATIONS: NONE

BY-LAWS:

By-law #16-2026 being a by-law to enter into a shared service agreement for by-law enforcement services with the Township of Machar was read in its entirety and passed by resolution.

By-law #17-2026 being a by-law to set tax ratios for 2026 was read in its entirety and passed by resolution.

By-law #18-2026 being a by-law to set tax rates for 2026 was read in its entirety and passed by resolution.

By-law #19-2026 being a by-law to confirm the proceedings of Council at its March 2026 meetings was read in its entirety and passed by resolution.

By-law #20-2026 being a by-law to appoint a fire chief for the Township of Armour was read in its entirety and passed by resolution.

By-law #21-2026 being a by-law to appoint a fire prevention officer for the Township of Armour was read in its entirety and passed by resolution.

By-law #22-2026 being a by-law to appoint a deputy fire chief for the Township of Armour was read in its entirety and passed by resolution.

By-law #23-2026 being a by-law to establish a Joint Audit Compliance Committee and appoint members for 2026-2030 was read in its entirety and passed by resolution.

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REPORTS:

Council reviewed the April 2026 Planning Report.

Council reviewed the minutes from the February 18, 2026 Library Board meeting.

Council reviewed the minutes from the March 23, 2026 Historical Society's AGM and monthly meeting.

Council reviewed the minutes from the February 25, 2026 Planning Board meeting. A verbal update was given on the March 25, 2026 meeting.

Council reviewed the March 26, 2026 ACED Director's Report and the minutes from the February 26, 2026 meeting. A verbal report was given on the March, 2026 meeting.

Council reviewed the minutes from the December 4, 2025, January 8, 2026 and February 5, 2026 AHHC meeting. A verbal report was given on the April 2, 2026 meeting.

A verbal update was given on the April 2, 2026 MAHC Political Leaders Forum and reviewed the minutes from the October 9, 2025 meeting.

Council reviewed the agenda package for the April 8, 2026 Almaguin Highlands O.P.P. Detachment Board meeting.

Council reviewed the Integrity Commissioner's Annual Report for the period of December 19, 2024 to December 18, 2025 and passed a resolution approving the report as presented.

A verbal update was given on the office flood damage due to the ruptured hot water tank. Over six inches of water filled the basement resulting extensive property damage, including municipal records on April 12, 2026 while the office was closed. An insurance claim has been filed. The municipal office has reopened to the public. The furnace is not operational and there is no hot water. A second SUP pump in the furnace room was recommended.

Council was advised that the MNRF has been releasing regular flood watch and flood warning updates and communicating with the municipalities.

Staff advised Council that in response to the spring thaw and heavy rainfall, sand bags are available to residents for pick up at the Katrine Community Centre. The Roads Department have dropped sand at Doe Lake Municipal Park and Dobbs Beach for Armour residents.

CORRESPONDENCE:

Council reviewed a donation request from Karis Disability Services and passed a resolution approving a donation.

Council reviewed a request from Near North Crime Stoppers to support the annual golf tournament. Council passed a resolution approving a donation.

Council reviewed a letter from Practice Leader Advocacy and Tax Policy Canada requesting support in petitioning the province to direct MPAC to create a 2027 Assessment Roll. Council passed a supporting resolution.

Council reviewed a request from FONOM to support their resolution to the Governments of Canada and Ontario to provide equitable access to housing and infrastructure funding for Northern Ontario. Council passed a supporting resolution.

Council reviewed a proposal from Craig Baird, Canadian History Ehx, offering to create a dedicated feature video about the Township's history and heritage. Council discussed the submission and the benefits of consulting with the Historical Society for the project. Council tabled a resolution approving the request and the cost.

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CORRESPONDENCE: cont'd.

Council reviewed a donation request from the Almaguin Highlands Secondary School regarding the Graduation Awards Program. Council passed a resolution approving a donation.

Council reviewed an Ontario News Release advising that the province is protecting drivers on the Highway 11/17 corridor by increasing enforcement.

Council reviewed a FONOM media release in response to the province increasing enforcement on the Highway 11/17 corridor and expressed appreciation for the province's engagement.

Council reviewed an invitation from Hydro One to participate in a community open house regarding the proposed Sudbury Barrie Transmission Line.

Council reviewed a public notice from Statistics Canada advising of census job opportunities in the community.

Council reviewed the February 2026 Monthly Jobs Report and the March 2026 Labour Focus from the Labour Market Group.

Council reviewed a letter from CN Rail advising of right-of-way vegetation management that will take place within the Township from April to October, 2026.

Council reviewed a letter from the Ministry of Finance advising of a proposed change to streamline municipal Education Property Tax remittance processes.

Council received an email from Almaguin Pride offering to provide inclusivity training at a cost of \$250.

Council reviewed a flyer from Almaguin Recycling Initiative promoting HazMat Days in 2026.

Council reviewed a Notice of Hearing from the Ontario Energy Board on proposed changes to the model franchise agreement.

Council reviewed an Ontario News Release advising that the province is ready for 2026 wildland fire season.

Council reviewed a letter from the MNR providing information on new regulations under the Wildland Fire Management Act. A decision was made to implement framework for issuing administrative monetary penalties and to make updates to the outdoor fire regulation.

Council reviewed an Ontario News Release advising that the province is raising minimum wage to \$17.95 effective October 1, 2026.

Council reviewed a media release from FONOM urging the province to act as Manitoba advances compassionate intervention legislation to address addiction and public safety.

UNFINISHED BUSINESS:

Council reviewed the revised 2026 budget for the Burk's Falls, Armour, Ryerson Union Public Library that was approved by the Library Board. The new cost formula is based on population, not on users. Council confirmed with the Treasurer that funds are being allocated annually to the library reserve in addition to the municipality's contributions to the annual library budget. Council discussed the increases and passed a resolution approving the budget.

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UNFINISHED BUSINESS: cont'd.

Council reviewed a resolution from the Township of Ryerson supporting a donation of \$5,000 to ACED for the 2026 year. It was requested that ACED provide the Township a detailed list of services that the donation will cover and a detailed list of what the Township of Ryerson would receive if they were a full member.

Council reviewed documentation pertaining to the Notice of Case Management Conference scheduled for April 29, 2026, respecting the appeal by PowerBank/Creasor to the Ontario Land Tribunal regarding the refused Official Plan Amendment and Zoning By-law Amendment application for the proposed lithium battery energy storage system at 219 Peggs Mountain Road.

Council reviewed the previously defeated Resolution No. 2026-60 from the February 24, 2026 Council meeting, along with supporting documentation provided by the Almaguin Highlands Health Centre (AHHC), including financial statements and deficit contribution invoices for 2024 and 2025. During discussion, Council recalled that approval of the invoice payments had been deferred pending the establishment of a broader agreement led by the Village of Burk's Falls in collaboration with AHHC and participating municipalities. Following further consideration, Council introduced a new resolution and approved the payment as a donation in support of residents of the Almaguin Highlands.

NEW BUSINESS:

Council reviewed a public notice advising of Council's intent to approve a revised fees and charges by-law. Fees that will be amended include the cemetery fees per a requirement of the BAO, hourly fees for the Katrine Community Centre to suit the new software system and administrative fees for the Building Department.

Council reviewed the Municipality's Notice of Nominations advertisement for the 2026 municipal election. Nominations papers may be filed from May 1, 2026 to August 20, 2026 until 2:00 p.m.

Council reviewed a public meeting notice concerning a proposed zoning by-law amendment to add provisions for a shipping container within the Township.

Council reviewed a public meeting notice concerning a proposed zoning by-law amendment to permit a lot addition for Part Lots 21, 22, 23 and 24, Concessions 3, 4 & 5 to fulfill a condition of a technical consent file B-049/25.

Council reviewed an Environmental Health Summer Beach Program by the North Bay Parry Sound District Health Unit.

Council reviewed a notice from Franco Nord Conseil Scolaire Catholique regarding the 2026 school board elections. One trustee is to be elected for the southeast sector.

Council reviewed a notice from Nipissing-Parry Sound Catholic District School Board regarding the 2026 school board elections. Two trustees are to be elected for the East and South of the City of North Bay geographic area.

Council reviewed a notice from Near North District School Board regarding the 2026 school board elections. One trustee is to be elected for Zone 5.

RESOLUTIONS:

Resolution #2026-89 - Moved by Jerry Brandt, seconded by Rod Blakelock; That the Council of the Township of Armour approve the minutes of the public meeting held on March 24, 2026, as circulated. Carried

Resolution #2026-90 - Moved by Jerry Brandt, seconded by Dorothy Haggart-Davis; That the Council of the Township of Armour approve the minutes of the regular Council meeting held on March 24, 2026, as amended. Carried

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RESOLUTIONS: cont'd.

Resolution #2026-91 - Moved by Dorothy Haggart-Davis, seconded by Jerry Brandt; That the Staff Report from the Roads Supervisor dated April 14, 2026, regarding Tender #2026-02 for Surface Treatment/Micro Seal on various roads be received and that the Council of the Township of Armour approve and award the contract to Duncor Enterprises for a tender price of \$292,831.40 plus HST. Carried

Resolution #2026-92 - Moved by Wendy Whitwell, seconded by Rod Blakelock; That the Staff Report from the Roads Supervisor dated April 14, 2026, regarding Tender #2026-03 for the Supply, Delivery, and Spreading of granular materials on various roads be received and that the Council of the Township of Armour approve and award the contract to Weeks Construction Inc. for a tender price of \$138,640.00 plus HST. Carried

Resolution #2026-93 - Moved by Jerry Brandt, seconded by Rod Blakelock; That the Council of the Township of Armour hereby receives the Staff Report from the Roads Supervisor dated April 14, 2026, regarding the purchase of a wheeled excavator through the Canoe Public Procurement Program;

And further that Council approves the purchase and awards the contract to RTI Equipment Solutions Inc. in the amount of \$350,643.03 plus HST;

And further that any budget overage be funded from the Capital Reserves. Carried

Resolution #2026-94 – Intentionally omitted.

Resolution #2026-95 - Moved by Dorothy Haggart-Davis, seconded by Jerry Brandt; WHEREAS generally accepted accounting principles for local governments established by the Public Sector Accounting Board (PSAB) of the Chartered Professional Accountants of Canada require municipalities to capitalize and amortize tangible capital assets, and to accrue liabilities related to post-employment and solid waste landfill closure and post-closure expenses;

AND WHEREAS Ontario Regulation 284/09 states that a municipality may exclude these expenses from budgeted amounts for which revenue must be raised; AND WHEREAS Ontario Regulation 284/09 requires Councils to adopt a report that shows the impact of fully covering these expenses;

NOW THEREFORE BE IT RESOLVED that the Council of the Township of Armour approves the report entitled "Municipal Act, 2001 Ontario Regulation 284/09, 2026 Budget". Carried

Resolution #2026-96 - Moved by Wendy Whitwell, seconded by Dorothy Haggart-Davis; WHEREAS the Municipality established a COVID-19 Reserve to address costs associated with the COVID-19 pandemic;

AND WHEREAS the remaining balance of \$1,987 in the COVID-19 Reserve is no longer required for its original purpose;

NOW THEREFORE BE IT RESOLVED THAT the Council of the Township of Armour approves the transfer of the remaining balance of \$1,987 from the COVID-19 Reserve to the Capital Reserve;

AND FURTHER THAT staff be authorized to complete all necessary financial and administrative actions to implement this transfer. Carried

Resolution #2026-97 - Moved by Jerry Brandt, seconded by Rod Blakelock; WHEREAS the Municipality maintains both a Landfill Reserve and a Recycling Reserve;

AND WHEREAS the Armour Recycling Reserve has a balance of \$42,358 and the Armour Landfill Reserve has a balance of \$407,690;

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RESOLUTIONS: cont'd.

NOW THEREFORE BE IT RESOLVED THAT the Council of the Township of Armour approves the consolidation of the Armour Recycling Reserve into the Armour Landfill Reserve;

AND FURTHER THAT the balance of \$42,358 be transferred to the Armour Landfill Reserve, resulting in a combined balance of \$450,048;

AND FURTHER THAT staff be authorized to complete all necessary financial and administrative actions to implement this consolidation. Carried

Resolution #2026-98 - Moved by Dorothy Haggart-Davis, seconded by Rod Blakelock; That the Council of the Township of Armour approve the April 2026 accounts, in the amount of \$884,351.71 for payment, and the Mayor and the Treasurer are hereby authorized to sign cheques for same. Carried

Resolution #2026-99 - Moved by Wendy Whitwell, seconded by Jerry Brandt; That the Council of the Township of Armour have read and approve By-law #16-2026 being a by-law to enter into an agreement for Municipal By-law Enforcement services with the Township of Machar and that we authorize the Mayor and Clerk to sign this by-law and affix the seal of the Corporation thereto. Carried

Resolution #2026-100 - Moved by Wendy Whitwell, seconded by Jerry Brandt; That the Council of the Township of Armour have read and approve By-law #17-2026 being a by-law to set tax ratios for municipal purposes for 2026 and that we authorize the Mayor and Clerk to sign this by-law and affix the seal of the Corporation thereto. Carried

Resolution #2026-101 - Moved by Rod Blakelock, seconded by Dorothy Haggart-Davis; That the Council of the Township of Armour have read and approve By-law #18-2026 being a by-law to set and levy the rates of taxation in the Township of Armour for 2026 and that we authorize the Mayor and Clerk to sign this by-law and affix the seal of the Corporation thereto. Carried

Resolution #2026-102 - Moved by Jerry Brandt, seconded by Wendy Whitwell; That the Council of the Township of Armour have read and approve By-law #19-2026 being a by-law to confirm the proceedings of Council at its March 2026 meetings and that we authorize the Mayor and Clerk to sign this by-law and affix the seal of the Corporation thereto. Carried

Resolution #2026-103 - Moved by Dorothy Haggart-Davis, seconded by Jerry Brandt; That the Council of the Township of Armour have read and approve By-law #20-2026 being a by-law to appoint Joe Readman as Fire Chief and that we authorize the Mayor and Clerk to sign this by-law and affix the seal of the Corporation thereto. Carried

Resolution #2026-104 - Moved by Rod Blakelock, seconded by Wendy Whitwell; That the Council of the Township of Armour have read and approve By-law #21-2026 being a by-law to appoint Cameron Haffner as Fire Prevention Officer and that we authorize the Mayor and Clerk to sign this by-law and affix the seal of the Corporation thereto. Carried

Resolution #2026-105 - Moved by Jerry Brandt, seconded by Dorothy Haggart-Davis; That the Council of the Township of Armour have read and approve By-law #22-2026 being a by-law to appoint Evan McEneny as Deputy Fire Chief and that we authorize the Mayor and Clerk to sign this by-law and affix the seal of the Corporation thereto. Carried

Resolution #2026-106 - Moved by Rod Blakelock, seconded by Wendy Whitwell; That the Council of the Township of Armour have read and approve By-law #23-2026 being a by-law to establish a Joint Compliance Audit Committee and appoint members for the 2026-2030 municipal election period 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 #2026-107 - Moved by Dorothy Haggart-Davis, seconded by Rod Blakelock; That the Council of the Township of Armour accepts the Integrity Commissioner's Annual Report for the period of December 19, 2024 to December 18, 2025 and that Council approve the report as presented. Carried

Resolution #2026-108 - Moved by Rod Blakelock, seconded by Jerry Brandt; That the Council of the Township of Armour approve a donation, in the amount of \$250 to Karis Disability Services to support the events they are hosting to provide supports for vulnerable people within our area. Carried

Resolution #2026-109 - 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 Near North Crime Stoppers to support the work they do in our community. Carried

Resolution #2026-110 - Moved by Wendy Whitwell, seconded by Dorothy Haggart-Davis; WHEREAS a well-functioning and up-to-date assessment system supports strong communities and makes the province an attractive place to invest; and

WHEREAS property assessments in Ontario have not been updated in over a decade, making them the most outdated in Canada, while provinces such as Alberta and British Columbia update assessments annually to reflect current market conditions; and

WHEREAS the prolonged pause in the reassessment cycle has created significant distortions in assessed values, resulting in inequities among property classes; and

WHEREAS outdated assessments negatively impact investment decisions, economic competitiveness, municipal planning, and disproportionately affect independent small businesses; and

WHEREAS reassessments are designed to be revenue neutral for the municipality, ensure fairness in taxation, maintain public confidence in the property tax system, and support long-term municipal financial planning; and

WHEREAS a coalition of municipalities, chambers of commerce, tourism organizations, small businesses, and major property owners have called upon the Government of Ontario to update property assessments;

NOW THEREFORE BE IT RESOLVED THAT the Council of the Township of Armour calls upon the Premier of Ontario and the Minister of Finance to direct the Municipal Property Assessment Corporation to promptly resume the regular property assessment cycle; and

BE IT FURTHER RESOLVED THAT a copy of this resolution be forwarded to the Premier of Ontario; the Minister of Finance; the Minister of Municipal Affairs and Housing; the Association of Municipalities of Ontario; and the Municipal Property Assessment Corporation for their consideration and timely action. Carried

Resolution #2026-111 - Moved by Dorothy Haggart-Davis, seconded by Rod Blakelock; The Council of the Township of Armour supports FONOM and calls on the Federal and Provincial Governments to ensure that housing-enabling infrastructure programs are applied equitably across all regions, including Northern municipalities that do not levy development charges, and to establish complementary funding mechanisms that provide comparable support to address infrastructure needs and enable housing growth. Carried

Resolution #2026-112 - Moved by Jerry Brandt, seconded by Dorothy Haggart-Davis; That the Council of the Township of Armour supports the request from Craig Baird of Canadian History Ehx to partner in the creation of a community history video, in consultation with the Burk's Falls and District Historical Society, subject to the proposed terms and cost of \$500 + HST, as outlined. **Tabled**

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RESOLUTIONS: cont'd.

Resolution #2026-113 - Moved by Jerry Brandt, seconded by Rod Blakelock; That the Council of the Township of Armour approve a donation in the amount of \$300 to the Almaguin Highlands Secondary School to support their Graduation Awards Program. Carried

Resolution #2026-114 - Moved by Rod Blakelock, seconded by Dorothy Haggart-Davis; That the Council of the Township of Armour approve the 2026 Burk's Falls, Armour & Ryerson Union Library Budget, in the net amount of \$213,869, with the Township of Armour's share being \$98,722;

Furthermore, that a separate reserve budget item of 2% of the total library budget be included in Armour's Reserve. Carried

Resolution #2026-115 - Moved by Rod Blakelock, seconded by Dorothy Haggart-Davis; WHEREAS Resolution No. 2026-60, considered at the February 24, 2026 Council meeting, which addressed deficit contributions to the Almaguin Highlands Health Centre, was defeated;

AND WHEREAS Council has reconsidered the matter and reviewed the supporting financial documentation, including deficit contribution requirements for the 2024 and 2025 fiscal years;

AND WHEREAS the Almaguin Highlands Health Centre provides essential healthcare services to residents of the Almaguin region;

NOW THEREFORE BE IT RESOLVED THAT Council approves a donation in the amount of \$3,338.00 for the Almaguin Highlands Health Centre 2024 deficit and a donation in the amount of \$8,353.00 to the Village of Burk's Falls for the Almaguin Highlands Health Centre 2025 deficit;

AND FURTHER THAT Council affirms its support for the Almaguin Highlands Health Centre and the residents of the Almaguin communities it serves;

AND FURTHER THAT Council directs staff to follow up with the Village of Burk's Falls to review and address the ongoing deficit issues related to the Almaguin Highlands Health Centre, and to report back to Council with findings and recommendations. Carried

Resolution #2026-116 - Moved by Dorothy Haggart-Davis, seconded by Jerry Brandt; That the Council of the Township of Armour adjourns this regular council meeting at 9:57 p.m. until the next regular council meeting scheduled for April 28, 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