

BY-LAW NO. _____

A BY-LAW TO AMEND

TOWNSHIP OF ARMOUR OFFICIAL PLAN

Permitting Battery Energy Storage Systems

219 Peggs Mountain Road

THE MUNICIPAL CORPORATION OF THE TOWNSHIP OF ARMOUR

Box 533

Burk's Falls, Ontario

P0A 1C0

OFFICIAL PLAN AMENDMENT NO. 4

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

Lands Affected:	This By-law applies only to the lands within the Township of Armour municipally known as 219 Peggs Mountain Road, legally described as Part Lot 3, Concession 6.
Present Designation:	Under the Township of Armour Official Plan, the lands are designated Rural Community.
Proposed Designation:	The amendment adds a site-specific exception for the lands to clarify that a Battery Energy Storage System (“BESS”) is permitted on the lands.
Zoning By-law:	A concurrent Zoning By-law Amendment is being brought into affect to clarify Battery Energy Storage System (“BESS”) as a permitted use in the site-specific Rural (Ru) zone for the lands.
By-law Purpose:	The goal of this By-law is to amend the Township of Armour Official Plan to confirm that Battery Energy Storage Systems (“BESS’s”) are a permitted use in the Rural Community designation on the lands, as per the Provincial Planning Statement, 2024.

THE MUNICIPAL CORPORATION OF THE TOWNSHIP OF ARMOUR

BY-LAW NO. _____

Being a by-law to adopt the Armour Township Official Plan Amendment No. 4

WHEREAS the Council of the Municipal Corporation of the Township of Armour held a Public Meeting on the ____ day of _____, 2025 respecting Council's intent to amend the Township of Armour Official Plan;

AND WHEREAS Council has given serious consideration for the need to adopt an amendment to the Official Plan of the Township of Armour;

AND WHEREAS Council has determined that the proposed Amendment is appropriate and desirable for the development of the municipality in general;

NOW THEREFORE the Council of the Corporation of the Township of Armour, in accordance with the provisions of the Planning Act, R.S.O. 1990, c. P. 13, as amended, hereby enacts as follows:

1. Amendment No. 4 to the Township of Armour Official Plan, is hereby adopted.
2. That this By-law shall come into effect 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 ____ day of _____, 2025.

Rod Ward, Mayor

Charlene Watt, Clerk

AMENDMENT NUMBER 4

TO THE

TOWNSHIP OF ARMOUR OFFICIAL PLAN

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TOWNSHIP OF ARMOUR OFFICIAL PLAN

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PART “A” - THE PREAMBLE

The Preamble provides an explanation of the proposed Amendment including the purpose, extent, background information, and basis but does not form part of this Amendment.

PART “B” - THE AMENDMENT

The Amendment describes the changes to the Armour Township Official Plan which constitute Official Plan Amendment Number 4.

PART “A” – THE PREAMBLE

PURPOSE

The purpose of the amendment is to clarify the Township of Armour Official Plan to confirm that Battery Energy Storage Systems (“BESS’s”) are a permitted use on certain lands in the Rural Community designation.

LOCATION

This amendment applies to the lands within the Township of Armour municipally known as 219 Peggs Mountain Road, legally described as Part Lot 3, Concession 6.

BACKGROUND

A privately initiated application to amend the Armour Township Official Plan was received by the Township of Armour and deemed complete on January 21, 2025. The application requests an amendment to the Official Plan to permit a Battery Energy Storage System on the lands subject to this amendment.

BASIS

The applicant proposes to develop a Battery Energy Storage System on the lands located at 219 Peggs Mountain Road.

The subject lands are designated Rural Community in the Township of Armour Official Plan. The amendment meets the intent of the Official Plan, which permits a range of uses on lands designated Rural Community, including uses for “public utility”.

The Official Plan Amendment is consistent with the Provincial Planning Statement, 2024, which encourages and permits the use of lands (including Rural Lands) for Energy Storage Systems.

IMPLEMENTATION AND INTERPRETATION

This Amendment shall be in accordance with the policies of the Armour Official Plan.

PART “B” – THE AMENDMENT

All of this part of the document entitled “PART “B” - THE AMENDMENT”, consisting of the following text, constitute Amendment No. 4 to the Official Plan of the Township of Armour.

DETAILS OF THE AMENDMENT

The Official Plan of the Township of Armour is hereby amended as follows:

1. Section 2.1 (Rural Community) of the Township of Armour Official Plan, is hereby amended to add the following subsection:

2.1.3(c)viii) “A Battery Energy Storage System shall be permitted on lands at 219 Peggs Mountain Road and described as Part Lot 3 Con 6 Armour Township.”

2. A location map will be added to section 2.1.3(c)viii) to reference and locate the new policy above.

Municipal Corporation of the Township of Armour

Location Map for Official Plan Amendment No. 4

LOT 1

LOT 2

LOT 3

LOT 4

River Drive

Peggs Mountain Road

CON. VII

Official Plan Policy
2.1.3(c)viii) applies

CON. VI

CON. V



SUBJECT LANDS

0 200 400m



LOCATION MAP FOR OFFICIAL PLAN AMENDMENT NO. 4

_____ 2025

MAYOR _____

CLERK _____