Ontario Land Tribunal
655 Bay Street, Suite 1500, Toronto, ON M5G 1E5
Tel: 416-212-6349 | 1-866-448-2248
Web Site: olt.gov.on.ca

Municipality/ Approval Authority Submission Form

Case Status: SUBMITTED

Note: the 'date' format that is used in this document is DD/MM/YYYY and all times are in Eastern Standard Time (EST).

Case Information

E-file Case Package ID: EC-261102-02338

Related E-file Case Package ID:

Date/Time Case Submitted to OLT: 06/11/2026 03:14 PM

Case Type: Site Plan

Legislation: Planning Act

Section Number and Description: 41(12) Failure to make a decision

Municipal/Approval Authority Reference Number: SPA-BESS

Notice of Decision Date:

Appeal Expiry Date/Time:

Approval Authority: Armour (Township)

Subject Property Location

Address: 219 Peggs Mountain Road Armour ON P0A 1C0

Municipality: Township of Armour (Parry Sound)

Legal Description:

Is the Appellant the current owner of the subject property?

No

Additional Properties

Address	Legal Description

Appellant Information

Note: See 'Appeals' section for other appellants.

Type: Corporate

Name: 1000234813 Ontario Inc. (dba PowerBank Corporation)

First Name:

Last Name:

Professional Title:

Company Name or Association Name: 1000234813 Ontario Inc. (dba PowerBank Corporation)

Day Phone Number: 6478355503 **Extension:**

Alternate Phone Number:

Email Address: ina.lila@powerbankcorp.com

Mailing Address: 803 - 505 Consumers Road Toronto ON M2J 4V8 Canada

P.O. Box:

Appellant Representative

Does the Appellant have a Representative?

Yes

Joint Appellant(s)

Type, Name and Professional Title	Company/ Association Name	Day Phone Number	Email Address	Mailing Address

Appellant's Representative Information

Type: Individual

Name: Lee English

Case Status: SUBMITTED
Case Package ID: EC-261102-02338

Reference Number: SPA-BESS
Primary Appellant:

First Name: Lee

Last Name: English

Professional Title:

Company Name or Association Name: Borden Ladner Gervais LLP

Day Phone Number: 416-367-6169 **Extension:**

Alternate Phone Number:

Email Address: lenglish@blg.com

Law Society of Ontario (LSO) Number: 76132K

Mailing Address: 3400 - 22 Adelaide Street W Toronto ON M5H 4E3 Canada

P.O. Box:

Appeals

Appeal ID	Municipal/ Approval Authority Reference Number	Case Type	Subject Property Address	Appellant Name and Professional Title	Appellant's Representative Name and Professional Title	Payment Status	Date/Time Appeal Submitted
EA-002421	NA	Site Plan	219 Peggs Mountain Road Armour ON P0A 1C0		Lee English	Paid In Full	28/10/2026 03:51 PM

Approval Authority Contact Details

Note: Person(s) that OLT can contact for questions about this case submission.

Name: CHARLENE WATT

First Name: CHARLENE

Last Name: WATT

Professional Title: Municipal Clerk/ greffier municipal/greffière municipale

Company Name or Association Name: TOWNSHIP OF ARMOUR

Day Phone Number: 705-382-3332 **Extension:**

Alternate Phone Number:

Email Address: deputyclerk@armourtownship.ca

Mailing Address: 56 ONTARIO STREET Burk's Falls ON Canada P0A1C0

P.O. Box: BOX 533

Approval Authority Additional Contact(s) Details

Name and Professional Title	Company/ Association Name	Day Phone Number	Email Address	Mailing Address

Approval Authority Representative

Does the Approval Authority have a Representative?

Yes

Approval Authority Representative Details

Name: EDWARD VELDBOOM

First Name: EDWARD

Last Name: VELDBOOM

Professional Title:

Company Name or Association Name: Russell, Christie, LLP

Day Phone Number: 705-325-1326 **Extension:** 237

Alternate Phone Number:

Email Address: eveldboom@russellchristie.com

Law Society of Ontario (LSO) Number:

Mailing Address: 505 MEMORIAL AVENUE ORILLIA ON L3V 6J3 CANADA

P.O. Box: BOX 158

Approval Authority Additional Representative Details

Name and Professional Title	Company/ Association Name	Day Phone Number	Email Address	Mailing Address
Stefan Szczerbak Planner/ aménageur/aménage use	Planscape	705-645-1556 Ext.	sszczerbak@planscape.ca	104 KIMBERLEY AVENUE BRACEBRIDGE ON P1L 1Z8 CANADA P.O. Box
Eeshan Kumar Project Manager/ responsable de projet	WSP	2898352623 Ext.	Eeshan.Kumar@wsp.com	582 LANCASTER STREET WEST KITCHENER ONTARIO N2K 1M3 CANADA P.O. Box
RUDY CRONK	PLC Fire Safety Engineering, A Jensen Hughes Company	9059492755 Ext.	rudy.cronk@jensenhughes.ca	411 - 2680 SKYMARK AVENUE MISSISSAUGA ONTARIO L4W 5L6 CANADA P.O. Box
Chief Joe Readman	Burk's Fall & District Fire Department	7057833571 Ext.	fire@ryersontownship.ca	28 Midlothian Road RR1 Burk's Falls Ontario P0A 1C0 Canada P.O. Box

Case Specific Information

Number of new residential units proposed (if applicable):

Has a public meeting been held by the Municipality/Approval Authority? No

Did this matter start with a request/application? Yes

If yes, what was the date the Municipality/Approval Authority deemed the application/request complete? 27/08/2026

Date of Decision/Notice of Passing:

Date Notice of Decision/Passing was issued/provided:

Oral/Written Submissions to Council

Did all of the appellant(s) make their opinions regarding this matter known to council? For example, oral submissions at a public meeting of council or written submissions to council.

No

Names of appellants who did not make oral/written submissions to council:

1000234813 ONTARIO INC, POWERBANK CORPORATION (AGENT)
DAVID CREASOR (PROPERTY OWNER)

Related Matters

Does the Municipality/Approval Authority anticipate further appeals to be filed related to this matter?
Unknown

Are there other matters related to this appeal? (For example: A consent application connected to a variance application)

Yes

If yes, please provide the Ontario Land Tribunal Case Number(s) and/or Municipal/Approval Authority File Number(s) for the related matters:

OLT-26-000137

Language Requirements

Do you require matters to be conducted in French?

No

Witness and Additional Information

Does the Municipality/Approval Authority intend to appear before the Tribunal?

Yes

If yes, please indicate the number of witnesses and their field of expertise:

4 - Planner, Fire Chief, SWMP Engineer, Fire Safety Peer Review

Do you believe this matter would benefit from Tribunal-led Mediation?

Unknown

Additional Information:

MINUTES OF SETTLEMENT ISSUED JULY 7, 2026 WITH OLT ORDER ISSUED JULY 21, 2026. PEER REVIEWS OF STORMWATER MANAGEMENT, EMERGENCY RESPONSE PLAN AND FIREFIGHTER TRAINING OUTSTANDING. DEPOSIT FOR PEER REVIEWS MADE THE SAME DAY AS THE SITE PLAN APPLICATION ON AUGUST 27, 2026. AS NOTED IN THE NOTICE OF COMPLETE APPLICATION, THE

SUBMITTED DOCUMENTATION IS TO BE PEER REVIEWED FOR THE MUNICIPALITY AND SUPPLEMENTAL INFORMATION WAS REQUESTED UPON REVIEW OF THE APPLICATION. TOWNSHIP OF ARMOUR IS A SINGLE TIER MUNICIPALITY. THE APPEAL FILING INCORRECTLY DETAILS DISTRICT OF PARRY SOUND AS THE UPPER TIER.

Documents Checklist

Item	Topic	Description	Attachment
1	Appeal	a. Original or certified copy of each notice of appeal received and reasons for appeal with indication of the date on which each notice was filed.	Yes
2	Application	a. Original or certified copy of the application for site plan approval. b. Authorization, if application was made by other than the owner.	Yes
3	Decision – if applicable	If applicable, a copy of the decision of the Approval Authority.	No
4	Plan/Sketch	A copy of any plans, drawings or agreements which are the subject of this referral.	Yes
5	List	a. Names, e-mail addresses and mailing addresses of all legal counsel and all persons, officials and agencies who were sent a copy of Council's decision and of those who requested to receive notice from the Ontario Land Tribunal. b. Where notice of a decision was issued by e-mail, a list of all names and e-mail addresses and an indication of the date that the e-mail was sent.	No
6	Planning Report	A copy of any planning report considered by Council.	No
7	Oral/Written Submissions	Provide all information and material that the Municipal Council or Approval Authority considered in making their decision and/or received in relation to the matter such as any written or oral submissions from the public relating to the planning matter.	No

8	Affidavit	An affidavit or sworn declaration, certifying that copies of all material listed above, as well as a copy of this appeal form and checklist, have been sent to the approval authority having jurisdiction to approve the site plan and that the approval authority has been informed of the filing of this referral.	No

Document(s)

Attached Documents	Document Count	Document Size (MBs)	Date/Time Uploaded	Filename(s)
Original or Certified Notice of Appeal (M1)	1	0.2	02/11/2026 01:49 PM	PowerBankAppealSPA10282026.pdf
Original or certified copy of the application (M1)	2	1.68	03/11/2026 09:24 AM	PowerBankDepositSPAandPeerReviews08272026.pdf PowerBankSPAApplicationDayAfterOPAZBARefused01142026.pdf
Plan or Sketch (M1))	7	13.1	02/11/2026 01:57 PM	PowerBankERP09242026.pdf PowerBankDraftERP08262025.pdf PowerBankSWMPPeerReview10272026.pdf PowerBankSWMPDraftPlan08272026.pdf PowerBankSPASketch01142026.pdf PowerBankFirefighterTrainingResponseLetterNoRevisedReport07082025.pdf PowerBankFirefighterTraining01032025.pdf

Oral or Written Submissions (M1)	0	0	03/11/2026 09:16 AM	
Planning Report (M1)	0	0	03/11/2026 09:19 AM	
efile Case Documents	6	2.15	03/11/2026 09:18 AM	PowerBankArmourResolutionSPAAccept10132026.pdf PowerBankMinutesofSettlementOLT07072026.pdf PowerBankSWMPPeerReview10272026.pdf PowerBankFirefighterTraininingPLC08212025.pdf PowerBankFirefighterTraininingIncompletePLC10052026.pdf PowerBankERPReviewPLC10092026.pdf

Related Case(s)

Copied From/Related to E-file Case:

Additional Related E-File Case Package ID(s):

Related OLT Case

Case Number:

Municipality/Approval Authority Reference Number:

Case Type:

Legislation:

Section Number and Description:

Subject Property Location:

Declaration

☑ I solemnly declare that all the statements and the information provided, as well as any supporting documents, are true, correct, and complete.

Submitted by Approval Authority user:

Name of Staff	Professional Title	Email Address	Date/Time Submitted to OLT
Charlene Watt	Municipal Clerk/ greffier municipal/greffière municipale	deputyclerk@armourtownship.ca	06/11/2026 03:14 PM

Note:

This document reflects the contact information available at the time the PDF was downloaded.

The original submitted version is stored in the e-file portal, attached to the confirmation email, and retained by the Ontario Land Tribunal (OLT).

If your contact information has changed since submission, please notify the OLT by email or telephone to ensure your records are accurate and up to date.