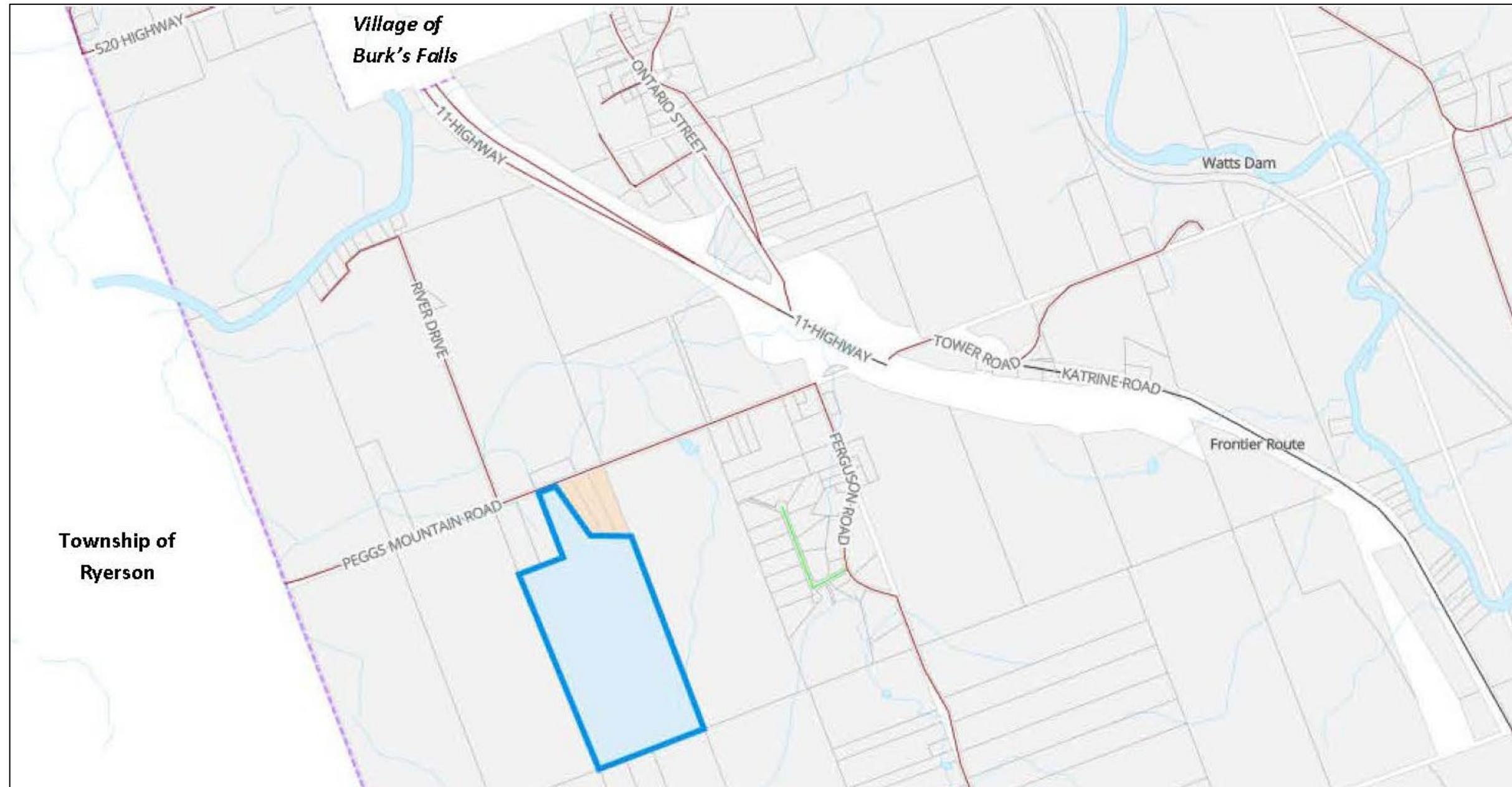
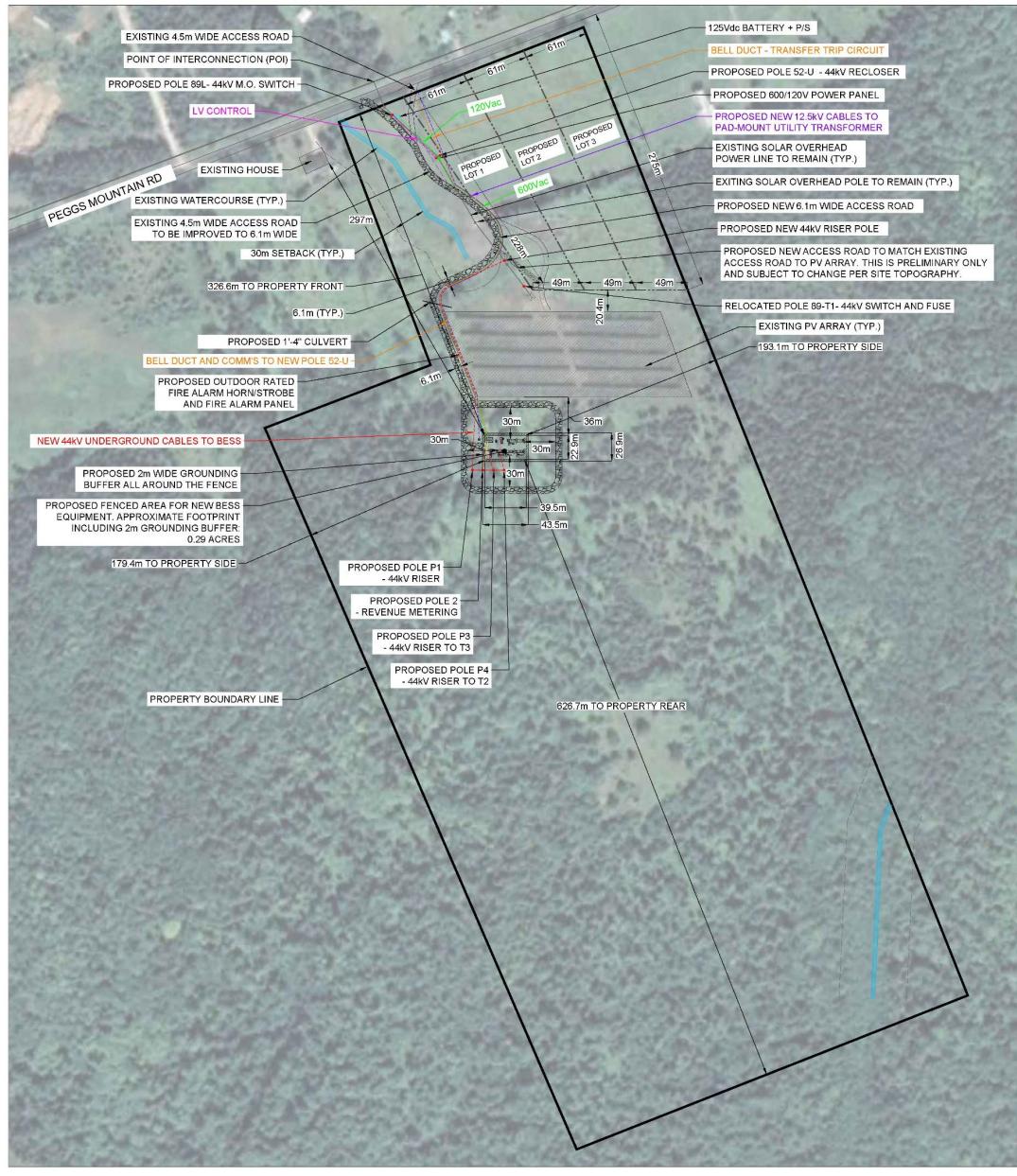




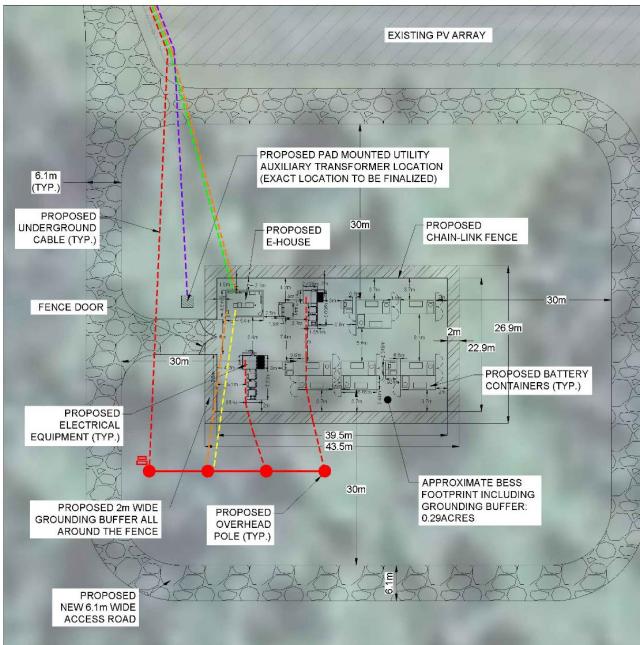
Official Plan Amendment Application OPA-2025-01 (Amendment No. 4) & Zoning By-law Amendment Application ZBA-2025-01

Township of Armour Council Meeting, January 13, 2026

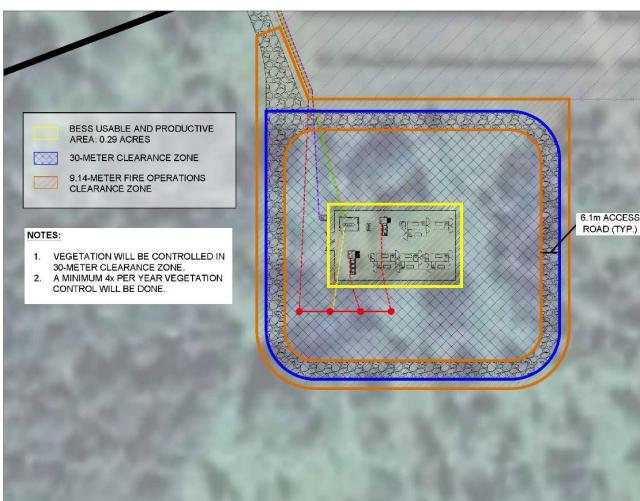




1 KEY PLAN
E100 SCALE: 1:2100



2 EQUIPMENT LAYOUT
E100 SCALE: 1:400



3 BESS AND CLEARANCE ZONES
E100/ N.T.S.



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REV#	DESCRIPTION	DATE	D.B.	C.B.
06	ISSUED FOR PERMIT	2024-11-28	S.Z.	H.R.
05	ISSUED FOR REVIEW	2024-11-14	S.Z.	H.R.
04	ISSUED FOR REVIEW	2024-03-04	S.Z.	M.S.
03	ISSUED FOR REVIEW	2024-02-21	S.Z.	M.S.
02	ISSUED FOR REVIEW	2024-01-16	S.Z.	S.X.
01	ISSUED FOR CONSENT APPLICATION	2023-12-21	S.Z.	S.X.
00	ISSUED FOR CIA	2023-07-28	S.Z.	S.X.

DRAWN BY:
S.Z.

CHECKED BY:
H.R.

SCALE:
AS NOTED

DATE:
2024-11-28

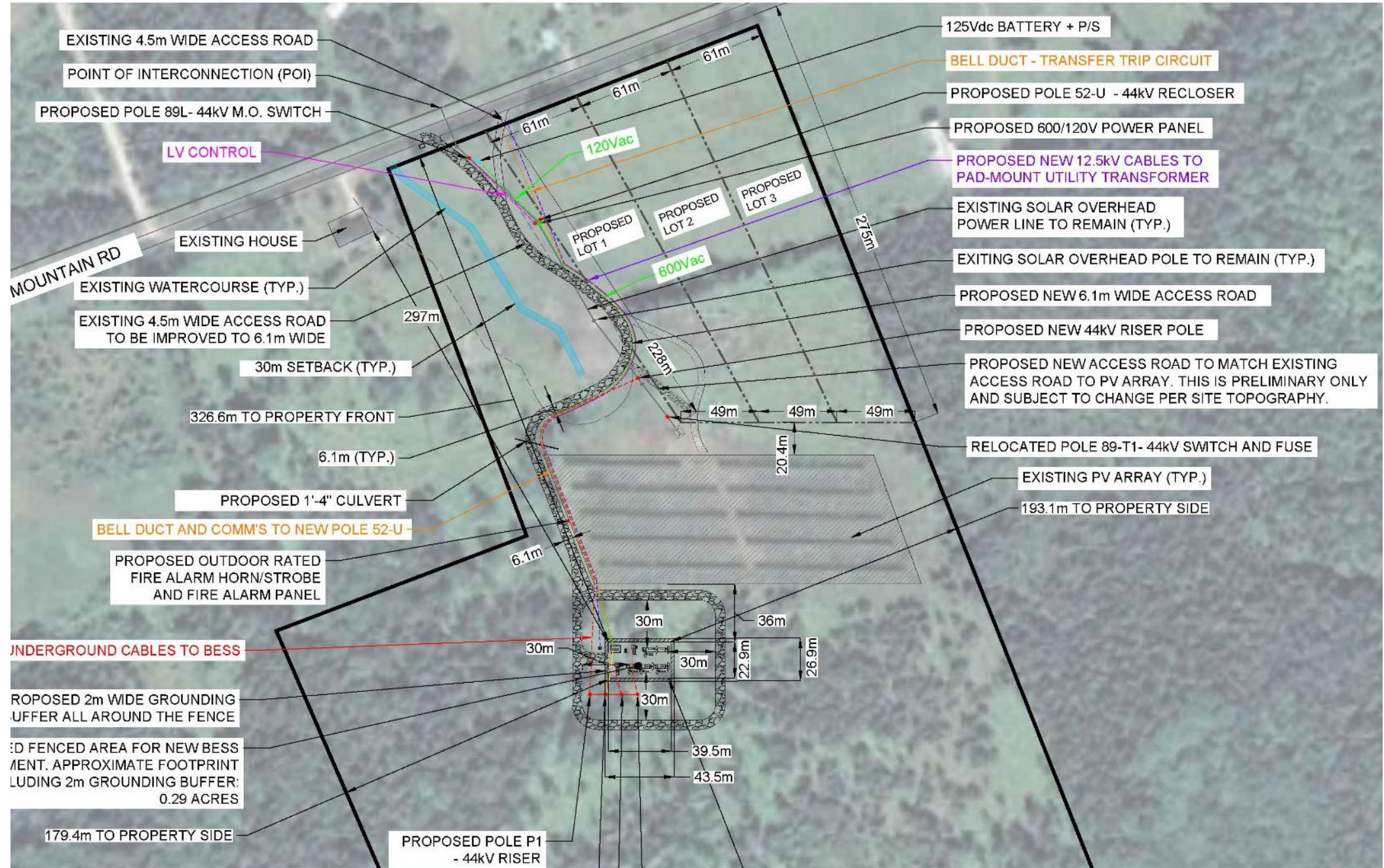
PROJECT ADDRESS:
903

219 PEGGS MOUNTAIN ROAD,
ARMOUR, ONTARIO, POA 1C0

PROJECT NO.:
E-LT1-903

DRAWING NO.:
E-1

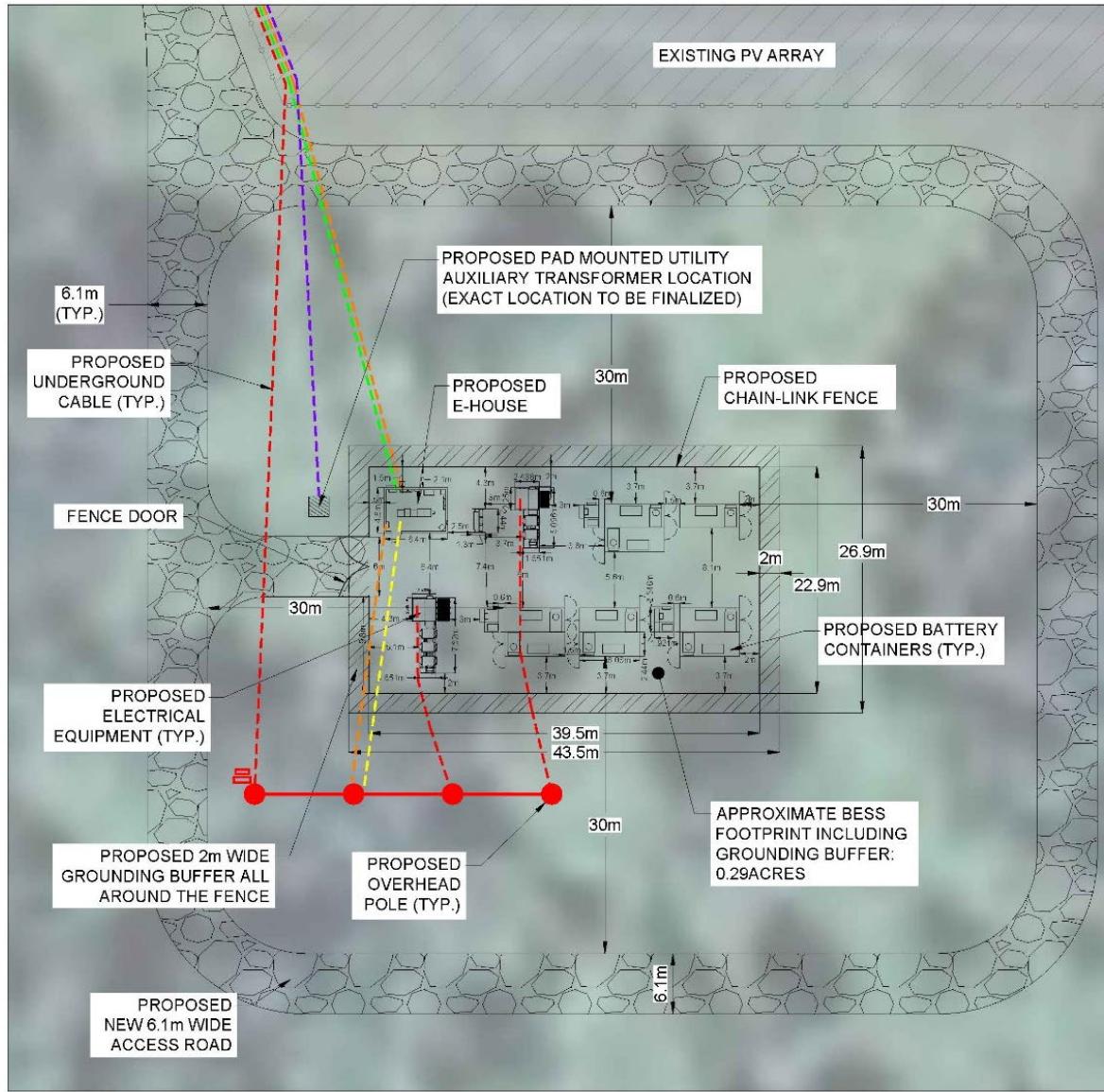
REV. NO.:
06





BESS Proposal

- A 4.99 MW, 19.96 MWh Battery Energy Storage System (“BESS”)
- To store electricity from the provincial grid and discharge it back during periods of high demand.
- Involves 9 containers containing lithium iron phosphate batteries and associated operating infrastructure (inverters, HVAC systems, monitoring systems, etc.) in a fenced compound.



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Planning Framework

- Planning Act
- Provincial Planning Statement
- Growth Plan for Northern Ontario
- Township of Armour Official Plan
- Township of Armour Zoning By-law



Supporting Documents

Submitted with the Applications by PowerBank:

- Environmental Impact Study (EIS)
- Vegetation Management Plan
- Environmental Site Assessment (ESA)
- Stormwater Management Report
- Acoustic Assessment & Air and Gas Emissions Memo
- Hazard Mitigation Analysis
- Emergency Response Plan
- Firefighter Training Program
- Commissioning Plan
- Decommissioning Plan
- Planning Justification Report



Public and Agency Consultation

Broad themes of concerns:

- Transparency and Public Process
- Public Health, Safety, and Emergency Response
- Environmental Protection and Stewardship
- Land Use Compatibility and Community Character
- Economic, Social, and Policy Considerations



Planning Analysis Conclusion

Subject to the recommended revisions to the draft by-laws, the proposed BESS is consistent with the Provincial Planning Statement, is in conformity with the Growth Plan for Northern Ontario, and is in conformity with the Township's Official Plan, and is compliant with the Township's Zoning By-law.



Recommendations

OPA Recommendation

THAT Official Plan Amendment Application OPA-2025-01, to permit a Battery Energy Storage System use on the subject lands, be ADOPTED, in accordance with the revised draft Official Plan Amendment By-law No. 4-2026.



Recommendations

ZBA Recommendation

THAT Zoning By-law Amendment Application ZBA-2025-01, to permit a Battery Energy Storage System use on the subject lands, be APPROVED, in accordance with the revised draft Zoning By-law Amendment By-law No. 5-2026, which includes the following site-specific provisions:



Recommendations

Recommended Site-Specific Zoning Provisions

1. THAT the subject lands be zoned Rural – Site-Specific Exception (Ru-108);
2. THAT a Battery Energy Storage System facility only be permitted in the hatched area shown in Schedule A to the draft Zoning By-law (refer to enclosed Appendix B);
3. THAT a Battery Energy Storage System facility be restricted to a maximum rated power capacity of 4.99 megawatts (MW) and a maximum rated energy storage capacity of 19.96 megawatt-hours (MWh);
4. THAT the height of buildings and structures associated with the Battery Energy Storage System facility be restricted to a maximum height of 5 metres; and
5. THAT the subject lands be designated as a Site Plan Control Area, to secure the implementation of supporting studies, plans, and mitigation measures, pursuant to Section 41 of the Planning Act.