



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

Public Meeting, November 18, 2025

**Village of
Burk's Falls**

Watts Dam

Frontier Route

**Township of
Ryerson**

520 HIGHWAY

11-HIGHWAY

ONTARIO STREET

RIVER DRIVE

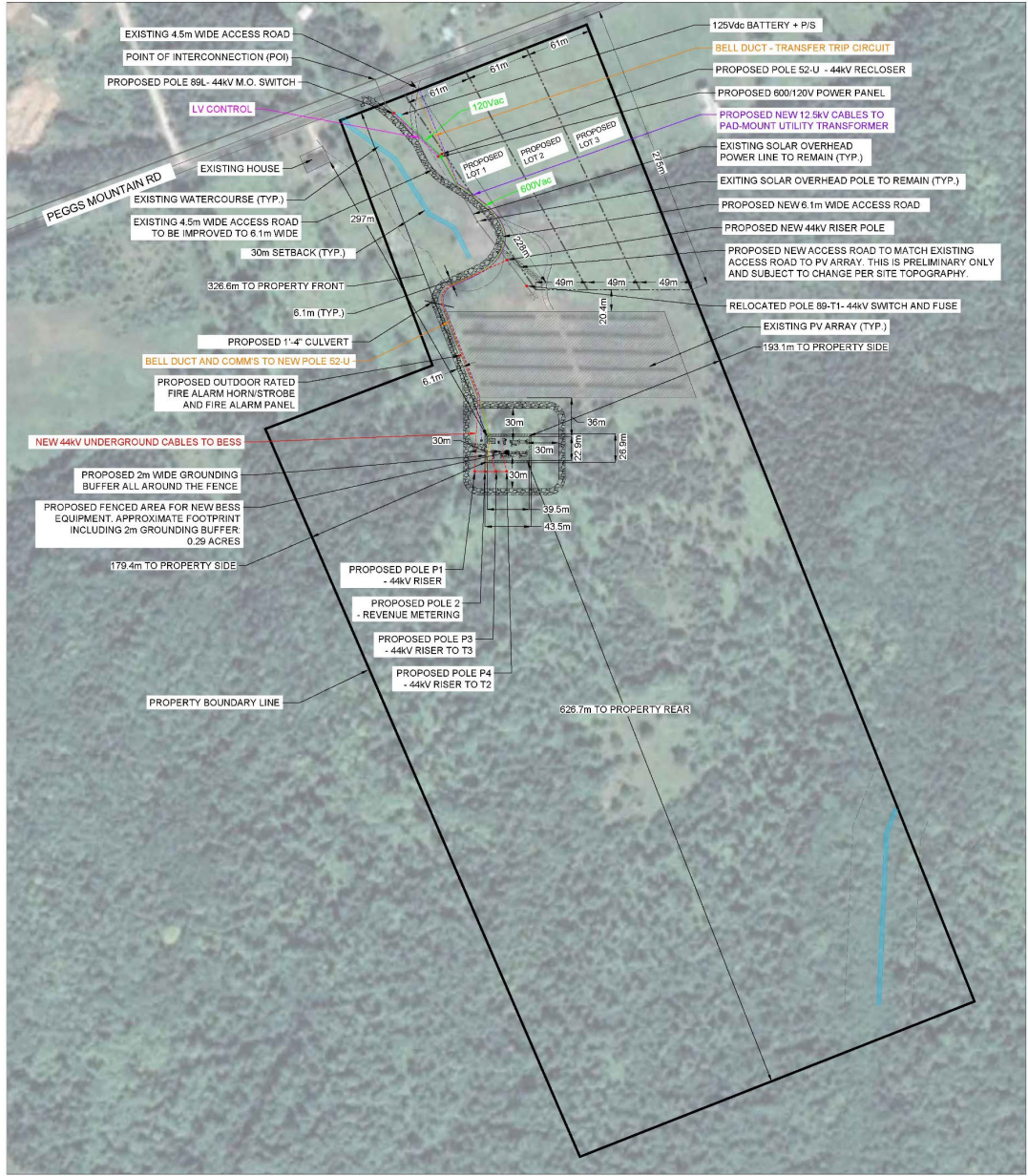
11-HIGHWAY

TOWER ROAD

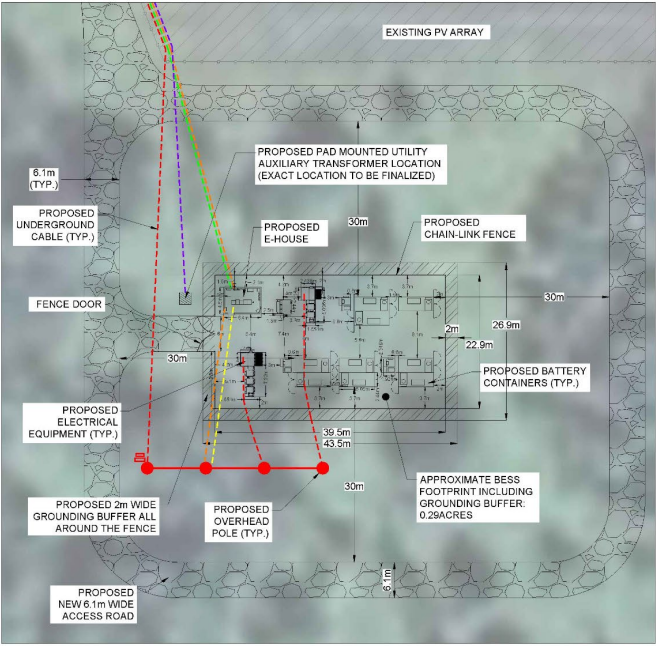
KATRINE ROAD

PEGGS MOUNTAIN ROAD

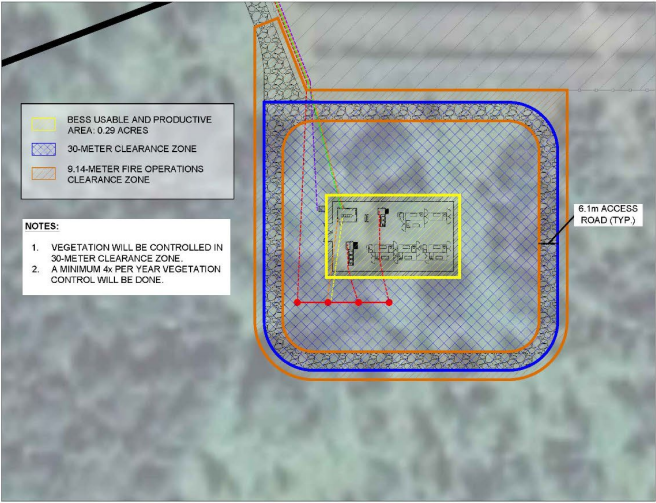
FERGUSON ROAD



1 KEY PLAN
E100 SCALE: 1:2100



2 EQUIPMENT LAYOUT
E100 SCALE: 1:400



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



Suite 803, 505 Consumer Road,
North York, M2J 4V8
T: 416 494 9559
www.solarbankcorp.com

ISSUE STAGE:

PERMIT

THIS DRAWING IS AN INSTRUMENT OF SERVICE, IS PROVIDED BY AND IS THE PROPERTY OF ABUNDANT SOLAR ENERGY INC. THIS DRAWING CANNOT BE MODIFIED AND/OR REPRODUCED WITHOUT THE CONSENT OF THIS OFFICE.

ENGINEER'S SEAL

FOR PRELIMINARY ONLY
AND NOT FOR CONSTRUCTION

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	2023-12-01	S.Z.	S.X.
00	ISSUED FOR DIA	2023-07-28	S.Z.	S.X.

DRAWING NAME:
SITE PLAN

DRAWN BY:
S.Z.

CHECKED BY:
H.R.

SCALE:
AS NOTED

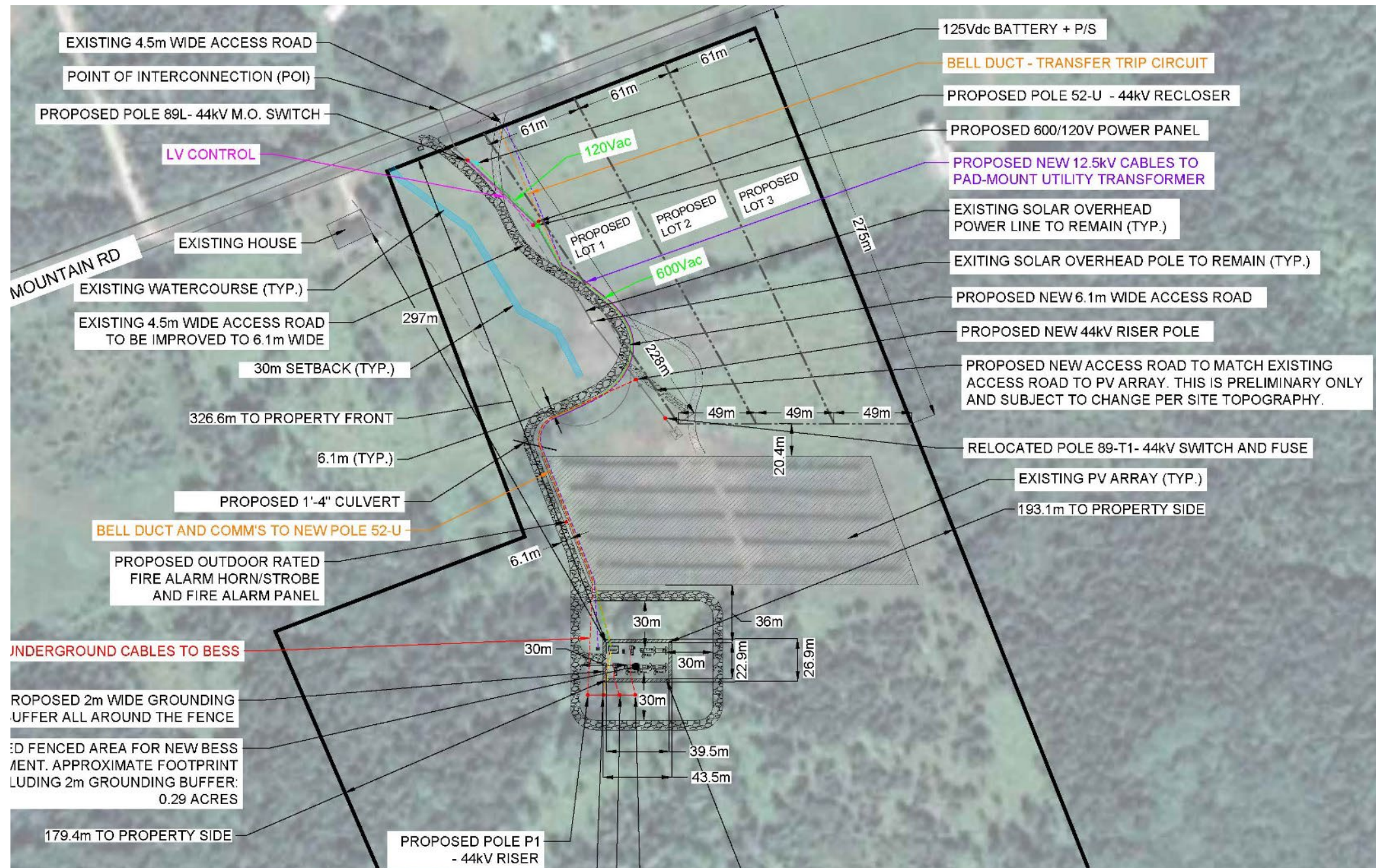
DATE:
2024-11-28

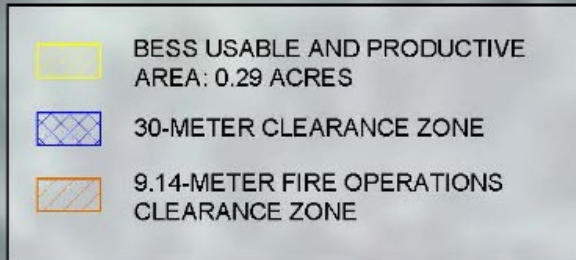
PROJECT ADDRESS:
903
219 PEGGS MOUNTAIN ROAD,
ARMOUR, ONTARIO, P0A 1C0

PROJECT NO.:
E-LT1-903

DRAWING NO.:
E-1

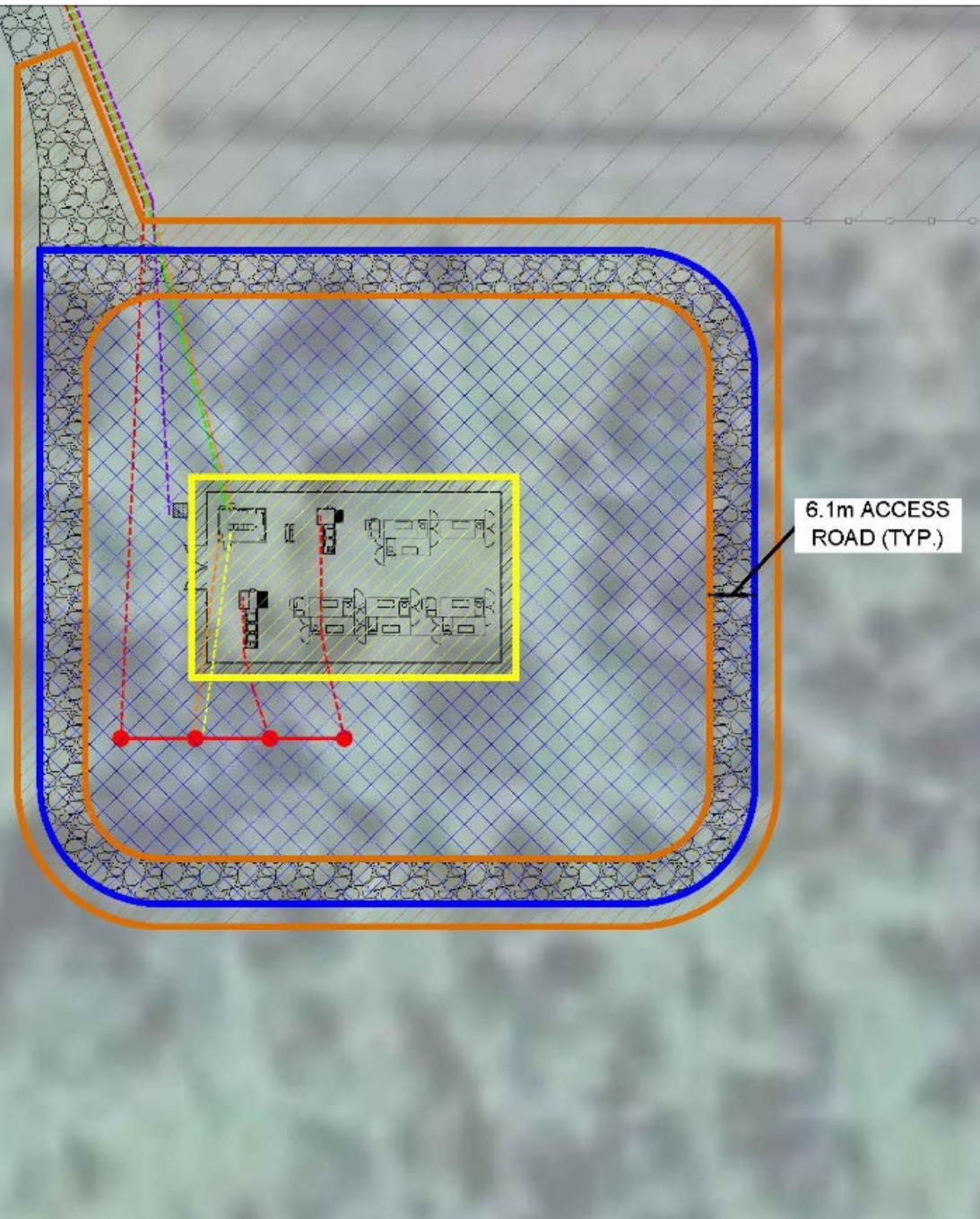
REV. NO.:
06





NOTES:

1. VEGETATION WILL BE CONTROLLED IN 30-METER CLEARANCE ZONE.
2. A MINIMUM 4x PER YEAR VEGETATION CONTROL WILL BE DONE.





Official Plan Amendment Application

Proposes to add the following subsection to the Township's Official Plan:

“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.”



Zoning By-law Amendment Application

Proposes to add the following definition and site-specific permission:

“Battery Energy Storage System (BESS)” means a battery storage system or facility that captures energy produced at one time for use at a later time to reduce imbalances between energy demand and energy production.”

“Notwithstanding any provisions to the contrary, a Battery Energy Storage System is permitted at 219 Peggs Mountain Road, described as Part Lot 3 Con 6 Armour Township.”



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.)
- $\pm 12,600$ sq ft (± 0.3 acres)



Planning Framework

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



Public and Agency Consultation

Broad themes of concerns:

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



Township and Agency Comments

Submissions from:

- Surrounding and other municipalities
- Burk's Falls & District Fire Department
- Fire Chief for the Town of Kearney
- Ministry of Transportation (MTO)
- Ministry of the Environment, Conservation and Parks (MECP)
- Independent Electricity System Operator (IESO)



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



Next Steps

Once public and agency comments have been received at the Public Meeting and considered TULLOCH will prepare a second report for Council with Planning Recommendations.