

219 Peggs Mountain Road

Official Plan Amendment (OPA) & Zoning By-law Amendment (ZBA) Applications

Council Meeting | January 13, 2026 @ 7:00pm

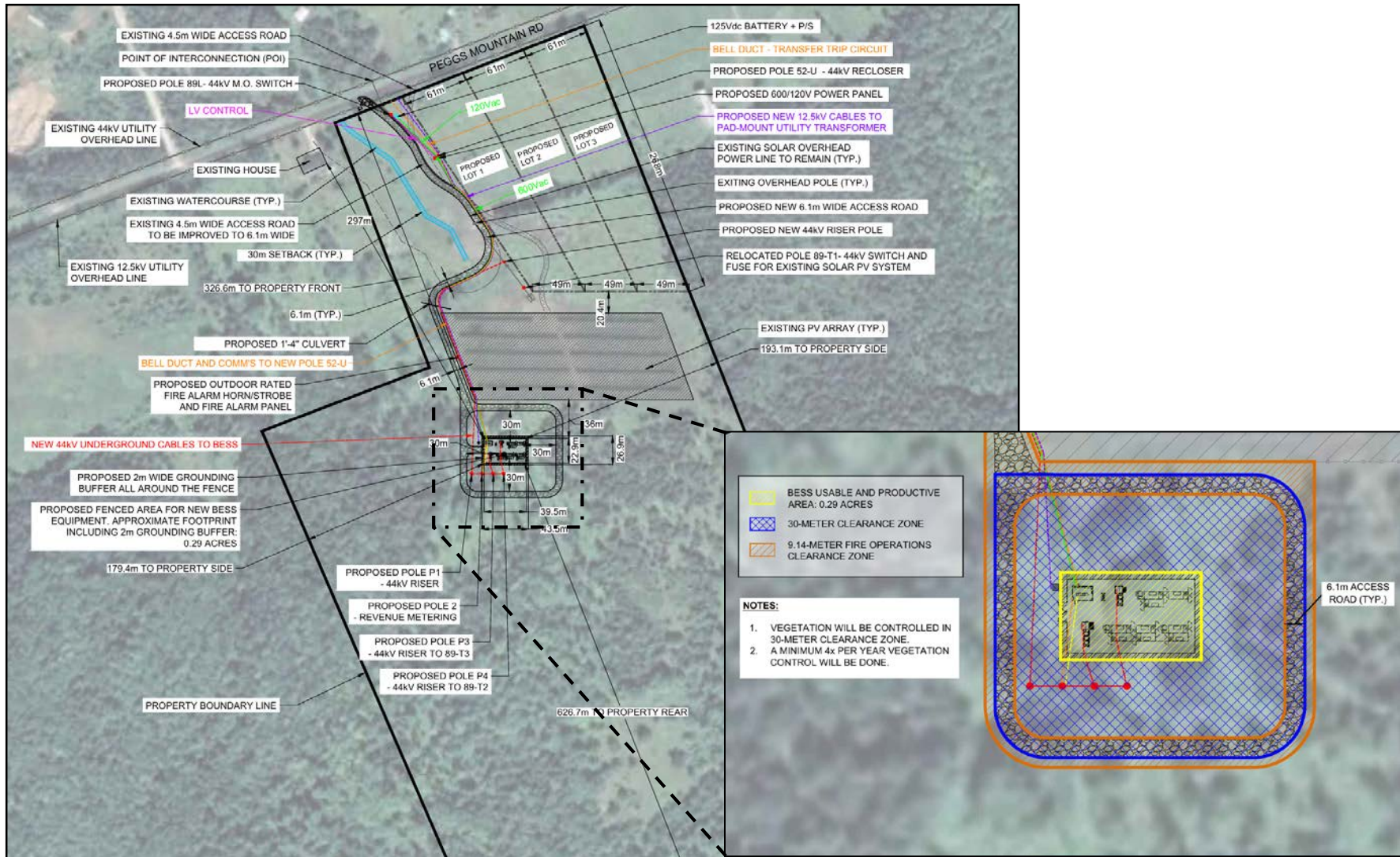
Prepared By:



Zelinka Priamo Ltd.

LAND USE PLANNERS

Site Plan



Provincial Planning Statement, 2024

Section 2.9.1

- “Planning authorities shall plan to reduce greenhouse gas emissions and prepare for the impacts of a changing climate through approaches that:
 - a) support the achievement of compact, transit-supportive, and complete communities;
 - b) incorporate climate change considerations in planning for and the development of infrastructure, including stormwater management systems, and public service facilities;
 - c) support energy conservation and efficiency;**
 - d) promote green infrastructure, low impact development, and active transportation, protect the environment and improve air quality; and
 - e) take into consideration any additional approaches that help reduce greenhouse gas emissions and build community resilience to the impacts of a changing climate.”

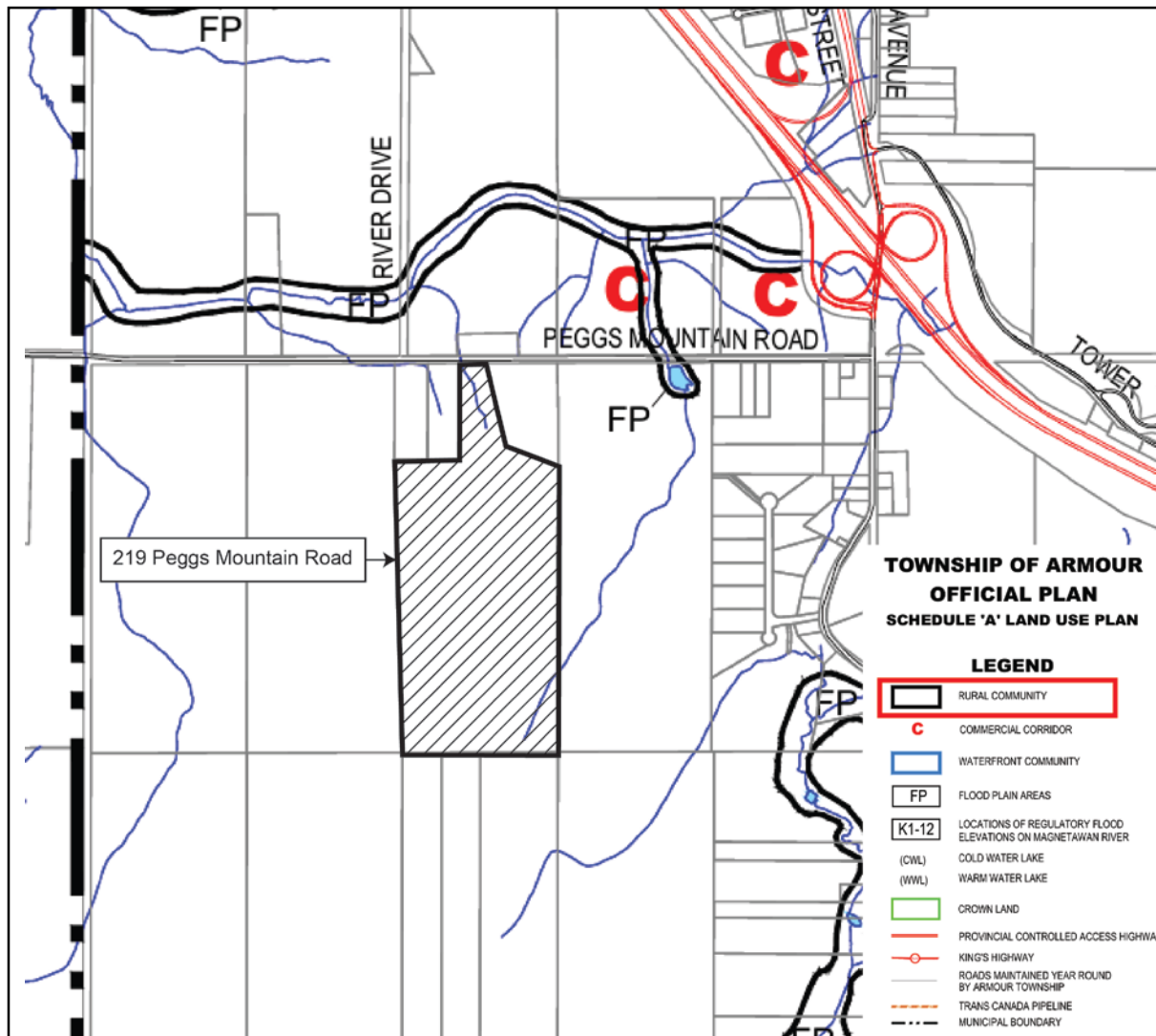
Section 3.8.1:

- “Planning authorities should provide opportunities for the development of energy supply including electricity generation facilities and transmission and distribution systems, **energy storage systems**, district energy, renewable energy systems, and alternative energy systems, to accommodate current and projected needs.”

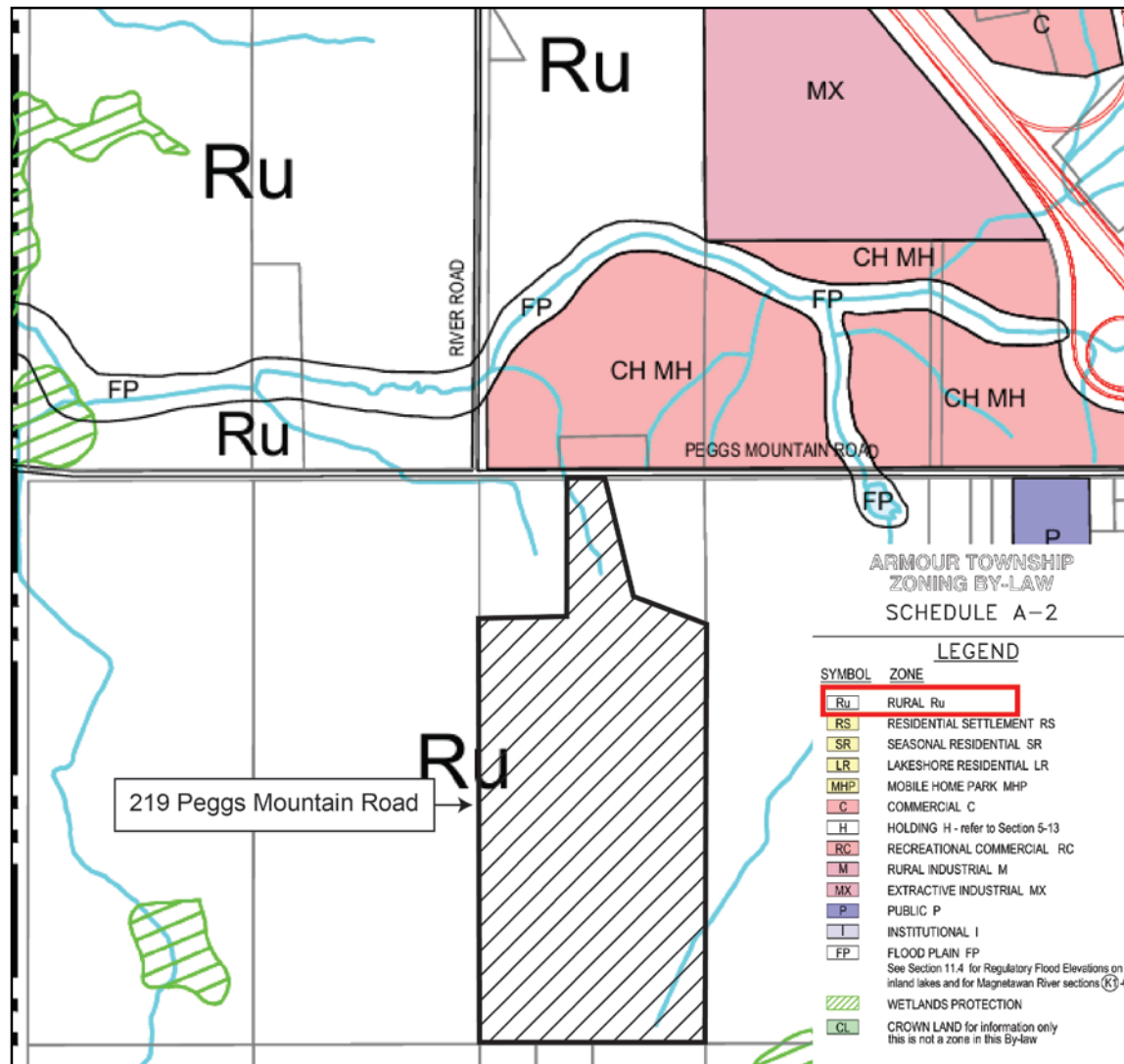
Definitions:

- “**Energy storage system:** means a 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, including for example, flywheels, pumped hydro storage, hydrogen storage, fuels storage, compressed air storage, and **battery storage**.”

Armour Official Plan



Armour Zoning By-law No. 27-95



What We Heard

Public Meetings on April 7, 2025 & November 18, 2025

- **Locational Concerns**
 - Potential Environmental Impacts
 - Proximity to other (sensitive) land uses
- **Financial Implications**
 - Liability and Insurance
 - Increased Tax Burden
- **Safety Risks**
 - Firefighter Training and Safety of First Responders
 - Potential for BESS Failure, and Global BESS Incident Examples
 - Newness of Technology
 - Regulation of Future Expansions

Completed Studies

Completed and Accepted Studies:

- Acoustic (Noise)
- Air and Gas Emissions Memo
- Vibration Letter
- Planning Report
- Environmental Impact Study
- Vegetation Plan
- Environmental Site Assessment
- Commissioning Plan
- Decommissioning Plan
- Hazard Mitigation Plan

Summary

- Official Plan and Zoning By-law Amendments submitted to permit a BESS use.
- If approved, Site Plan Application to be filed if approved. Will include technical review of matters including:
 - Stormwater Management
 - Firefighter Training Plan
 - Emergency Response Plan

Thank you

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Intermediate Planner

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