

TRI COUNCIL
**TOWNSHIP OF RYERSON / VILLAGE OF BURK'S FALLS / TOWNSHIP OF
ARMOUR**

NOTES OF MEETING

MAY 26, 2025

The Tri-Council meeting of the Council of the Township of Ryerson, Council of the Township of Armour and the Council of the Village of Burk's Falls was held on Monday May 26, 2025, at 7:00 p.m. at the Young at Heart Seniors Centre, 136 Yonge Street, Burk's Falls.

Attendance:

Township of Ryerson: Mayor George Sterling, Councillors Beverly Abbott, Glenn Miller, Delynne Patterson, and Dan Robertson. Staff: Brayden Robinson, CAO/Treasurer; Kelly Morissette, Administrative Assistant; Nancy Field, Clerk; Joe Readman, Fire Chief.

Township of Armour: Mayor Rod Ward, Councillors Rod Blakelock, Jerry Brandt, and Dorothy Haggart-Davis. Staff: Dave Grey, CAO; Charlene Watt, Clerk.

Village of Burk's Falls: Mayor Chris Hope, Councillors Nancy Kyte, Ashley Brandt, and Sean Cotton. Staff: Denis Duguay, Clerk-Administrator.

Public: Tiffany Mork, Doreen Mork, Ana Cultraro, Dina Cultraro, Barry Burton, Joseph Vella, Ruth Fenwick, Diane Brandt and Nieves Guijarro.

- 1.** The meeting was called to order at 7:00 pm by Mayor Sterling.
Mayor Sterling welcomed all the participants and advised that the meeting was being recorded.
- 2.** Adoption of Minutes. Moved by Jerry Brandt Seconded by Sean Cotton.
Be it resolved that the meeting notes from the Tri Council meeting of February 24, 2025, be accepted as presented. (Carried)
- 3.** Declaration of Pecuniary Interest: None
- 4.** Draft Fire Agreement:

Brayden Robinson provided councils with an update on the tender for the new fire hall. An Interim Fire Service Agreement was presented to the Tri-council for review and approval. The Tri-council subcommittee drafted the agreement and incorporated revisions as required, setting the parameters to move forward with the new fire hall building. Councils thanked staff for the work that went into the agreement process. It was noted that the template for the draft fire agreement allows for individual service agreements and is more flexible. A

resolution was passed by the three municipalities during the meeting authorizing the Mayor to execute the interim shared fire service agreement. Resolution noted below.

Moved by Councillor Patterson, seconded by Councillor Robertson,
Be it resolved that the Council of the Corporation of the Township of Ryerson hereby authorizes the Mayor to execute the Share Fire Service Agreement between the Township of Ryerson, the Township of Armour, and the Village of Burk's Falls, as presented.

(Carried)

Moved by Councillor Brandt, Seconded by Nancy Kyte,
Be it resolved that the Council of the Corporation of the Township of Ryerson hereby authorizes the Mayor to execute the Share Fire Service Agreement between the Township of Ryerson, the Township of Armour, and the Village of Burk's Falls, as presented.

(Carried)

Moved by Jerry Brandt, Seconded by Dorothy Davis,
Be it resolved that the Council of the Corporation of the Township of Ryerson hereby authorizes the Mayor to execute the Share Fire Service Agreement between the Township of Ryerson, the Township of Armour, and the Village of Burk's Falls, as presented.

(Carried)

5. Property at Peggs Mountain and Ferguson Rd:

Mayor Ward of the Township of Armour provided an update on the development of the property located at the corner of Peggs Mountain Road and Ferguson Rd. and that they will be taking on the completion of the required land studies. The Greystone Project Management was hired to create concept site plans for the whole property and not just for the firehall to visualize what could fit on the property. Five acres of land will be severed to allow for the new fire hall to be built and discussions about a wellness center on the property are in the works. A workshop will be held in the fall with AHHC to determine what health services will complement each other and what services may be needed in the future. The intent is to include services in the wellness center that are tied to the Huntsville Hospital and to not replace services offered by the medical center in the Village of Burks Falls.

Mayor Ward will be presenting at the Muskoka Almaguin Ontario Health Team meeting regarding the health services we need in this area and a request was received that the meeting date, time and location be shared with councils. The cost per municipality for the land the firehall will be built on, without a concrete number to provide yet, would be in the ballpark of \$7,000. per acre. It was confirmed that after the firehall and medical building there will be 12 acres left over for further development. A question was asked whether

streetlights would be required and the Fire Chief, Joe Readman, indicated streetlights would not be required.

6. Tri-Council Sub Committee:

Dave Gray provided a verbal update on the success of the Tri-council sub-committee and of their regular meetings. The first meeting was held in April and has enhanced the Tri-council communications. A draft fire agreement was reviewed by the committee and a library agreement will be created soon. Individual shared service agreements are being explored.

7. Burk's Falls, Armour, Ryerson Union Public Library Project:

Mayor Ward of Armour Township provided a verbal update on this project. Greystone Project Management provided estimated costs for three different types of foundations and site preparation works are estimated at \$300,000. The engineers advised that in order to be able to bring this project to the tender stage we need to know specifics on the foundation. At this time, Armour and Ryerson Townships have not passed resolutions selecting a foundation as there is site work that must be completed prior. A request was sent to the Village of Burk's Falls in March 2025 inquiring if they will be incurring the cost as the Village owns the property. The Mayor of the Village of Burk's Falls indicated at the meeting that the site work cost is included in the cost of the land.

Communication to the Library Board is to be sent to the Chair and not to the CEO going forward.

The library is overseen by the Burk's Falls, Armour & Ryerson Union Public Library Board, which is composed of members appointed by the municipal councils of Burk's Falls, Armour, and Ryerson. Section 19 of the Public Libraries Act does not prohibit library boards from owning capital assets like buildings or land — it explicitly allows it but requires municipal approval. A library board cannot own or alter property unless the municipal council approves it. If this approval is not given, the library board has no legal standing to claim ownership of the property, even if it contributes financially. Financial contribution to construction does not create a proprietary interest unless there is a written, enforceable agreement stating co-ownership or the library is listed on the property title (which would require prior council approval under s.19 PLA). Without either, the contribution is viewed as supportive funding, not equity.

It was agreed that the capital costs must be kept separate from the operational costs in the agreements. In regard to the new library build, the three municipalities are the ones that drive the decisions. Councils will consult with the Library Board, but the Board is not a decision maker. Armour has committed \$500,000 and Ryerson has committed \$125,000. Burk's Falls has committed the land for the build and the severance.

Concerns over job security was expressed over Armour's notice to withdraw from the library services agreement. The TRI Council sub committee will advise Councils on the next steps and are aiming to have a draft shared service agreement brought to the August TRI Council meeting as it was reiterated that the first step is to get an agreement in place for the library prior to January 1, 2026.

It was recommended that the library be reimbursed for the funds that the Board paid towards the geotechnical study and survey.

- 8. Next meeting.** The next tri-council meeting will be held on August 25, 2025, hosted by Armour Township.

9. adjournment

Motion to Adjourn. Moved by Rod Ward Seconded by Chris Hope

Be it resolved that we do now adjourn this May 26, 2025, Tri-Council meeting at 7:57 p.m. The next Tri-Council meeting will be held on August 25, 2025, hosted by Armour Township.

(Carried)