

CORPORATION OF THE TOWNSHIP OF RYERSON

REGULAR MEETING AGENDA

October 28, 2025 AT 6:00 P.M.

THIS WILL BE A HYBRID IN-PERSON/ELECTRONIC MEETING via ZOOM

Members of the Public must register with the Ryerson Township Clerk's Office **prior to the meeting for meeting access and availability of limited in-person seating.**

Members of the Public are not permitted in a Closed meeting.

To Members of the Public: If you have trouble with your connection during the meeting, you may notify the Host by e-mail at: treasurer@ryersontownship.ca

Meeting will be recorded.

The Municipal Council of the Township of Ryerson recognizes that we are on the traditional territory of the Anishinaabe Peoples, in the Robinson-Huron and Williams Treaties areas. We wish to acknowledge the long history of First Nations and Métis Peoples in Ontario, and show respect to the neighbouring indigenous communities.

Note: (R) denotes resolution

1. CALL TO ORDER:

1.1 Attendance:

1.2 Announcement: This meeting is being recorded

1.3 Motion to adopt the agenda as presented. **(R)**

2. ADOPTION OF MINUTES:

2.1 Adoption of minutes from the regular meeting on October 14, 2025 **(R)**

3. DECLARATION OF PECUNIARY INTEREST:

4. REPORTS:

4.1 **CLERK:** Community Safety and Well Being Plan Update **(R)** 2026
Conference Dates **(R)**, Consent B-045/25, B-046/25 & B-047/25 652346 Ontario
LTD **(R)**, 2025 Holiday Hours

4.2 **TREASURER:** External Auditor RFP **(R)**, Official Plan Review & Zoning
By-law Update RFP. **(R)**

COUNCIL MEMBERS

4.3 Councillor Abbott: Library Report. **(R)**

4.4 Councillor Patterson: Library Funding Formula. **(R)**

5. **BUSINESS ARISING**

5.1 Santa Claus Parade 2025 Donation **(R)**.

5.2 Santa Clause Parade Float Ideas/Registration.

6. **COMMUNICATION ITEMS:**

6.1 Poppy Trust Fund Donation. **(R)**

6.2 Village of South River Letter: Use of Joint Building Committee Reserves. **(R)**

General Communication:

6.3 Burk's Falls & District Historical Society September 15, 2025.

6.4 Certificate of Appreciation: Almaguin Pride Network.

6.5 Burk's Falls, Armour & Ryerson Union Public Library September meeting minutes.

6.6 Township of Armour: Public Meeting Notice for Power Bank Official Plan and Zoning Amendment.

6.7 Township of Armour: Draft Official Plan Amendment.

6.8 Township of Armour: Draft Zoning By-law Amendment.

7. **CONFIRMING BY-LAW:**

7.1 Confirm the meetings of Council. **(R)**

8. **IMPORTANT DATES:**

-November 11, 2025 – Remembrance Day, Cenotaph

-November 25, 2025 – Regular Meeting 6:00 p.m.

9. **ADJOURNMENT: (R)**

CORPORATION OF THE TOWNSHIP OF RYERSON

LIST OF PROPOSED RESOLUTIONS

FOR COUNCIL MEETING: October 28, 2025 AT 6:00 P.M.

Item # 1.2 on Agenda Moved by Councillor Patterson, Seconded by Councillor Robertson,

Be it resolved that Ryerson Township Council adopt the October 28, 2025 agenda as circulated.

Item # 2.1 on Agenda Moved by Councillor Patterson, Seconded by Councillor Miller,

Be it resolved that the minutes from the regular meeting on October 14, 2025 be adopted as circulated.

Item # 4.1 on Agenda Moved by Councillor Abbott, Seconded by Councillor Patterson,

Be it resolved that leave be given to approve Bill # ____-25, being a By-law to amend By-law 12-22 a By-law to adopt a Community Safety and Well-Being Plan for Almaguin Highlands, to approve Schedule "B" into the Plan. That By-Law # ____-25 be read a First, Second, and Third time, Signed and the Seal of the Corporation affixed thereto and finally passed in Council this 28th day of October 2025.

Item # 4.1 on Agenda Moved by Councillor Miller, Seconded by Councillor Robertson,

Be it resolved that the Ryerson Township Council authorize: _____
_____ to attend the Good
Roads conference on March 29- April 01, 2026, in Toronto.

Be it resolved that the Ryerson Township Council authorize: _____
_____ to attend The Federation
of Northern Ontario Municipalities (FONOM) conference on May 11 -May 13, 2026, in
Timmins.

Be it resolved that the Ryerson Township Council authorize: _____
_____ to attend
the Association of Municipalities of Ontario Conference (AMO) on August 16 – 19, 2026 in
Ottawa.

Item # 4.1 on Agenda Moved by Councillor Abbott, Seconded by Councillor Patterson,

Be it resolved that Ryerson Township Council support Consent Application B-045/25, B-046/25, B-047/25 Part of Lots 21 and 22, Concession 4 at the located at the corner of Royston Rd. and Bartlett Lake Rd. The following conditions will apply:

- If the reference plan or other evidence discloses that either the severed property or the retained property owned by the Applicant contains a deviation road maintained by the Township as a public road, then the Applicant shall survey and transfer such deviation road to the Township as a condition of severance. The area to be surveyed and transferred shall generally be 66 feet in width and centered upon the centre line of the present traveled road. In situations where this is impractical, the Applicant should discuss how this requirement will be fulfilled with the Municipality before the reference plan is finalized.
- The Township requires one copy of the draft reference plan for review prior to registration, two copies of the Final Reference Plan and a digital copy of the Final Reference Plan.
- As a condition of severance approval, the Applicant shall pay to the Municipality in which the land is located, or otherwise satisfy the requirement for donation of Parkland set out in Section 51.1 of the Planning Act.
- The applicant shall pay to the municipality the application fee and the deposit fee before finalization of the consent is given.
- The Township requires that for any proposed entrance: the Public Works Supervisor will be contacted to inspect the location to determine that a safe location for an entrance can be found. The Planning Board will be advised in writing that this condition has been met before finalization of the consent is given.

Item # 4.1 on Agenda Moved by Councillor Patterson, Seconded by Councillor Miller,

Be it resolved that Ryerson Township Council set the 2025 Ryerson Township Office Holiday Hours as follows: Closed: December 24th at noon, 25, 26, 29, 30, 31, 2025 and January 1, 2, 2026, inclusive. Office will re-open for regular hours on Monday, January 5, 2026, at 8:30 a.m.

Item # 4.2 on Agenda Moved by Councillor Robertson, Seconded by Councillor Patterson,

Be it resolved that RFP 2025-008, for a three-year contract for External Audit Services, be awarded to Doane Grant Thornton LLP.

Item # 4.2 on Agenda Moved by Councillor Abbott, Seconded by Councillor Robertson,

Be it resolved that RFP 2025-009 for an Official Plan review and Zoning By-law update, be awarded to Planscape.

Item # 4.3 on Agenda Moved by Councillor Miller, Seconded by Councillor Robertson,

Be it resolved that Ryerson Township appoint _____ as the alternate for the Library Board.

Item # 4.4 on Agenda Moved by Councillor Abbott, Seconded by Councillor Patterson,

Be it resolved that Ryerson Township Council supports the library funding formula presented in the Library Agreement.

Item # 5.1 on Agenda Moved by Councillor Robertson, Seconded by Councillor Abbott,

Be it resolved that Ryerson Township Council approve a donation of \$ _____ towards the Santa Claus Parade.

Item # 6.1 on Agenda Moved by Councillor Miller, Seconded by Councillor Robertson,

Be it resolved that Ryerson Township Council approve a donation of \$ _____ to the Poppy Trust fund.

Item # 6.2 on Agenda Moved by Councillor Abbott, Seconded by Councillor Miller,

Be it resolved that Ryerson Township Council supports the Village of South Rivers request to proportionally use the Joint Building Committee Reserves for insurance and legal costs.

Item # 7.1. on Agenda Moved by Councillor Miller, Seconded by Councillor Patterson,

Be it resolved that leave be given to introduce a Bill # ____-25, being a By-law to confirm the meetings of Council and further; That By-Law # ____-25 be read a First, Second, and Third time, Signed and the Seal of the Corporation affixed thereto and finally passed in Council this 28th day of October 2025.

Item # 9 on Agenda Moved by Councillor Robertson, Seconded by Councillor Abbott,

Be it resolved that we do now adjourn at _____. The next regular meeting is November 25, 2025 at 6:00 p.m.

CORPORATION OF THE TOWNSHIP OF RYERSON

REGULAR COUNCIL MEETING

MINUTES

October 14, 2025 AT 6:00 P.M.

The regular meeting of Council of the Corporation of the Township of Ryerson was held **October 14, 2025** at 6:00 p.m. This was a hybrid meeting combining in person, electronic meeting via Zoom and phone.

1. CALL TO ORDER

Mayor George Sterling called the meeting to order at 6:00 p.m.

Attendance was announced, and it was noted that the meeting is being recorded.

Council members attending in person or electronically: Mayor Sterling, Councillors: Abbott, Miller, Patterson and Robertson.

Staff in attendance: Brayden Robinson, Nancy Field, Kelly Morissette, Jason Newman and Joe Readman.

Public attending in person or electronically: Sarah Cooke and Michael Staresinic

Notice of this meeting was posted on the website.

2. ADOPTION OF AGENDA

R- 130 - 25 Moved by Councillor Miller, Seconded by Councillor Robertson,

Be it resolved that Ryerson Township Council adopt the October 14, 2025 agenda as circulated.

(Carried)

3. ADOPTION OF MINUTES

R- 131 - 25 Moved by Councillor Patterson, Seconded by Councillor Abbott,

Be it resolved that the minutes from the Tri-Council meeting on August 25, 2025 and the minutes from the regular meeting on September 9, 2025 be adopted as circulated.

(Carried)

4. DECLARATION OF PECUNIARY INTEREST: None noted.

5. REPORTS:

BY-LAW: J. Newman provided Council with a Q3 update report. Questions were asked and answered.

FIRE CHIEF: J. Readman provided Council with the draft 2026 fire budget. Questions were asked and answered. Resolution noted below.

R- 132 - 25 Moved by Councillor Miller, Seconded by Councillor Abbott,

Be it resolved that Ryerson Township Council approves the 2026 draft Fire Department budget for submission to the Tri-Council meeting scheduled for Monday October 27, 2025.

(Carried)

ACTING CAO/CLERK: N. Field provided Council with the new By-law Enforcement Services Agreement, a consent application B-042/25 & B-042/25, a By-law to appoint an Acting CAO, and a request to Council to close the office for staff training. Resolutions are noted below.

R- 133 -25 Moved by Councillor Robertson, Seconded by Councillor Patterson,

Be it resolved that leave be given to introduce Bill # 27 -25, being a By-law to enter into an agreement for the services of a Municipal Law Enforcement Officer and Municipal Law Enforcement Manager and further; That By-law # 27 -25 be read a First, Second, Third time, Signed and the Seal of the Corporation affixed thereto and finally passed in Council this 14th day of October, 2025.

(Carried)

R- 134 - 25 Moved by Councillor Patterson, Seconded by Councillor Miller,

Be it resolved that Ryerson Township Council authorize: Councillor Patterson and Councillor Abbott to attend the Rural Ontario Municipal Association (ROMA) Conference on January 18th – 20th, 2026 at the Sheraton Centre Hotel in, Toronto.

(Carried)

R- 135 -25 Moved by Councillor Patterson, Seconded by Councillor Patterson,

Be it resolved that Ryerson Township Council supports the Consent Applications, B-042/25 and B-043/25 Part of Lot 22, Concession 13. The following conditions will apply:

- The Township requires one copy of the draft reference plan for review prior to registration, two copies of the Final Reference Plan and a digital copy of the Final Reference Plan.
- As a condition of severance approval, the Applicant shall pay to the Municipality in which the land is located or otherwise satisfy the requirement for donation of Parkland set out in Section 51.1 of the Planning Act.
- The easement previously approved on B-018/25 to be registered on title prior to Consent being granted.
- The Township requires the owner to enter into a 51 (26) agreement with the Township and be registered on title to indemnify the Township and all other public bodies of all responsibility for any maintenance of the road and all liability for any use of the road and alleged failure to provide emergency services or any other public services that were not being provided at the time of the creation of the road.
- The Township requires that for any proposed entrance: the Public Works Supervisor will be contacted to inspect the location to determine that a safe location for an entrance can be found. The Planning Board will be advised in writing that this condition has been met before finalization of the consent is given.

(Carried)

R- 136 -25 Moved by Councillor Miller, Seconded by Councillor Patterson,.

Be it resolved that leave be given to introduce a Bill # 28 -25, being a By-law to appoint an Acting CAO and further: That By-law # 28 -25 be read a First, Second, and Third time, Signed and the Seal of the Corporation affixed thereto and finally passed in Council this 14th day of October, 2025.

(Carried)

R- 137 - 25 Moved by Councillor Robertson, Seconded by Councillor Abbott,

Be it resolved that Ryerson Township Council approve the office closure request for October 16, 2025 from 8:30 a.m. to 4:00 p.m. for staff training and that notice of office closure be circulated on the Township website and Facebook page.

(Carried)

TREASURER: B. Robinson provided Council with a Q3 budget variance, discussions were had.

B. Robinson provided Council with a report regarding the Bartlett Lake Culvert replacement project. Questions were asked and answered. Resolution noted below.

R- 138 -25 Moved by Councillor Patterson, Seconded by Councillor Patterson,

Be it resolved that Ryerson Township Council direct staff to defer the Bartlett Lake Culvert Replacement until the 2026 budget year.

(Carried)

COUNCIL REPORTS:

Councillor Abbott provided Council with a library board report.

Councillor Abbot spoke to Council regarding the Harvest Festival.

Councillor Patterson spoke to Council regarding the Trio-council subcommittee. Resolution noted below.

R- 139 - 25 Moved by Councillor Miller, Seconded by Councillor Abbott,

Be it resolved that Ryerson Township Council is in support of the Subcommittee meetings for shared services.

(Carried)

Councillor Patterson provided Council with an update regarding AHHC.

Councillor Robertson spoke to Council regarding the 2-year agreement invitation with Almaguin Community Economic Development.

6. BUSINESS ARISING/ACTIVITY LOG:

Council received the updated library agreement with corrections.
Resolution noted below.

R- 140 - 25 Moved by Councillor Robertson, Seconded by Councillor Abbott,

Be it resolved that leave be given to introduce a Bill # 29 -25, being a By-law to enter into a Library Agreement and further; That By-Law # 29 -25 be read a First, Second, and Third time, Signed and the Seal of the Corporation affixed thereto and finally passed in Council this 14th day of October, 2025.

(Carried)

7. COMMUNICATION ITEMS

Council received a donation request from the Historical Society regarding the Annual Halloween Party. Resolution noted below.

R- 141 -25 Moved by Councillor Patterson, Seconded by Councillor Robertson,

Be it resolved that Ryerson Township Council supports the Historical Society donation request for the annual Children Halloween Party with a donation of \$ 200.00.

(Carried)

Council received the recruiter funding renewal request from the Muskoka Almaguin Ontario Health Team. Discussions were held. Resolution noted. Below.

R- 142 - 25 Moved by Councillor Miller, Seconded by Councillor Abbott,

Be it resolved that Ryerson Township Council commits to \$ 1,000.00 annually for a 3-year time period (2026-2028) for the continued Muskoka Almaguin Ontario Health Team Resources Recruiter.

(Carried)

Council discussed the annual Santa Claus Parade.

General Information Items Received:

- 7.4 Council received the Save the Date notice for the Regional Economic 7th Annual RED Gala.
- 7.5 Council received the Minister of Transportation and Internal Trade letter.
- 7.6 Council received the draft Library minutes from July.
- 7.7 Council received the Historical Society meeting minutes from August 18, 2025.
- 7.8 Council received the Historical Society meeting minutes from September 15, 2025.
- 7.9 Council received the draft Joint Building Committee meeting minutes from September 18, 2025.
- 7.10 Council received the 2025 Northeast Municipal Council Workshop Cancellation Notice.
- 7.11 Council received the Joint Building Committee 2024 Audited Financial Statements.
- 7.12 Council received the Huntsville and South Muskoka Donor Support Media Release.
- 7.13 Council received the Ontario Provincial Police Cost Recover Model.
- 7.14 Council received the Almaguin Community Economic Development percent to levy resolution.
- 7.15 Council received the Almaguin Community Economic Development two staff model resolution.
- 7.16 Council received the Joint Building Committee permit summary.
- 7.17 Council received the Almaguin Highlands Ontario Provincial Police Detachment Board meeting minutes for June 2025

8. CONFIRMING BY-LAW

R- 143 -25 Moved by Councillor Abbott, Seconded by Councillor Patterson,

Be it resolved that leave be given to introduce a Bill # 30 -25, being a By-law to confirm the meetings of Council and further; That By-Law # 30 -25 be read a First, Second, and Third time, Signed and the Seal of the Corporation affixed thereto and finally passed in Council this 14th day of October 2025.

(Carried)

10. ADJOURNMENT:

R- 144 -25 Moved by Councillor Robertson, Seconded by Councillor Patterson,

Be it resolved that we do now adjourn at 7:35 p.m. The next regular meeting is October 28, 2025 at 6:00 p.m.

(Carried)

MAYOR

ACTING CAO/CLERK

CORPORATION OF THE TOWNSHIP OF RYERSON

BY-LAW #__-25

Being a by-law to amend By-law 12-22 to adopt the Community Safety and Well-Being Plan for Almaguin Highlands

WHEREAS Section 8 of the Municipal Act confers broad authority on the Municipality to enable the Municipality to govern its affairs;

AND WHEREAS section 143 of the Police Services Act, R.S.O. 1990, c. P.15, as amended, requires municipalities to prepare and adopt a Community Safety and Well-Being Plan;

AND WHEREAS Ryerson Township has adopted By-law 12-22 a Community Safety and Well-Being Plan as required by legislation on March 15th, 2022 attached as Schedule "A";

AND WHEREAS the Council now deems it necessary to adopt a supplemental document titled "Community Safety and Well-Being Plan Update 2026-2030", which expands upon, updates and supports the objectives of the original Plan without replacing it;

NOW THEREFORE, Council of the Corporation of the Township of Ryerson enacts as follows:

1. That the document titled "Community Safety and Well-Being Plan Update 2026-2030", attached hereto as Schedule "B", is hereby adopted as a supplement to the Townships original Community Safety and Well-Being Plan (Schedule "A" to By-law No. 12-22.
2. That Schedule "A" to By-law No. 12-22 remains in full force and effect and shall be read together with Schedule "B" for the purposes of implementing the Townships Community Safety and Well-Being priorities through to the year 2030.
3. That the Clerk is hereby directed to post the updated Plan, including both Schedule "A" and Schedule "B", on the Ryerson Township website in accordance with the requirements of the Police Services Act.
4. That this By-law shall come into force and take effect on the date of its passing.

Read a first, second and third
Time, signed and the seal of the
Corporation affixed hereto and
finally passed in Council
this 28th day of October, 2025.

Mayor

Acting CAO/Clerk

2025 Conferences

GOOD ROADS Date: March 29 – April 01, 2026 Location: Toronto	Registration Opening Date: Early Bird registration closes March 15, 2026.
FONOM Date: May 11-13, 2026 Location: Timmins	Registration Opening Date:
AMO Date: August 16-19, 2026 Location: Ottawa	Registration Opening Date:

	Staff Report
To:	Council
From:	Acting CAO/Clerk, Nancy Field
Date of Meeting:	October 28, 2025
Report Title:	Consent Applications – B-045 to B-047/25 652346 Ontario Ltd.; 2675034 Ontario Inc.; 2305253 Ontario Inc.; Whiterack Prof. Corp.
Report Date:	October 22, 2025

Recommendation: Be it resolved that Ryerson Township Council Support Consent Applications B-045/25, B-046/25 and B-047/25, Concession 4, Part Lot 21 and 22, located on the southeast corner of Royston and Bartlett Lake Road known as 1445 Royston Road, in Ryerson Township, with the standard conditions.

Purpose: An application for consent has been submitted to create three new rural residential building lots and retain one existing residential building lot. The proposal includes a 9.1 m wide right-of-way over the retained lot to provide access to the severed lots, following existing trails.

Total Property Area: 56.9 ha (140.61 acres)

Severed Lot 1: 10.1 ha (25 acres), has a shed.

Severed Lot 2: 10.2 ha (25.2 acres), vacant.

Severed Lot 3: 11.7 ha (28.91 acres), vacant.

Retained Lot: 24.9 ha (61.5 acres), vacant.

All of the lots will have sufficient lot configurations and frontage on Royston or Bartlett Lake Roads.

There are no concerns were raised under the Northern Growth Plan, Provincial Planning Statement, Official Plan or the Ryerson Township Comprehensive Zoning By-law 56-14.

Enclosures: Applications B045 to 47/25, Planning Report

B-045/25, B-046/25 &
B-047/25

Application for Consent Under Section 53 of the Planning Act

Note to Applicants: This application form is to be used if the **SOUTHEAST PARRY SOUND DISTRICT PLANNING BOARD** is the consent granting authority. In this form the term "subject" land means the land to be severed and the land to be retained.

Completeness of the Application

The information in this form that **MUST** be provided by the applicant is indicated by **black arrows** on the left side of the section numbers. This information is prescribed in the Schedule to Ontario Regulation 197/96 made under the *Planning Act*. The mandatory information must be provided with the appropriate fee. If the mandatory information and fee are not provided, the Planning Board will return the application or refuse to further consider the application until the information and fee have been provided.

The application form also sets out other information that will assist the Planning Board and others in their planning evaluation of the consent application. To ensure the quickest and most complete review, this information should be submitted at the time of application. In the absence of this information, it may not be possible to do a complete review within the legislated time frame for making a decision. As a result, the application may be refused.

Submission of the Application

- One application form is required for each parcel to be severed.
- The application fee.
- 1 original copy of the completed application form and sketch. Measurements are to be in metric units.

For Help

For more information on the *Planning Act*, the consent process, Provincial and local policies, please contact the Secretary/Treasurer of the Southeast Parry Sound District Planning Board at (705) 787-5070.

SEPT. 11/2025

1. Applicant Information

▶ 1.1 Name of Owner(s). An Owner's authorization is required in Section 11.1, if the applicant is not the owner.

Name of Owner(s) 652346 ONTARIO LTD	2675034 ONTARIO INC. 2305253 ONTARIO INC.	Home Telephone No.	Business Telephone No. 705-787-6086
Address WHITERACK PROE. CORP.	Postal Code POA-150	Fax No.	

▶ 1.2 Name of the person who is to be contacted about the application. If different than the owner, (This may be a person or firm acting on behalf of the owner.)

Name of Contact Person/Agent 90 JACK MARSHALL	Home Telephone No.	Business Telephone No. 705-787-6086
Address P.O. Box 119, EMSDALE, ONT.	Postal Code POA-150	Fax No.

2. Location of the Subject Land (Complete applicable boxes in 2.1)

▶ 2.1 District

PARRY SOUND

Municipality/Unorganized Township

RYERSON

Former Township

PIN 521350080

Concession Number(s)

4

Lot Number(s)

PT. LOTS 21/22

Registered Plan No. (Subd.)

Lot(s)/Block(s)

Reference Plan No.

Part Number(s)

Parcel No.

19079

Name of Street/Road

Street No.

1445 ROYSTON RD

Section or Mining Location No.

▶ 2.2 Are there any easements or restrictive covenants affecting the subject land?

☒ No ☐ Yes If Yes, describe the easement or covenant and its effect.

3. Purpose of this Application

- 3.1 Type and purpose of proposed transaction (check appropriate box)
- Creation of a new lot ☒ Addition to a lot ☐ A Right-of-way ☒ An easement ☒
 A charge ☐ A lease ☐ A correction of title ☐ Other purpose ☐
- 3.2 Name of person(s), if known, to whom land or interest in land is to be transferred, leased or charged. N/A
- 3.3 If a lot addition, identify the lands to which the parcel will be added. N/A.

4. Description of Subject Land and Servicing Information (Complete each subsection.)

4.1 Description		1 Severed	2	3	4 Retained
Frontage (m.)		301 M	300 M	317.5	304.8 M
Depth (m.)		320 M	320 M	452 M	811 M
Area (ha. or m ²)		10.1 ha	10.2 ha	11.7 ha	24.9 HA
4.2 Use of property (i.e. vacant, industrial, commercial, residential, etc.)	Existing Use(s)	VACANT	VACANT	VACANT	VACANT
	Proposed Use(s)	RES.	RES.	RES.	UNKNOWN
4.3 Buildings or Structures (include date of construction, type and size of building)	Existing	SMALL SHED 20x20	NONE	NONE	NONE
	Proposed	UNKNOWN	UNKNOWN	UNKNOWN	UNKNOWN
4.4 Access (check appropriate space)	Provincial Highway				
	Public Road	✓	✓	✓	✓
	Name of Authority maintaining road	TWP	TWP	TWP	TWP
	Common name of road	ROYSTON PARTLETT RD	ROYSTON RD	ROYSTON RD	PARTLETT RD
	Private Road (describe in Section 4.8)	LR RD			LR RD
	Right of way (describe in Section 4.8)				
	Period of Maintenance: Seasonal				
	:Year Round	✓	✓	✓	✓
	Water Access (Describe in Section 4.9)				
4.5 Water Supply (check appropriate space)	Publicly owned and operated piped water system				
	Name of Authority operating and maintaining services				
	Privately owned and operated communal well (Describe in Section 9.1)	✓	✓	✓	✓
	Privately owned and operated individual well	✓	✓	✓	✓
	Lake or other water body				
	Other means (Describe in Section 9.1)				
4.6 Sewage Disposal (check appropriate space)	Publicly owned and operated sanitary sewage system				
	Name of Authority operating and maintaining service				
	Privately owned and operated communal septic system (Describe in Section 9.1)	✓	✓	✓	✓
	Privately owned and operated individual septic tank	✓	✓	✓	✓
	Privy				
	Other means (Describe in section 9.1)				

SEV 1 SEV. 2 SEV. 3 **RETAINED**

4.7 Other Services (check if the service is available)	Electricity	☒	☒	☒
	School Bussing			
	Garbage Collection			

4.8 If access to the subject land is by private road, or "right of way" as indicated in section 4.4, indicate who owns the land or road, who is responsible for its maintenance and whether it is maintained seasonally or year round.

4.9 If access to the subject land is by water, as indicated in section 4.4, describe the parking and docking facilities to be used and the approximate distance of these facilities from the subject land and the nearest public road.

5. Land Use (Maps are available at Municipal Offices for verification)

5.1 What is the existing official plan designation(s), if any, of the subject land? **R.U.**

5.2 What is the zoning, if any, of the subject land? If the subject land is covered by a Minister's zoning order, what is the Ontario Regulation Number? **R.U.**

5.3 Are any of the following uses or features on the subject land or within 500 metres of the subject land, unless otherwise specified. Please check the appropriate boxes, if any apply.

Use or feature	On the Subject Land	Within 500 metres of subject land, unless otherwise specified (indicate approximate distance)
An agricultural operation, including livestock facility or stockyard		
A landfill		
A sewage treatment plant or waste stabilization plant		
A provincially significant wetland (Class 1, 2 or 3 wetland)		
A provincially significant wetland within 120 metres of the subject land	N/A	
Flood plain		
A rehabilitated mine site		
A non-operating mine site within 1 kilometre of the subject land		
An active mine site		
An industrial or commercial use, and specify the use(s)		
An active railway line		
A municipal or federal airport		

6. History of the Subject Land

6.1 Has the subject land ever been the subject of an application for approval of a plan of subdivision or consent under the Planning Act?
☐ Yes ☒ No ☐ Unknown If Yes and if known, provide the Ministry's application file number and the decision made on the application.

6.2 If this application is a re-submission of a previous consent application, describe how it has been changed from the original application.

6.3 Has any land been severed from the parcel originally acquired by the owner of the subject land?
☐ Yes ☒ No If Yes, provide for each parcel severed, the date of transfer, the name of the transferee and the land use.

6.4 How was the parcel originally acquired by the owner created? ☒ original township lot ☐ by consent ☐ by plan of subdivision
☐ other

7. Concurrent Applications

- ▶ 7.1 Is the subject land currently the subject of a proposed official plan or official plan amendment?
☐ Yes ☒ No ☐ Unknown If Yes and If Known, provide details and status of the application.
- ▶ 7.2 Is the subject land the subject of an application for a zoning by-law amendment, Minister's zoning order amendment, minor variance, consent or approval of a plan of subdivision?
☐ Yes ☒ No ☐ Unknown If Yes and If Known, specify the appropriate file number and status of the application.

8. Sketch (Use the attached Sketch Sheet) To help you prepare the sketch, refer to the attached Sample Sketch in The 'Application Guide Q & A'.

- ▶ 8.1 The application must be accompanied by a sketch showing the following:
- the boundaries and dimensions of the subject land, the part that is to be severed and the part that is to be retained
 - the boundaries and dimensions of any land owned by the owner of the subject land and that abuts the subject land
 - the distance between the subject land and the nearest township lot line or landmark, such as a railway crossing, bridge, highway, etc.
 - the location of all land previously severed from the parcel originally acquired by the current owner of the subject land
 - the approximate location of all natural and artificial features on the subject land and adjacent lands that in the opinion of the applicant may affect the application, such as buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks
 - the existing use(s) on adjacent lands
 - the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way
 - If access to the subject land is by water only, the location of the parking and boat docking facilities to be used
 - the location and nature of any easement affecting the subject land

9. Other Information

- 9.1 Is there any other information that you think may be useful to the Planning Board, or other agencies in reviewing this application? If so, explain below or attach on a separate page.

AND SEVERED ROW IS FOR ACCESS OVER RETAINED SEVERED PARCELS TO THE LK. FRONTAGE ON PARCELS RAIN'S LK. OF PT. LOTS 21 + 22 CON. H. RYERSON TWP

10. Affidavit or Sworn Declaration of Applicant(s)

▶ Affidavit or Sworn Declaration for the Information set out in this Application

I/we, Jack Marshall of the Township of Perry
 in the Township of Perry make oath and say (or solemnly declare) that the information contained in this application is true and that the information contained in the documents that accompany this application is true.

Sworn (or declared) before me

at the Township of Perry

in the District of Perry Sound

this 11 day of September 2025

[Signature]
 Commissioner of Oaths

[Signature]
 Applicant

Applicant

11. Authorizations of Owner(s)

11.1 If the applicant is not the owner of the land that is the subject of this application, the written authorization of the owner(s) that the applicant is authorized to make the application must be attached to this application or the authorization set out below must be completed.

Authorization of Owner(s) for Agent to Make the Application
 # 652346 ONTARIO LTD. JACK MARSHALL # 2675034 ONTARIO INC. (ANDY)
 # 2305253 ONTARIO INC. (BRIAN) WHITE RACK PROFESSIONAL CORP. (Tymoszewicz)

I/we, JACK MARSHALL am/are the owner(s) of the land that is the subject of this application or
 consent and I/we authorize 652346 ONTARIO LTD. * Jack J. Marshall to make this application on
 my/our behalf. 2675034 ONTARIO INC. * Brian Blane
 Signature of Owner

SEPT. 4 / 2025
 Date

2305253 ONTARIO INC. * Andy Marshall
 Signature of Owner
WHITE RACK PROFESSIONAL CORP. * Andrew Tymoszewicz

11.2 If the applicant is not the owner of the land that is the subject of this application, complete the authorization of the owner(s) concerning personal information set out below.

Authorization of Owner(s) for Agent to Provide Personal Information

I/we, JACK MARSHALL am/are the owner(s) of the land that is the subject of this application for a

consent and for the purposes of the Freedom of Information and Protection of Privacy Act, I/we authorize
 as my/our agent for this application, to provide any of my/our personal information that will be included in this application or will be
 collected during the processing of the application.

SEPT 4 / 2025
 Date

652346 ONTARIO LTD. * Jack J. Marshall
 Signature of Owner
2675034 ONTARIO INC. * Brian Blane
 Signature of Owner
2305253 ONTARIO INC. * Andy Marshall
 Signature of Owner
WHITE RACK PROFESSIONAL CORP. * Andrew Tymoszewicz

12. Consent of Owner(s)

Complete the consent of the owner(s) concerning personal information set out below.

Consent of the Owner(s) to the Use and Disclosure of Personal Information

I/we, JACK MARSHALL am/are the owner(s) of the land that is the subject of this consent application and for the
 purposes of the Freedom of Information and Protection of Privacy Act, I/we authorize and consent to the use by or the disclosure to
 any person or public body of any personal information that is collected under the authority of the Planning Act for the purposes of
 processing this application.

SEPT. 4 / 2025
 Date

652346 ONTARIO LTD. * Jack J. Marshall
 Signature of Owner
2675034 ONTARIO INC. * Brian Blane
 Signature of Owner
2305253 ONTARIO INC. * Andy Marshall
 Signature of Owner
WHITE RACK PROFESSIONAL CORP. * Andrew Tymoszewicz

Applicants must complete the following check list to ensure that all necessary information is provided (check appropriate box):

- ☐ 1 Completed application form including sketch
- ☐ Current parcel abstract (land title)
- ☐ Current reference plan of survey or registered plan (if available)
- ☐ Prescribed application fee, either as a certified cheque or money order, payable to the Southeast Perry Sound District Planning Board.

The Planning Board will assign a File Number for complete applications and this should be used in all communications.

Submit completed application and fee to:

SOUTHEAST PERRY SOUND DISTRICT PLANNING BOARD

P.O. Box 310 Kearney, ON
 P.O.A 1M0

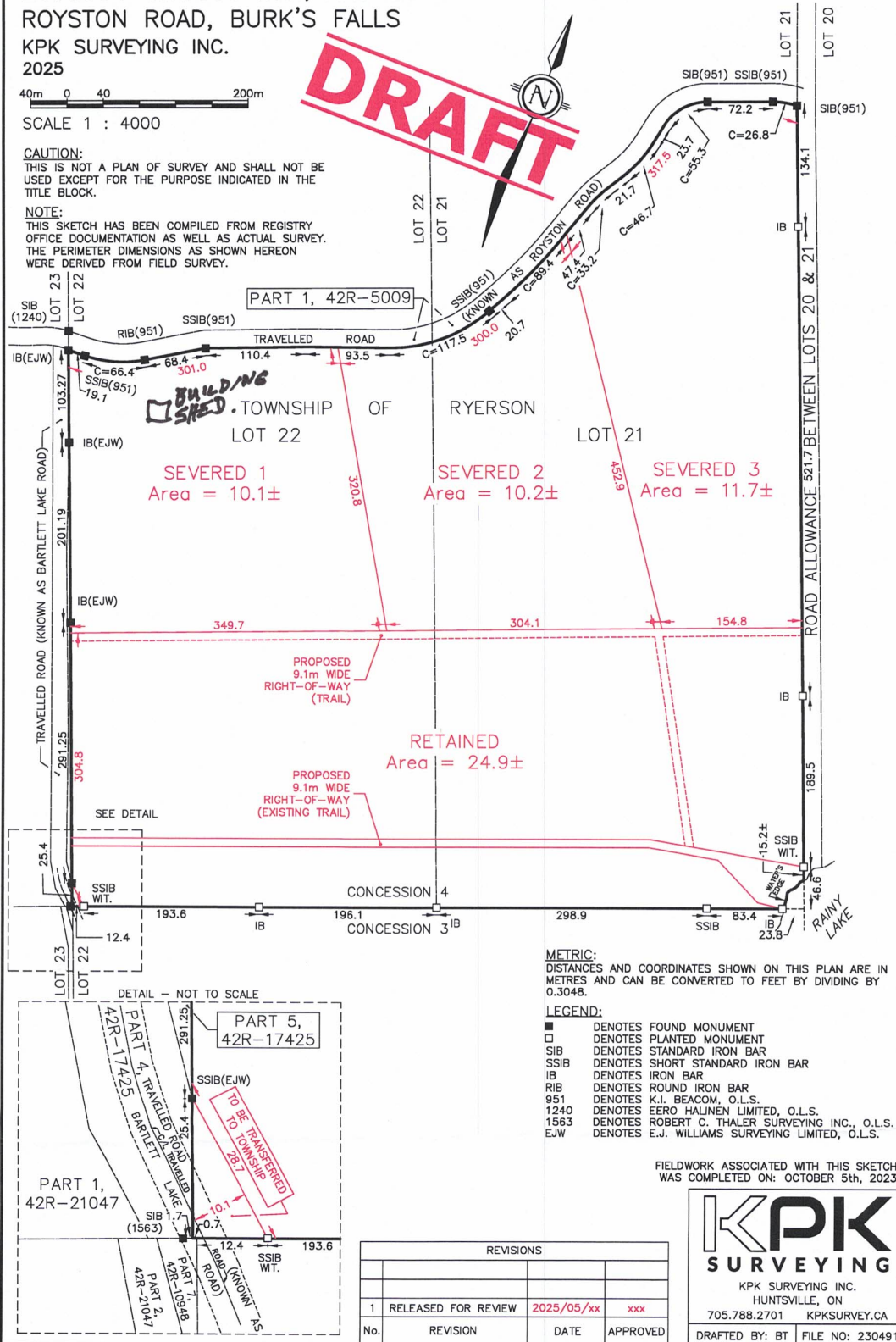
SKETCH FOR DISCUSSION PURPOSES
PREPARED FOR 652346 ONTARIO LTD.,
2675034 ONTARIO INC., AND 2305253 ONTARIO INC.
ROYSTON ROAD, BURK'S FALLS
KPK SURVEYING INC.
2025

40m 0 40 200m
SCALE 1 : 4000

CAUTION:
THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE
USED EXCEPT FOR THE PURPOSE INDICATED IN THE
TITLE BLOCK.

NOTE:
THIS SKETCH HAS BEEN COMPILED FROM REGISTRY
OFFICE DOCUMENTATION AS WELL AS ACTUAL SURVEY.
THE PERIMETER DIMENSIONS AS SHOWN HEREON
WERE DERIVED FROM FIELD SURVEY.

DRAFT



1445 ROYSTON RD.

PARCEL 19674
PIN 521350080

PT. LOTS 21 & 22, CON. 4

RYERSON

October 20, 2025

Planning Review – 652346 Ontario Ltd.; 2675034 Ontario Inc.; 2305253 Ontario Inc; Whiterack Prof. Corp. – Consents – B-045 to 047/25

Southeast Parry Sound District Planning Board

Application

Application for consent has been made to the Planning Board for three new “rural” residential building lots and retaining one residential building lot together with a right of way over the retained lot in favour of the severed lots.

The proposed right of way is 9.1m in width and follows existing trails.

Location

The subject lands are in Part Lots 21 and 22, Concession 4, in the Township of Ryerson. The lands are generally located on the southeast corner of Royston and Bartlett Lake Road, as shown on the key plan on the notice of application. It is municipally known as 1445 Royston Road.

Background

Overall, the subject lands consist of about 918.5m (3,013.45 feet) Royston Road, about 609.26m (1,999 feet) on Bartlett Lake Road and about 56.9ha (140.61 acres) of lot area. The land presently has a shed.

Proposed severed lot 1 will consist of about 301m (987.53 feet) frontage on Royston Road, about 304.46m (999 feet) frontage on Bartlett Lake Road and about 10.1ha (25 acres) of lot area. It presently has a shed on it.

Proposed severed lot 2 will consist of about 300m (984.25 feet) frontage on Royston Road and about 10.2ha (25.2 acres) of lot area. It is presently vacant.

Proposed severed lot 3 will consist of about 317.5m (1,041.67 feet) frontage on Royston Road and about 11.7ha (28.91 acres) of lot area. It is presently vacant.

The proposed retained lot will have about 304.8m (1,000 feet) frontage on Bartlett Lake Road and will consist of about 24.9ha (61.5 acres). It is presently vacant.

Northern Ontario Growth Plan

No concerns.

Provincial Planning Statement (PPS) 2024

The subject lands are identified as Rural. The proposal is to create three new “rural” residential building lots and retaining one rural building lot.

Chapter 2.6.1. states **“On rural lands located in municipalities, permitted uses are: c) residential development, including lot creation, where site conditions are suitable for the provision of appropriate sewage and water services;**

The proposal is to create three new rural residential building lots. Confirmation from the North Bay Mattawa Conservation Authority would not be required to ensure the land is suitable for the intended single detached residential development, since the proposed lots are extremely large being 25 acres and can quite comfortably accommodate a septic system for a new residential development.

Chapter 4 of the PPS is entitled the Wise Use and Management of Resources and primarily deals with the environmental health including fish habitat, deer wintering yards, wetlands, wildlife including species at risk, ground/surface/lake water, streams, agriculture, aggregate and archaeology of an area.

Chapter 5 of the PPS is entitled Protecting Public Health and Safety and addresses the health and safety issues and property damage that could result from natural and man-made hazards. Primarily this section deals with flooding, contaminated sites, and mining/petroleum operations.

I have reviewed Schedules “A” land use designations, schedules “B-1” and “B-2” natural features of the Township’s official plan. There is one small wetland near the rear of severed lot 3. There is ample area outside of this develop without affecting the wetland. There are two watercourses that appear on the mapping, but the lots are sufficiently sized to accommodate this feature without any impact.

There is also an area of potential mineral aggregate covering what appears to cover most of the property except proposed severed lot 3. With respect to the potential aggregate, it seems to blanket many properties and there are many homes in the area, so operating/expanding in the area would not be compatible with the surrounding area. There is ample room remaining on the all the lots where the potential aggregate exists so it could still be mined.

I have reviewed the 2024 PPS and find that this proposal is consistent.

Township Official Plan

The subject lands are designated Rural.

Section 4.1.4 states of the Township of Ryerson official plan states
“Development Policies Lot areas and frontages will be sufficient to retain the traditional development pattern and character of the area in which the development is proposed. In this regard, the following provisions apply:

- i) lot frontages will not be less than 60 metres (200 feet) nor lot areas less than 1.0 hectares (2.5 acres); and,**
- ii) a variety of larger lot areas and frontages will be encouraged in any development proposal to enhance the rural character of the Township.”**

The frontages and areas of the proposed lots exceed these minimum requirements.

This section continues to state **“In general, applications for new lot creation will be subject to the following criteria:**

- i) a maximum of 4 lots (including severed and retained parcels) may be created per original 40 hectare (100 acre) parcel, provided that the average lot area is 10 hectares (25 acres), the average lot frontage is 100 metres (330 feet) and the minimum lot area is not less than 1.0 hectares (2.5 acres);**
- ii) on parcels of land that are smaller than 40 hectares (100 acres), the maximum number of lots created shall be determined on the basis of an average lot area of 10 hectares (25 acres) and an average lot frontage of 100 metres (330 feet);**
- iii) lots may be considered on smaller parcels of land provided the lot frontage is not less than the average frontage of lots on the same side of the road as the proposal;”**

The subject lands are greater than 40ha so it would appear to fall under section i) of the above noted policy.

The proposal is for three new rural residential building lot and a retained lot that are intended to have a minimum of 300m frontage, with the average of 381.94m (when you consider the frontage on Barlett and Royston Roads combined) well more than the average required of 100m/lot under the

Township's official plan. The minimum lot size is 10.1ha and the average lot size under this proposal is 14.2ha, which is well over the minimum requirement of 10ha of lot area.

Section 6.9 Lot Creation states **"The preferred method of land division in the Township will be by means of consent."** The proposal for three new lots by severance is following the direction of the plan as the primary form of development. In fact, by creating three new lots, it will assist the tax base in paying for municipal maintenance that is already occurring along Barlett Lake and Royston Roads.

This policy section also indicates that new lots must have frontage on a year-round publicly maintained road and proper site lines. The lots front on and have access from either Bartlett Lake or Royston Roads, which are year-round maintained roads. A condition can be imposed on the severance decision requiring that a suitable entrance be approved by the Township. The official plan appears to be silent on proposed right of ways leading to water. The Township should be satisfied that the proposed right of ways.

The official plan states **"Lot creation should incorporate the following design considerations:**

- i) **the lots will maintain the character of the area in which they are being developed;**

The lots are located where there are other rural lots.

- ii) **the physical features of the property will be maintained and major earth moving projects will be discouraged;**

The proposed lots are large and can quite comfortably accommodate the intended residential. There are no physical features limiting development on this site.

- iii) **if the property subject to a consent application is located partially or completely within a Natural Feature area shown on Schedule B1 or B2 or in another natural feature discussed in Section 5, specific measures may be required to protect the natural feature(s) on, or in the vicinity of, the site;**

The analysis under the PPS section addresses these criteria.

- iv) the lots shall have sufficient area to accommodate an on-site sewage disposal system and a potable water supply;**

The proposed lots being a minimum of 25 acres should have no issue accommodating a septic system.

- v) entrances shall not create a traffic hazard; and,**

This can be addressed by imposing a condition that the Township's Public Works is satisfied there is an adequate location for an entrance.

- vi) the appearance of a continuous row of residential development will be discouraged.**

There will be only 3 or 2 new houses, along Royston Road and 1 or possibly 2 along Barlett Lake Road. With the extremely large frontages being triple the minimum required, spreads out the visual impact considerably when looking from the roadway. The lots being a minimum of 300m and an average of 381m frontage would be considered limited density.

Section 6.9.1 states "**Consent. In addition to specific land use policies, the following criteria shall be applied to the creation of lots by consent:**

- i) Council shall establish that a plan of subdivision is not required for the proper and orderly development of the land;**

This is an application for three new residential lots, following the direction of the official plan for this size of parcel. There is no need for a plan of subdivision.

- ii) the intent and purpose of the Official Plan and Zoning By-law must be maintained;**

The proposed lots conform to the intent of the official plan and comply to the zoning by-law.

- iii) the lot should be reasonably well proportioned, of regular shape and dimension, and must be of sufficient size and configuration to be serviced by private on-site water and sewage disposal systems;**

The lots are generally well shaped, evenly proportioned and dimensioned. There should be no issue with respect to the provision of being capable of supporting a septic system.

- iv) the lot must front on an existing year-round publicly maintained Township road, except as otherwise permitted in the Shoreline designation;**

The subject property fronts on a year-round maintained road.

- v) the lot shall not create a traffic hazard to sight lines, curves, or grades of existing development, as set out in accepted traffic engineering standards; and,**

This can be addressed through a condition on the consent.

This section further states “**Severances will not be considered where the creation of a new lot may:**

- i) be subject to the danger of flooding, erosion, steep slopes, high water tables or other physical hazard;**

None were identified on the official plan schedules

- ii) have a negative impact on natural features and environmentally sensitive areas of surrounding lands; or,**

This was addressed in the analysis in the PPS section.

- iii) be in proximity to extractive industrial operations**

There are no extractive industrial operations located in proximity.

I have reviewed the Township of Ryerson official plan, I conclude that proposal conforms.

Zoning By-Law

The existing zoning is Rural (Ru).

The minimum frontage for a new residential lot or rural lot in the Ru zone is 100m (328 feet) and the minimum lot area for a new rural lot is 10ha (24.7 acres) or rural residential lot in the Ru zone is 1ha (2.47 acres). The proposed severed and retained lots comply with the existing Ru zoning for frontage and area. Therefore, a rezoning is not required.

Recommendation

Having reviewed the Township’s official plan and zoning by-law and the 2024 PPS, I recommend consent applications B-045 to 047/25 be approved with

standard conditions including confirmation from the Township's Public Works Foreman that there is satisfactory entrances, and that the Township is satisfied that the proposed right of ways conform to their official plan policies, amongst others.

Respectfully submitted.

LannyD.Planning

A handwritten signature in blue ink, appearing to read 'Lanny Dennis', is written over the typed name 'LannyD.Planning'.

Lanny Dennis, President
MCIP, RPP

	Clerk's Report
To:	Ryerson Township Council
From:	Clerk, Nancy Field
Date of Meeting:	October 28, 2025
Report Title:	Office Holiday Hours
Report Date:	October 21, 2025

Recommendation:

Be it resolved that Ryerson Township Council set the 2025 Ryerson Township Office Holiday Hours as follows: Closed: December 24 at noon, 25, 26, 29, 30, 31, 2025 and January 1, 2, 2026, inclusive. Office will re-open for regular hours on Monday, January 5, 2026, at 8:30 a.m.

Purpose/Background:

Every year we bring the information to Council to decide what the office holiday hours will be so we can post the dates on the website.

Last year the office was closed to the public on December 25th to January 1st, 2025, inclusive. We returned to work January 2nd, 2025, at 8:30 a.m.

If payroll etc. is required during the holiday closure, staff will work as required and the office will remain closed to the public.

Staff use their vacation time for the time they take off; it is not an extra benefit.

Public Works employees receive the Statutory Holiday Days off; however, they are usually required to work in late December due to winter operations.

	Staff Report
To:	Ryerson Township Council
From:	Treasurer
Date of Meeting:	October 28, 2025
Report Title:	RFP- External Audit Services
Report Date:	October 22, 2025

Recommendation:

That RFP 2025-008, for a three-year contract for External Audit Services, be awarded to Doane Grant Thornton LLP.

Purpose/Background:

Upon completion of the 2024 fiscal year audit, the Township's current three-year contract with KPMG LLP for external audit services expired.

An RFP was issued on September 22, 2025, and closed on October 17, 2025. Three submissions were received, from Baker Tilly, Grant Thornton, and KPMG. The financial details for each submission are as follows:

	Baker Tilly	Grant Thornton	KPMG
2025- Total	\$32,100	\$26,817	\$40,150
2026- Total	\$33,800	\$28,216	\$42,130
2027- Total	\$35,500	\$29,615	\$44,220

Proposals were reviewed and scored by staff. Staff have experience working with all three of these firms, and have found each of them to be responsive, diligent, and thorough in their work. However, on the basis of our evaluation, staff are recommending that the contract be awarded to Doane Grant Thornton LLP.

If approved, an appointing By-law will be brought to the next Council meeting for adoption.

	Staff Report
To:	Ryerson Township Council
From:	Treasurer
Date of Meeting:	October 28, 2025
Report Title:	RFP- Official Plan and Zoning By-law Review
Report Date:	October 22, 2025

Recommendation:

That RFP 2025-009, for an Official Plan review and Zoning By-law update, be awarded to Planscape.

Purpose/Background:

Over the past several years, it has been frequently discussed by Council that a priority project is to undertake a review of the Township's Official Plan and Zoning By-law, to better align with the current Provincial policy framework and Council's evolving vision on the nature of the Municipality.

An RFP was issued on September 22, 2025, and closed on October 17, 2025. Two submissions were received, from J.L. Richards and Planscape. The financial details for each submission are as follows:

	J.L. Richards	Planscape
Official Plan	\$45,421.50	\$29,913.00
Zoning By-Law	\$45,421.50	\$29,674.00
Subtotal	\$90,843.00	\$59,587.00
HST (13%)	\$11,809.59	\$7,746.31
Total	\$102,652.59	\$67,333.31

Both firms have extensive experience in this area of work, as well as an intimate knowledge of the Township's planning environment. J.L. Richards serves as the Township's current Planner of Record, while Planscape served in that capacity for many years and wrote the existing Official Plan on behalf of the Township back in 2003.

On the basis of a thorough review and evaluation of each proposal, staff are recommending that the contract be awarded to Planscape.

The Official Plan and Zoning By-law components of the project are to be undertaken concurrently, with an anticipated completion date of fall 2026.



Councilor Report

To: Ryerson Township Council

From: Beverly Abbott

Date of Event: October 15, 2025

Topic: Library Board

Report Date: October 16, 2025

Importance to the Township of Ryerson:

Library Agreement: We are all pleased with the document. The cost of the software to do the books for the library is around \$3000. It has been suggested that Nieves do the books at the Armour township office to take advantage of the software already in place. Nieves will request if this would be possible.

Alternate council member needs to be assigned should a councillor be unable to attend a Library Board Meeting. Armour and Ryerson councillors will request this at their next council meeting.

The Library Budget for 2026 was reviewed and passed by the Board. It will be presented at the Tri-Council meeting Oct 27th 2025.

Public Library Week Oct 21-25. There will be many activities and it is hoped that the mayors and councillors will drop by during that week.



Councilor Report

To: Ryerson Township Council

From: Councillor Patterson

Date of report: October 15, 2025

Topic: Tri-Council Sub Committee

Report Presented: October 28, 2025

Importance to the Township of Ryerson:

1.

Library- New Build as discussed at last council meeting

- We will use The Fire Services Interim Agreement as a blueprint to develop a Library Build Agreement
- The cost sharing formula for the library building will be based on the Library Funding Formula found in the Library Shared Services Agreement

Library Funding Formula

Armour 46.16%

Burk's Falls 30.27%

Ryerson 23.57%

A resolution will be presented.



October 14, 2025

Township Of Ryerson

R. R. # 1, 28 Midlothian Road,
Burks Falls, ON P0A 1C0
Tel: 705-382-3232
Fax: 705-382-3286

Dear Mayor Sterling and Council;

The Santa Claus Parade Committee is preparing for the 2025 Santa Claus Parade. This year is our 33rd anniversary! The co-operation of the Township of Ryerson and support has been exceptionally helpful and beneficial. We cannot thank you enough!

We are asking for a donation to help support the cost associated with the parade, we would benefit tremendously from your financial support in a donation; this donation will help us continue to make the parade an annual event in hopes we can make it to 50 years!

It would be great to see a float with Council Members and Staff in the parade! We would love to acknowledge everyone for all the hard work you have accomplished for our community.

Respectfully,

A handwritten signature in black ink that reads "Danika McCann".

Danika McCann

Kelly Morissette

From: Nancy Field
Sent: October 22, 2025 11:42 AM
To: Kelly Morissette
Subject: FW: Float ideas
Attachments: IMG_0057.WEBP; IMG_0058.WEBP; IMG_0059.WEBP

A few ideas from Delynne

Nancy Field,
Acting CAO/Clerk
Township of Ryerson
clerk@ryersontownship.ca



28 Midlothian Road, Burk's Falls ON, P0A 1C0
Tel: (705) 382-3232 Fax: (705) 382-3286
<https://ryersontownship.ca>

NOTICE: ANY ZONING INFORMATION OR BY-LAW INTERPRETATION PROVIDED BY THE CLERK OR OTHER MUNICIPAL EMPLOYEES IS PROVIDED AS A PUBLIC SERVICE ONLY. THE MUNICIPALITY TAKES NO RESPONSIBILITY FOR THE ACCURACY OR THE FACTS OR OPINIONS PROVIDED. TO OBTAIN ACCURATE INFORMATION, PLEASE REFER DIRECTLY TO THE APPROPRIATE BY-LAWS, AND OBTAIN THE ADVICE OF YOUR LAWYER AND/OR A CERTIFIED PLANNER.

From: Delynne Patterson <auntde21@hotmail.com>
Sent: October 22, 2025 8:32 AM
To: Nancy Field <clerk@ryersontownship.ca>
Subject: Float ideas

We could do cutouts of Christmas characters around the outer edges of trailer- like Frosty below.
Frosty
Rudolph
An elf
Charlie Brown with Christmas tree
Grinch
Santa
Mrs claus









THE 33rd ANNUAL SANTA CLAUS PARADE

DECEMBER 6, 2025 6:30 PM IN BURK'S FALLS

THEME: HALLMARK CHRISTMAS

*****Please note, we have expanded our staging area. Look for an orange vest on Main Street to give you instructions on parking*****

FLOAT ENTRY DEADLINE: NOVEMBER 25th, 4 PM

ENTRY FEE \$20 CASH, E-TRANSFER OR CHEQUE PAYABLE TO: TOWNSHIP OF ARMOUR

PLEASE PRINT

ENTRY NAME: _____ CONTACT: _____

MAILING ADDRESS: _____

PHONE: _____ EMAIL: _____

PAYMENT: CHEQUE ☐ CASH ☐ E-TRANSFER ☐ SQUARE (online) ☐

*If e-transferring: info@armourtownship.ca – you **MUST** put Santa Parade & your name in the message box*

ENTERING: VEHICLE ☐ WITH TRAILER ☐

WALKERS: ☐ # OF WALKERS _____

ANIMAL(S): ☐ HOW MANY _____ WHAT TYPE OF ANIMAL(S) _____

*TOTAL LENGTH OF FLOAT **INCLUDING** TOW VEHICLE: _____

Total length is required which helps the committee set up spacing for the parade lineup

WILL YOUR FLOAT HAVE MUSIC AND/OR SINGERS? Yes ☐ No ☐

TOTAL NUMBER OF PARTICIPANTS IN ENTRY: _____

FLOAT LINEUP: TIME: 4:00 PM to 6:15 PM

PLACE: Please head **south** down *Main Street* and meet the Parade Marshal for further instructions at the intersection of *Huston and Main Street*

IF YOU WOULD LIKE THE ANNOUNCER TO MAKE COMMENTS REGARDING YOUR ENTRY, PLEASE INDICATE WHAT YOU WOULD LIKE TO BE ANNOUNCED BELOW.

Entry form and payment can be mailed to: Santa Claus Parade 258 BERRIEDALE ROAD, Burk's Falls ON P0A 1C0

Dropped off at the Village of Burk's Falls Office OR Township of Armour Office OR completed online

**After hours - drop off at the Township of Armour Office in the mailbox outside their door. **

FOR MORE INFORMATION PLEASE CONTACT: DANIKA MCCANN 705-787-5398

PARADE ITINERARY

(PLEASE KEEP FOR YOUR REFERENCE)

SET UP:

Parade entries, please arrive between 4:00pm and 6:00pm as the parade starts at **6:30pm SHARP**.

Please enter by heading **SOUTH** down Main Street and stopping at the intersection of Huston and Main and wait for the direction of the Parade Marshal. The Parade Marshal will give you your entry package.

WARMING BUS AND BATHROOM:

There will be a warming bus located at the medical centre. There will be hot chocolate and donuts provided while waiting for the parade to commence.

OPTIONS AT END OF PARADE:

GOING TO LEGION: Turn left up Centre Street towards Legion/Arena and park behind the arena *******limited space available*******

NOT GOING TO LEGION: Continue Straight on Yonge Street if you do not want to come to the legion for judging and a visit with Santa and Mrs. Claus afterwards.

JUDGING & AWARDS:

Judges will be scoring the float on a scale of 1-10 in certain categories.

There will be prizes for 1st, 2nd, and 3rd

AWARDS CEREMONY AT THE LEGION AFTER PARADE

LATE ARRIVALS:

If you are late, you will fall in at the rear of the parade and therefore forfeit your chance of being judged.

THANK YOU FOR YOUR CO-OPERATION AND PARTICIPATION.

2025 Village of Burk's Falls Santa Claus Parade

Parade Date: Saturday, December 6, 2025 at 6:30 P.m.

Permission, Media Consent & Waiver

Name of Entry: _____

Company/Organization (if applicable): _____

Contact Name: _____

PERMISSION, MEDIA CONSENT & WAIVER

Phone Number: _____ Email: _____

We hereby grant the Village of Burk's Falls Santa Claus Parade the right and permission to use pictures, film footage and interviews of our group for the purpose of promoting the Village of Burk's Falls Santa Claus parade.

The undersigned agree that neither the Village of Burk's Falls, the Santa Claus Parade nor any agent, employee or volunteer of either assumes any responsibility for any personal injury or property damage suffered in connection with the Parade howsoever caused (including negligence and excepting only wilful misconduct) and agree to release and hold harmless such parties from any such claims for injury or damage.

Signature: _____ Date: _____



Community Safety and Well Being Plan Update 2026-2030

Almaguin Highlands has a regional Community Safety and Wellbeing (CSWB) plan for 2021 to 2025. A small group from 3 participating municipalities was formed to review the plan by celebrating accomplishments, updating information and offering any new actions as an update for the plan for the next 5 years.

The document is supplemental to the original CSWB plan and in effect until the end of 2030.

COMMUNITY BACKGROUND

The original plan included demographic information from the 2016 Census data. Please find below the updated census data using 2021 Census data.

Municipality	Population (2021)	Median Total Income by Household (2020)	Age % (15 – 64 yrs)
Township of Armour	1459	69,500	31.8 65 yrs +
Village of Burk's Falls	957	54,400	60.2
Township of Joly	293	71,000	55.2
Town of Kearney	974	68,000	60.0
Township of Machar	969	70,000	53.1
Municipality of Magnetawan	1753	67,000	55.0
Township of McMurrich/Monteith	907	62,800	59.1
Township of Perry	2650	72,000	59.8
Municipality of Powassan	3346	79,500	57.2
Township of Ryerson	745	67,000	59.1
Village of South River	1101	61,200	59.1
Township of Strong	1566	70,000	55.9
Village of Sundridge	938	61,200	50.5

The total population for the region grew by approximately 5.1%. Seven municipalities increased their population count with the top three being Magnetawan, Perry and Strong. Five municipalities decreased in population count with the top three being Powassan, Burk's Falls and Sundridge.

When looking at the median total income of households, the income has increased on average over \$12,000 per household across the region from the 2016 Census.

Every municipality saw a reduction in the percentage of adults aged 15-64 in their municipalities.

PRIORITY RISKS

The following 5 risks were identified by survey ranked in order of importance. Below each risk, relevant updates have been summarized.

1. *Physical Health, Access to Healthcare*

- The Sundridge & District Medical Centre's Lead Physician coordinates additional HCP to provide services to patients that are outside of the scope of services the medical centre's HCP offer [ie dietician, social work, etc.]
- Expansion of services for after hours
- The SDMC is a partner of the MAOHT and has representation on the various committees under that umbrella, and the SDMC has a representative that sits on the AHHCC.
- Various communities contribute \$1,000 per year to the MAHC HR Recruiter Position
- South River Machar Medical Centre now partners with the Powassan and Area Family Health Team for expanded services
- Efforts to attract a corporate rideshare service are being made
- Council Representatives sit on the ACED Community Transportation Committee to investigate collaborative transportation options and solutions

2. *Access to Services*

- Carpool Almaguin initiative in place and regularly promoted to support safe ride sharing opportunities
- Employing staff dedicated to economic development both in local and regional capacities that assist with addressing gaps in service delivery/availability
- A new Magnetawan Economic Tourism Committee has been formed to address and react to local needs

3. *Employment Opportunities*

- Municipalities advertise on Indeed and through Employment North and Agilec as required
- Summer students are employed every summer for various municipal roles
- Connections with local high school are improving and providing opportunities for initiatives and programs focused on engaging youth in various capacities

4. *Affordable Housing*

- Some municipalities have lowered minimum building size to accommodate smaller homes (as low as 200 sq. ft.) in all zones except for Shoreline
- ACED Housing Task Force created to promote collaborative approaches to addressing housing challenges in the region. A recommendations summary report has been circulated to all municipalities.

5. *Services to Youth and Education Institutions*

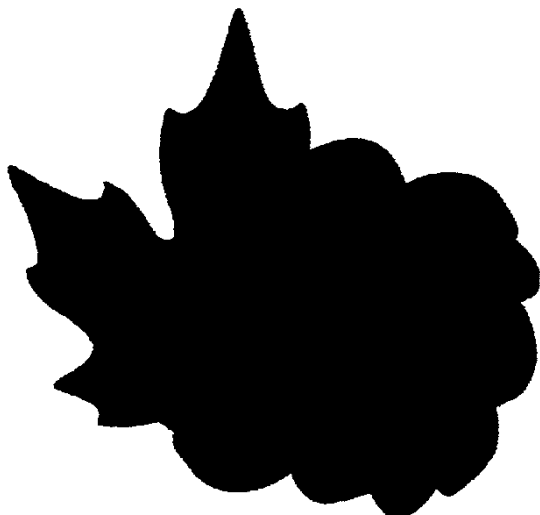
- Regional partners have partnered within the Rural Communities Immigration Program (RCIP) to support the infilling of local employment gaps
- Almaguin Highland Secondary School Engagement Project through ACED
- Burk's Falls based Rural Youth Group Committee is working to establish a rural youth centre and/or youth programs
- Novar based Youth Program primarily aged 13 to 19 providing weekly services including a carpentry program, substance abuse program, community serve program assisting seniors or those requiring assistance in the community and Kingdom Building Projects.

ACTIONS

- | | |
|---|--------------------|
| 1) Identify positions and update contacts that have changed. | All Clerks |
| 2) Make sure the new Police Services Board is aware of the CSWB plan. | Secretary to Board |

CONCLUSION

The Clerks and Treasurers group of the Almaguin Highlands municipalities will present this supplemental document to their respective councils for approval. The group also agrees to review the plan again prior to the end of 2030.



As Remembrance Day approaches, the **Royal Canadian Legion, Vic Fell Memorial Branch 405** is **appealing for donations** to our Poppy Trust Fund. We are sending this notice in lieu of our traditional door to door campaign.

PLEASE REMEMBER THE VETERANS

Some of the ways this money is used to improve life for the people of our community include:

- **Provide assistance to needy ex-service personnel and their families.**
- **Purchasing medical equipment and appliances for community health facilities.**
- **Paying for medical research and training.**
- **Promoting support services, such as transportation to Senior Citizens.**
- **Promoting awareness through Literary and Poster Contests.**
- **Purchasing wreaths, poppies and supplies.**
- **Relief in times of disaster**

In addition to the act of Remembrance, contributions to the Poppy Fund are tangible expressions of Your Thanks to those who sacrificed so much, while serving our country.

Please be advised the Poppy Fund Money **cannot be used** for any Legion Branch purpose, and we keep campaign expenses to a minimum as most of our work is done by volunteers.

If you require a receipt, kindly complete the following and return it with your much needed, and **appreciated** contribution.

Our Remembrance Day Service will be held November 11, at the Royal Canadian Legion, 9 Mary Street, Burk's Falls, beginning at 10:00 a.m. followed by the service at the Cenotaph at 10:45 a.m. A light lunch will be served back at the Legion following the service.

Thank You for Your Support.

I have enclosed a donation in the amount of \$ _____ to the Poppy Trust Fund.
(Mail to the Royal Canadian Legion, Branch 405, P.O. Box 220, Burk's Falls, ON P0A 1C0)

Send Official Receipt to:

Name: _____

Address: _____

To Purchase a Wreath to be laid at the Cenotaph in Remembrance, please call the Poppy Chairman at 705-382-3137. If you have your own wreath you must call to get your name on the list. Thanks for your donations.



The Village of South River
63 Marie Street, P.O. Box 310, South River, Ontario, P0A 1X0
Ph: (705) 386-2573 Fax: (705) 386-0702 e-mail: clerk@southriver.ca

October 18, 2025

Mayor George Sterling and Council
Township of Ryerson
R. R. # 1, 28 Midlothian Road
Burk's Falls ON
P0A 1C0

Re: Proportional Use of Joint Building Committee Reserves for Insurance and Legal Costs

Dear Member Community of the Joint Building Committee,

On behalf of the Village of South River, we respectfully submit a recommendation regarding the use of the accumulated reserves currently held by the Joint Building Committee. As you are aware, the Committee has responsibly built a substantial reserve over time, thanks to the careful financial stewardship of both staff and board members.

We believe there is an appropriate opportunity to utilize a portion of these funds to offset insurance premiums and legal expenses directly related to the operations of the Building Department. These costs, while necessary for protecting the Committee's interests and ensuring regulatory compliance, can place an avoidable financial burden on local taxpayers—especially while significant building-related revenues remain unutilized in the reserve. Insurance costs for building inspections is currently \$2825 annually and enforcement and legal costs can vary from \$0 to several thousand depending on the year for the Village of South River.

We propose that up to 50% of the accumulated reserves be designated to help offset these specific expenses, thereby easing pressure on municipal budgets and reinforcing the long-term sustainability of our shared services model.

Recommendation

We strongly encourage the Committee to adopt a policy indicating that any withdrawal from the reserves for insurance or legal expenses is **allocated proportionally among participating municipalities**, based on where the associated building fees were earned. One suggestion is to use a five-year rolling average of building fees collected in each municipality to determine annual contributions. This method would help ensure costs are distributed fairly and accurately.

Supporting Principles

- **Equity:** A proportional allocation ensures that no single municipality bears a disproportionate portion of shared costs relative to their benefit from the service.
- **Transparency:** A clearly defined policy for reserve use promotes openness and strengthens trust among all municipal partners.
- **Sustainability:** A consistent and fair funding approach supports long-term planning while preserving reserve funds for their intended use.

Proposed Next Steps

To move this initiative forward, we propose the member communities encourage the Joint Board Committee to review the current surplus to determine if building inspection related costs such as insurance and enforcement could be an acceptable use of some of those funds.

The Village of South River greatly values the collaborative relationship we maintain through the Joint Building Committee. We believe this proposal is both fiscally prudent and procedurally fair, and we respectfully request that it be considered at an upcoming Committee meeting.

Should further discussion be required, we would welcome the opportunity to speak to this recommendation in more detail.

Thank you for your continued partnership and support.

Sincerely,
Mayor Jim Coleman
Village of South River

A handwritten signature in black ink, appearing to read "Jim Coleman", written over the printed name.



P.O. Box 463, Burk's Falls, Ontario P0A 1C0
Phone: 705-571-3308
Email: info@burksfallsdistricthistoricalsociety.com
www.burksfallsdistricthistoricalsociety.com
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Heritage Centres
Watt Century Farm House
827 Chetwynd Road
Armour Township

Wiseman's Corner Schoolhouse
112 Midlothian Road
Ryerson Township

MINUTES
Burk's Falls & District Historical Society
Fell Homes, Burk's Falls
Monday, September 15, 2025

Members Present: Diane Brandt – President
Jarv Osborne – Vice President
Charlene Watt – Deputy Treasurer/Secretary
Nancy Kyte
Nieves Guijarro
Barry Burton

The Members present constituted a quorum.

Call to Order:

The meeting was called to order at 7:10 p.m.
Diane Brandt in the Chair.

Welcome:

Diane welcomed Members. Regrets from Jenny Hall and Peter Hall.

Approval & Amendments of the Minutes of the Last Meeting:

Acceptance and adoption of the August 18, 2025 Meeting Minutes as circulated: **Moved by Jarv Osborne, Seconded by Nancy Kyte. Carried**

Treasurer's Report:

Treasurer's / Financial Report was presented by Jarv Osborne. Main bank account balance was \$11,780.97 on August 31, 2025. Expenses for the month of August totalled \$966.50 and included office services (internet/phone), \$510.61 to Diane Brandt, \$363.33 to Armour Township, \$12.67 to Home Hardware and \$17.79 to Clara Nykor. Revenue for August totaled \$309.33 and included donations and sales. **Motion to accept the Treasurer's report and pay the monthly invoices: Moved by Barry Burton, Seconded by Nieves Guijarro. Carried**



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Committee Reports:

Wiseman's Corner Schoolhouse Update:

Members were updated by Diane Brandt on the last month's activity at the schoolhouse. It was a successful summer season. Labour Day Weekend brought in 11 visitors. Nieves offered to assist Diane to clean up the centre's artifacts for the season and to prepare the interior for winterization.

Watt Farm House Update:

Diane Brandt provided a verbal update to Members regarding the heritage centre. Abell Pest Control has been scheduled to perform an exterior cluster fly treatment at the farmhouse and has completed an inspection of all identified areas of concern. Diane noted that the Farm House will be open to visitors by appointment throughout the winter months.

There is a permanent exhibit on display of the historic fire in Burk's Falls.

Nancy Kyte informed Members that window coverings for the front entrance have been completed. She will coordinate installation once the windows have been cleaned. Members expressed their appreciation to Nancy for creating the blinds for the heritage centre.

Diane also advised that she continues to investigate options and pricing for window tinting.

An invoice from Armour Township for summer staffing is anticipated.

Facilities and Functions Committee:

Barry Burton informed Members that a representative from Napoleon has assessed the red building and will be providing a quote for the installation of a heat pump. It will need to be determined whether the unit will require a separate propane tank. Barry will convene a committee meeting once the necessary information has been received.

There has been no response to date from the Amish community regarding the dismantling of the barn; however, it is understood that they are currently in their harvest season.

Membership Committee:

Nieves Guijarro advised Members that a lot of membership forms were handed out at the Fall Fair. It was suggested that the Society explore the development of a "Friends of the Heritage Centre" initiative, as the term "Membership" may imply a higher level of commitment and could be discouraging potential supporters from joining the Historical Society.



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Correspondence:

Members received a thank you card from Krista Trulsen in appreciation of the Society's donation toward the King Charles III Coronation Medal Ceremony held in honour of Betty Caldwell and Lorne Main.

General Business:

2025 Newsletter:

Diane Brandt advised that the 2025 Newsletter was created by Clara, one of our summer staff employees, and will be posted to the website.

Halloween:

The following Members volunteered to assist with the Halloween event: Nancy Kyte and her son James, Nieves Guijarro, Diane Brandt, Jarv Osborne, and Charlene Watt. Nancy advised that additional student volunteers may be available, and the Historical Society will ensure that student volunteer forms are on hand so participants can submit their hours toward school community service requirements. Volunteers are asked to arrive at the arena by 5:30 p.m. on October 31, with the event scheduled to run from 6:00 p.m. to 8:00 p.m.

Jarv Osborne has offered to assist with setup at 1:00 p.m. and will bring the kiddie pool for the fishing game. Jarv is not available during the event.

Diane Brandt will purchase 300 bags of chips, and Charlene Watt will contact Valu-Mart to inquire about a possible donation of juice boxes.

Barry Burton will make a \$100 donation on behalf of his business, Burton Lighting Network Limited. Members extended their thanks to Barry for his generous contribution.

Charlene Watt and Nieves Guijarro will be meeting with the Lions Club this week and will provide an update at the October meeting regarding any additional support or details.

New Business:

Almaquin Highlands Chamber of Commerce:

Diane Brandt advised that she received an email from the Almaquin Highland Chamber of Commerce offering to sell the Historical Society the Chamber's member list with over 1,000 contacts. Members were not interested in purchasing the distribution list.



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New Business: cont'd.

Watts Dam:

Barry Burton proposed that the Historical Society undertake research into the history of Watts Dam. Charlene Watt noted that she had previously received information from the Ministry of Natural Resources and Forestry (MNRF) and will forward the material to Barry for his review. Barry will also reach out to the MNRF to inquire about the possibility of granting Society members access to the site.

Adjournment:

The next meeting will be held on Monday, October 20, 2025 at Fell Homes. There being no further business, **Nancy Kyte moved to adjourn the meeting at 8:11 p.m.**

Recorded by
Charlene Watt, Secretary &
Deputy Treasurer

Approved by
Diane Brandt, President

CERTIFICATE OF APPRECIATION

This certificate is presented to

Township of Ryerson

**For making a donation for the Almaguin Pride Network's 2025
programming initiatives.**



Burk's Falls, Armour & Ryerson Union Public Library

Our Vision

Access to knowledge for all

Our Mission

The Burk's Falls, Armour & Ryerson Union Public Library is a dynamic organization that provides innovative programming in various formats to meet the evolving interests and needs of our diverse and growing population.

Minutes of the Board of Trustees Virtual Meeting

September 17th, 2025

Present were:	Chairperson:	Ruth Fenwick
	Board Trustees:	Bev Abbott Rod Blakelock Sean Cotton Donna Luck Tiffany Monk Robert Van der Wijst

Regrets:	Patty Butler, Joseph Vella
Also attending:	CEO: Nieves Guijarro and Vicky Roeder-Martin

1	Call to order	With a quorum present CEO called the meeting to order at 7:02 p.m.
----------	----------------------	--

2	Approval of Meeting Agenda	MOTION 434/25	IT WAS MOVED BY: B. Abbott AND SECONDED BY: T. Monk
----------	-----------------------------------	----------------------	--

That the virtual meeting agenda of the Board of Trustees of September 17th, 2025 be accepted as presented:

CARRIED

3	Declaration of conflict of interest	No conflicts were declared
----------	--	----------------------------

4	Approval of consent Agenda	MOTION 435/25	IT WAS MOVED BY: R. Van der Wijst AND SECONDED BY: S. Cotton
----------	-----------------------------------	----------------------	---

That the consent agenda of the Board of Trustees virtual meeting of September 17th, 2025 be approved as presented:

- a)** Resolution to accept the minutes of July 2025
- b)** Resolution to accept the CEO's Report of July & August 2025
- c)** Armour Township Financial Statement August 2025

CARRIED

**BFARUPL Board Minutes
September 17th, 2025**

- 5 **Business arising from the minutes** -The Library Agreement between Burk's Falls, Armour & Ryerson has been revised by the three councils and the final document will be available before the next Tri Council meeting in October.
- The renewed Library Agreement: Clause 3 Communication will simplify communication between library staff, members of the board and municipal staff.
-Members of the Board discussed the rental increase in 2026. A need for clarification from the Village of Burk's Falls was raised - details of the percentage increase (24.5 %) was requested by the councillors present.

- 6 **Committee Reports** -Building/Fundraising Cmte – Joe, Ruth, Bev, Rod & Tiffany
Library staff working on creating a list of fundraising ideas.
-Finance/Budget Cmte – Ruth, Patty & Joe
The committee has scheduled a meeting for October 9th to prepare the budget draft. Charitable status application is almost complete.
-Personnel Cmte – Bob, Bev & Patty
No Report
-Policy/Planning Cmte – Ruth, Vicky, Bev & Bob
Donna Luck will be attending the Board Assembly Meeting organized by the Ontario Library Service. October 29th, 2025.

- 7 **Correspondence** -Canada Post and InterLibraryLoans agreement. An update will be available soon
-Terry Boyle Memorial Award 2025

MOTION 436/25 IT WAS MOVED BY: R. Blakelock
AND SECONDED BY: T. Monk

That the Terry Boyle Bursary be granted to Megan Ratcliff who volunteered her time to launch and run the Library Sewing Club. Megan will be attending Veterinary School.

CARRIED

- 8 **New Business** -Front desk donation – the members considered allocating the front desk jar donations to the New Building Project.

MOTION 437/25 IT WAS MOVED BY: T. Monk
AND SECONDED BY: B. Abbott

That the funds collected from the jar donation be earmarked to the Building Project.

CARRIED

- 8 **New Business** - To ensure the timely conduct of board business, it is required that municipalities appoint an alternate councillor to the library board. Nieves will contact CAOs with such request.
- There is an opportunity being considered by the Burk's Falls Theatre Committee and the Friends of the library to frame collaborative efforts to fundraise for the library and the theatre.

**BFARUPL Board Minutes
September 17th, 2025**

9 Adjournment MOTION 438/25 by T. Monk at 8:30 pm to adjourn.

CARRIED

Ruth Fenwick

October 15th, 2025

BOARD CHAIRPERSON

DATE



NOTICE OF HYBRID PUBLIC MEETING FOR TUESDAY, NOVEMBER 18, 2025

CONCERNING PROPOSED OFFICIAL PLAN AMENDMENT No. 4 PLUS, A RELATED ZONING BY-LAW AMENDMENT

The Council for the Township of Armour is considering draft Amendments to both the Official Plan and the Township Zoning By-law No. 27-95, as amended, for the lands shown on the Key Map below.

APPLICANTS: PowerBank Corporation and David Creasor

LOCATION: The draft Amendments both apply to Part Lot 3, Concession 6, in the Township of Armour, known municipally as 219 Peggs Mountain Road, as shown on the Key Map below.

PURPOSE AND EFFECT: The purpose of the submitted applications is to facilitate development of a Battery Energy Storage System ("BESS"). The effect of Official Plan Amendment No. 4 and the concurrently submitted Zoning By-law Amendment is to add site-specific policy and provisions to the Township's Official Plan and Comprehensive Zoning By-law to permit a Battery Energy Storage System ("BESS") on the subject lands.

TAKE NOTICE that the Council of the Township of Armour will hold a statutory public meeting under the *Planning Act* on **Tuesday, November 18, 2025 at 6:30 p.m.** at the **Katrine Community Centre, 6 Brown's Drive, Katrine, Ontario**. The meeting will be held in a hybrid forum with electronic participation and in-person attendance options. The purpose of the meeting is to provide the public with an opportunity to review the applications and provide comments. After considering comments received from the public, Council will make decisions on whether or not to adopt and approve the subject Amendments at a future Council meeting.

Please advise the Clerk of your email address so an invitation to join the Zoom meeting can be sent which will allow you the opportunity to speak at the meeting. Anyone choosing to participate electronically is required to provide their email address in advance.

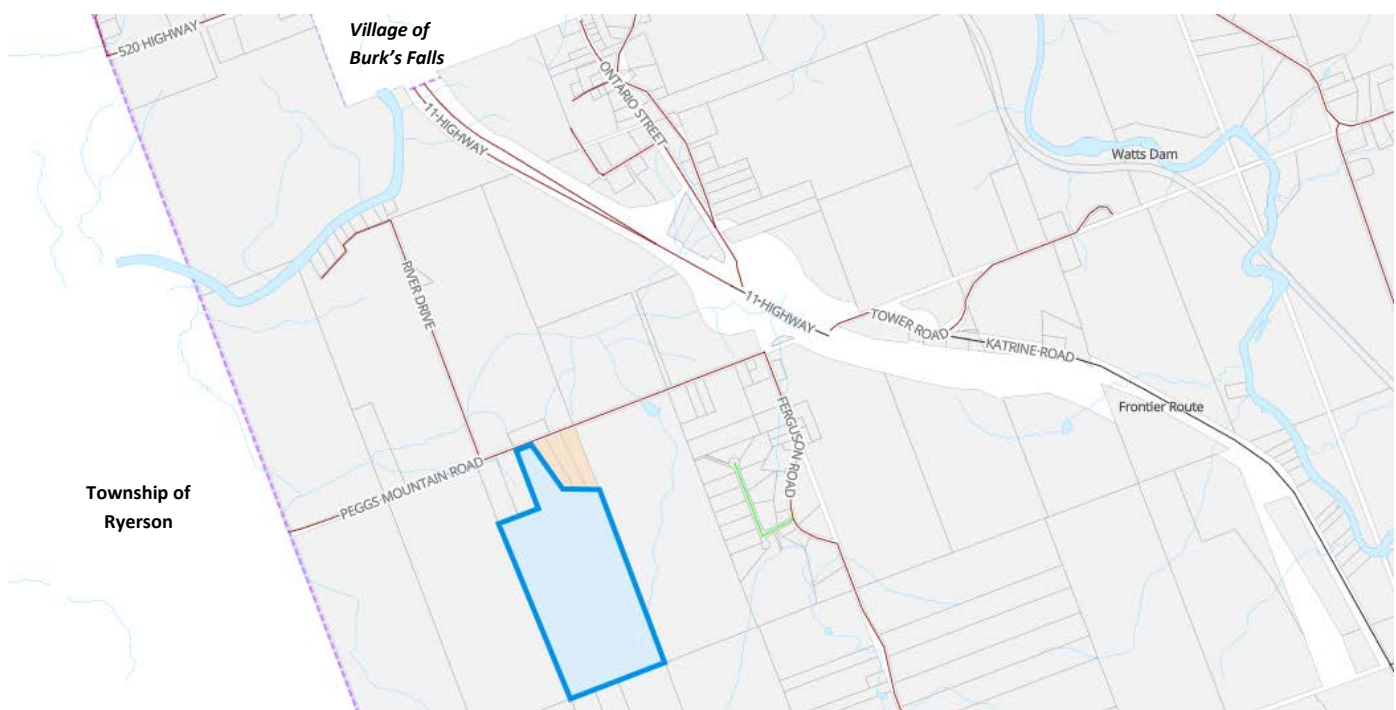
PLEASE NOTE that appeals to the Ontario Land Tribunal (OLT) are restricted as per *Bill 185, Cutting Red Tape to Build More Homes Act, 2024*. Appeals may only be filed by an applicant, the Minister of Municipal Affairs & Housing, a specified person or a public body (as defined by the *Planning Act*).

IF A PERSON OR PUBLIC BODY would otherwise have an ability to appeal the decisions of the Municipal Corporation of the Township of Armour to the Ontario Land Tribunal (OLT) but the person or public body does not make oral submissions at a public meeting or make written submissions to the Municipal Corporation of the Township of Armour before the Official Plan and Zoning By-law Amendments are adopted and passed, the person or public body is not entitled to appeal the decisions.

IF A PERSON OR PUBLIC BODY does not make oral submissions at a public meeting or make written submissions to the Municipal Corporation of the Township of Armour before the Official Plan and Zoning By-laws are adopted and passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so. **ADDITIONAL INFORMATION** relating to the proposed Official Plan and Zoning By-law Amendments is available at www.armourtownship.ca. If you wish to be notified of the decisions of the Municipal Corporation of the Township of Armour on the proposed Official Plan and/or Zoning By-law Amendments, you must make a written request to:

Mrs. Charlene Watt, Municipal Clerk
Township of Armour
56 Ontario Street, Box 533
Burk's Falls, ON P0A 1C0
clerk@armourtownship.ca

Dated in the Township of Armour this 29th day of October, 2025.



BY-LAW NO. _____

A BY-LAW TO AMEND

TOWNSHIP OF ARMOUR OFFICIAL PLAN

Permitting Battery Energy Storage Systems

219 Peggs Mountain Road

THE MUNICIPAL CORPORATION OF THE TOWNSHIP OF ARMOUR

Box 533
Burk's Falls, Ontario
P0A 1C0

OFFICIAL PLAN AMENDMENT NO. 4

Passed by the Council of the Municipal Corporation of the Township of Armour

Lands Affected:	This By-law applies only to the lands within the Township of Armour municipally known as 219 Peggs Mountain Road, legally described as Part Lot 3, Concession 6.
Present Designation:	Under the Township of Armour Official Plan, the lands are designated Rural Community.
Proposed Designation:	The amendment adds a site-specific exception for the lands to clarify that a Battery Energy Storage System (“BESS”) is permitted on the lands.
Zoning By-law:	A concurrent Zoning By-law Amendment is being brought into affect to clarify Battery Energy Storage System (“BESS”) as a permitted use in the site-specific Rural (Ru) zone for the lands.
By-law Purpose:	The goal of this By-law is to amend the Township of Armour Official Plan to confirm that Battery Energy Storage Systems (“BESS’s”) are a permitted use in the Rural Community designation on the lands, as per the Provincial Planning Statement, 2024.

THE MUNICIPAL CORPORATION OF THE TOWNSHIP OF ARMOUR

BY-LAW NO. _____

Being a by-law to adopt the Armour Township Official Plan Amendment No. 4

WHEREAS the Council of the Municipal Corporation of the Township of Armour held a Public Meeting on the ____ day of _____, 2025 respecting Council's intent to amend the Township of Armour Official Plan;

AND WHEREAS Council has given serious consideration for the need to adopt an amendment to the Official Plan of the Township of Armour;

AND WHEREAS Council has determined that the proposed Amendment is appropriate and desirable for the development of the municipality in general;

NOW THEREFORE the Council of the Corporation of the Township of Armour, in accordance with the provisions of the Planning Act, R.S.O. 1990, c. P. 13, as amended, hereby enacts as follows:

1. Amendment No. 4 to the Township of Armour Official Plan, is hereby adopted.
2. That this By-law shall come into effect on the date it is passed by the Council of the Municipal Corporation of the Township of Armour, subject to the provisions of the Planning Act, R.S.O. 1990.

Read in its entirety, approved, signed and the seal of the Corporation affixed thereto and finally passed in open Council this ____ day of _____, 2025.

Rod Ward, Mayor

Charlene Watt, Clerk

AMENDMENT NUMBER 4
TO THE
TOWNSHIP OF ARMOUR OFFICIAL PLAN

DRAFT

AMENDMENT NUMBER 4
TO THE
TOWNSHIP OF ARMOUR OFFICIAL PLAN

INDEX

PART “A” - THE PREAMBLE

The Preamble provides an explanation of the proposed Amendment including the purpose, extent, background information, and basis but does not form part of this Amendment.

PART “B” - THE AMENDMENT

The Amendment describes the changes to the Armour Township Official Plan which constitute Official Plan Amendment Number 4.

DRAFT

PART “A” – THE PREAMBLE

PURPOSE

The purpose of the amendment is to clarify the Township of Armour Official Plan to confirm that Battery Energy Storage Systems (“BESS’s”) are a permitted use on certain lands in the Rural Community designation.

LOCATION

This amendment applies to the lands within the Township of Armour municipally known as 219 Peggs Mountain Road, legally described as Part Lot 3, Concession 6.

BACKGROUND

A privately initiated application to amend the Armour Township Official Plan was received by the Township of Armour and deemed complete on January 21, 2025. The application requests an amendment to the Official Plan to permit a Battery Energy Storage System on the lands subject to this amendment.

BASIS

The applicant proposes to develop a Battery Energy Storage System on the lands located at 219 Peggs Mountain Road.

The subject lands are designated Rural Community in the Township of Armour Official Plan. The amendment meets the intent of the Official Plan, which permits a range of uses on lands designated Rural Community, including uses for “public utility”.

The Official Plan Amendment is consistent with the Provincial Planning Statement, 2024, which encourages and permits the use of lands (including Rural Lands) for Energy Storage Systems.

IMPLEMENTATION AND INTERPRETATION

This Amendment shall be in accordance with the policies of the Armour Official Plan.

PART “B” – THE AMENDMENT

All of this part of the document entitled “PART “B” - THE AMENDMENT”, consisting of the following text, constitute Amendment No. 4 to the Official Plan of the Township of Armour.

DETAILS OF THE AMENDMENT

The Official Plan of the Township of Armour is hereby amended as follows:

1. Section 2.1 (Rural Community) of the Township of Armour Official Plan, is hereby amended to add the following subsection:

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.”*
2. A location map will be added to section 2.1.3(c)viii) to reference and locate the new policy above.

Municipal Corporation of the Township of Armour Location Map for Official Plan Amendment No. 4

LOT 1

LOT 2

LOT 3

LOT 4

River Drive

Peggs Mountain Road

CON. VII

CON. VI

CON. V

Official Plan Policy
2.1.3(c)viii) applies



SUBJECT LANDS

0 200 400m



LOCATION MAP FOR OFFICIAL PLAN AMENDMENT NO. 4

_____ 2025

MAYOR _____

CLERK _____

ZONING BY-LAW NO. _____

A BY-LAW TO AMEND

ZONING BY-LAW NO. 27-95 as amended

Permitting Battery Energy Storage System

219 Peggs Mountain Road

THE MUNICIPAL CORPORATION OF THE TOWNSHIP OF ARMOUR

Box 533
Burk's Falls, Ontario
P0A 1C0

EXPLANATORY NOTE

To Zoning By-law No. [blank]

Passed by the Council of the Municipal Corporation of the Township of Armour

Lands Affected:	This By-law applies only to the lands within the Township of Armour municipally known as 219 Peggs Mountain Road, legally described as Part Lot 3, Concession 6.
Present Zoning:	Under Armour Township Zoning By-law No. 27-95 (as amended), the lands are zoned Rural (Ru).
Proposed Zoning:	The amendment adds a site-specific exception for the lands to clarify that a Battery Energy Storage System (“BESS”) is permitted on the lands municipality known as 219 Peggs Mountain Road, legally described as Part Lot 3, Concession 6, while maintaining the underlying Rural (Ru) zoning.
Official Plan Designation:	An amendment to the Township of Armour Official Plan clarifies that a Battery Energy Storage System (“BESS”) is a permitted use on the lands subject to this By-law.
By-law Purpose:	The goal of this By-law is to update Zoning By-law No. 27-95 (as amended) to confirm that Battery Energy Storage Systems (“BESS’s”) are a permitted use on the lands subject to this By-law.

ZONING BY-LAW NO. _____

THE MUNICIPAL CORPORATION OF THE TOWNSHIP OF ARMOUR

Being a By-law under Section 34 of the *Planning Act*, R.S.O. 1990, to amend Zoning By-law No. 27-95, as amended, of the Municipal Corporation of the Township of Armour, with respect to adding permissions for Battery Energy Storage System (“BESS”) in the Rural (Ru) zone as it relates to the lands municipally known as 219 Peggs Mountain Road, legally described as Part Lot 3, Concession 6.

WHEREAS the Council of the Municipal Corporation of the Township of Armour has reviewed Zoning By-law No. 27-95, as amended, and finds it advisable to amend same;

NOW THEREFORE the Council of the Municipal Corporation of the Township of Armour enacts as follows:

1. **THAT** Section 2 (Definitions) of Zoning By-law No. 27-95, as amended, is hereby updated to add the following subsection:

2.XX **“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; and
2. **THAT** Section 19 (Exceptions) of Zoning By-law No. 27-95, as amended, is hereby updated to add the following subsection:

RU-108 Schedule A-2

“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.”; and
3. **THAT** Schedule A-2 of Zoning By-law No. 27-95, as amended, is hereby amended by changing the zoning classification of the subject lands forming Part Lot 3, Concession 6, known municipally as 219 Peggs Mountain Road, from the Rural (Ru) Zone to the Rural Exception No. 108 (Ru-108) Zone in accordance with Schedule “A” attached hereto and by this reference forming part of this By-law; and
4. **THAT** this By-law shall come into effect on the date it is passed by the Council of the Municipal Corporation of the Township of Armour, subject to the provisions of the Planning Act, R.S.O. 1990.

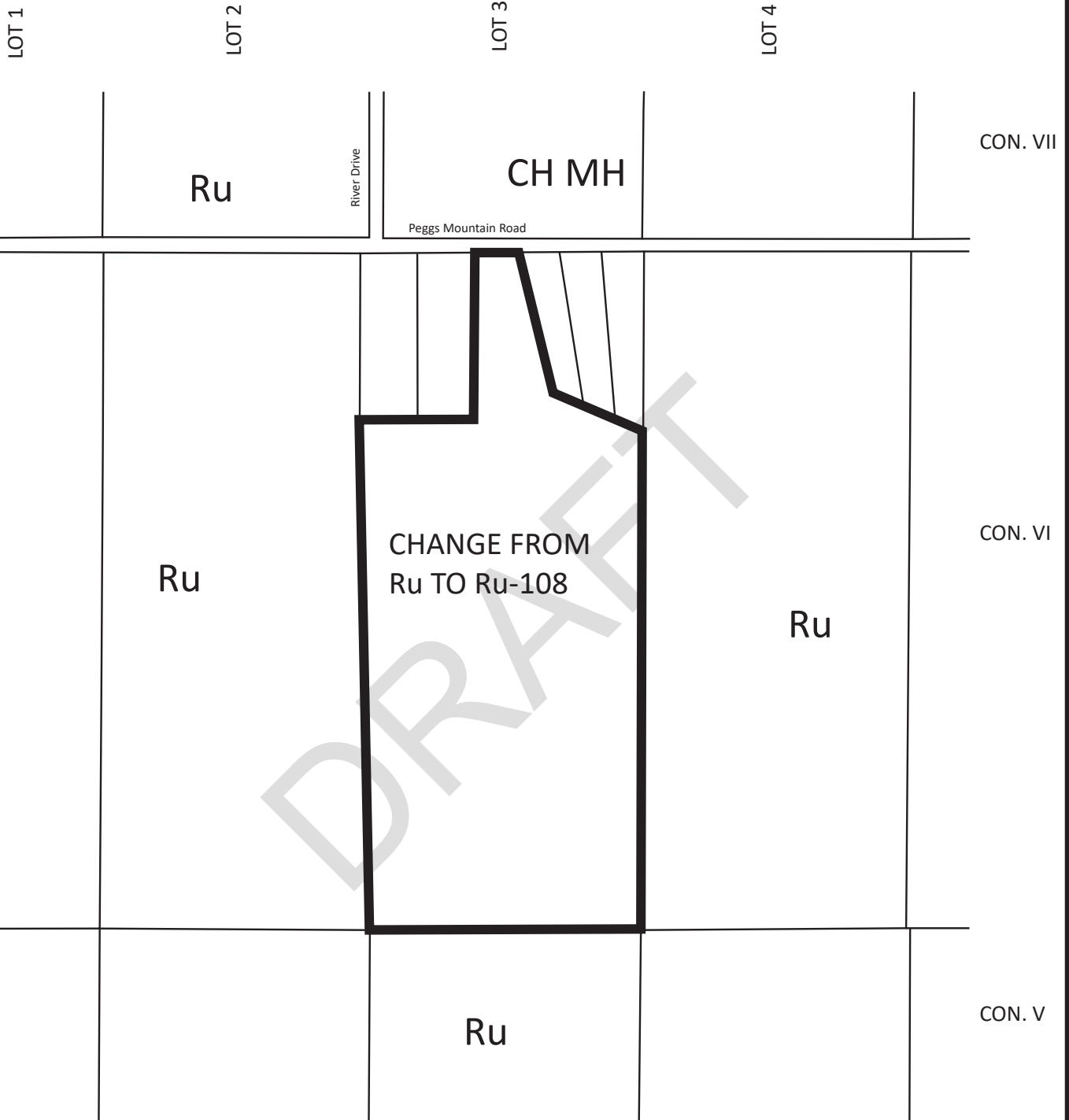
Read in its entirety, approved, signed and the seal of the Corporation affixed thereto and finally passed in open Council this ____ day of _____, 2025.

Rod Ward, Mayor

Charlene Watt, Clerk

DRAFT

Municipal Corporation of the Township of Armour
 SCHEDULE "A" TO ZONING BY-LAW No. _____



SUBJECT LANDS

0 200 400m



THIS IS SCHEDULE "A" TO BY-LAW No. _____

_____ 2025

MAYOR _____

CLERK _____