

**CORPORATION OF THE TOWNSHIP OF RYERSON**

**REGULAR MEETING AGENDA AS AMENDED**

**March 10, 2026 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, roll call: in person and electronic, late attendees

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 Special Meeting on February 17, 2026, the Tri-Council meeting on February 23, 2026, the special meeting minutes on February 24, 2026, and the special meeting on February 27, 2026. **(R)**

**3. DECLARATION OF PECUNIARY INTEREST:**

**4. TENDERS/QUOTES/REQUEST FOR PROPOSALS (RFP):**

4.1 Resolution to Tender for Road Projects. **(R)**

**5. REPORTS:**

5.1 **ROADS:** March Roads Report.

5.2 **FIRE CHIEF:** Memorandum of Understanding: Live Fire Unit Draft Agreement, Fire Chief Report – First Due **(R)**, East Ferris Regional Fire and Emergency Service Centre. **(R)**

5.3 **TREASURER:** Shared Service budget adoptions of Arena **(R)**, Fire **(R)**, Waste Management **(R)**, and RTO budget. **(R)**

5.4 **ACTING CAO/CLERK:** Tri-Council Sub-Committee Terms of Reference **(R)**, Digital Sign Update, Draft V2 Official Plan & Schedule A, Agriculture Designation Letter to Ministries, Notice of Open House.

**COUNCIL MEMBERS:**

5.5 Councillor Robertson – Almaguin Community Economic Development Non-member Contribution. **(R)**

5.6 Councillor Abbott – Hazmat Report, Library Report.

**6. COMMUNICATION ITEMS:**

6.1 Amy Tilley Email: Waste Sub-Committee Request. **(R)**

6.2 Almaguin Pride Donation Request. **(R)**

6.3 AHHC 2024 & 2025 Deficit. **(R)**

6.4 Fire Hall Land Transfer. **(R)**

6.5 Municipality of Magnetawan Re: Resolution 2026-20. **(R)**

General Correspondence:

6.6 Township of Armour Arena budget resolution.

6.7 Township of Armour Fire budget resolution.

6.8 Township of Armour Landfill budget resolution.

6.9 Township of Armour First Due Program resolution.

6.10 Township of Armour resolution defeating AHHC 2024 & 2025 deficit.

6.11 Township of Armour resolution of support for Tri Advisory Committee Terms of Reference.

6.12 January Library minutes.

6.13 November 17, 2025, Historical Society meeting minutes.

6.14 Village of Burk's Falls resolution supporting Tri Council Subcommittee terms of reference.

6.15 Village of Burk's Falls resolution fire hall land transfer.

6.16 Birthday Celebration Poster Invitation.

6.17 Almaguin Community Economic Development meeting minutes for January 22, 2026.

6.18 Almaguin Community Economic Development Board Meeting Agenda.

6.19 Director of Economic Development Report.

6.20 Ministry of Natural Resources Black Bear Management Approach.

6.21 Historical Society meeting minutes from February 17, 2026.

- 6.22 Joint Building Committee Permit Summary.
- 6.23 PowerBank – Notice of Appeal.
- 6.24 Historical Society Resolution Re: Heritage Festival.

**7. CONFIRMING BY-LAW:**

- 7.1 To confirm the meetings of Council **(R)**

**8. CLOSED:**

- 8.1 Resolution to move to a closed meeting pursuant to the Municipal Act 2001, c. 25, Section (2) (f) as the subject matter being considered is regarding subject to solicitor-client privilege including communication necessary for that purpose; The general nature of the closed meeting is to discuss legal matters. **(R)**

**9. IMPORTANT DATES:**

- March 13, 2026, Special Meeting Budget 9:00 a.m.
- March 24, 2026, Regular Meeting 6:00 p.m.
- March 23, 2026, Public Open House 6:00 p.m. Katrine Community Centre

**10. ADJOURNMENT: (R)**

**CORPORATION OF THE TOWNSHIP OF RYERSON**

**LIST OF PROPOSED RESOLUTIONS**

**FOR COUNCIL MEETING: March 10, 2026 AT 6:00 P.M.**

**Item # 1.3 on Agenda** Moved by Councillor Patterson, Seconded by Councillor Abbott,

Be it resolved that Ryerson Township Council adopt the March 10, 2026 agenda as circulated.

**Item # 2.1 on Agenda** Moved by Councillor Robertson, Seconded by Councillor Patterson,

Be it resolved that the minutes from the special meeting on February 17, 2026, the Tri-Council meeting on February 23, 2026, the special meeting on February 24, 2026, and the special meeting on February 27, 2026, be adopted as circulated.

**Item # 4.1 on Agenda** Moved by Councillor Abbott, Seconded by Councillor Robertson,

Be it resolved that the Ryerson Township Council authorize tenders to be issued for roadside mowing, Peggs Mountain Road resurfacing, stockpile granite, and roadside brushing.

**Item # 5.1 on Agenda** Moved by Councillor Abbott, Seconded by Councillor Patterson,

Be it resolved that Ryerson Township Council approve the report submitted by the Fire Chief and authorize the purchase of First Due and enter into a contract for continued use.

**Item # 5.1 on Agenda** Moved by Councillor Robertson, Seconded by Councillor Patterson,

WHEREAS the Municipality of East Ferris is planning the construction of a new fire hall that will serve as a regional fire training centre for fire departments including from across the Nipissing, East Parry Sound, and East Sudbury districts;

AND WHEREAS the closest accredited and operational training facilities are currently located in Huntsville, Haileybury, and Sault Ste. Marie, requiring significant travel, increased costs, and reduced training frequency for volunteer and composite departments in our region;

AND WHEREAS the summer 2025 storm in the Municipality of Calvin demonstrated the effectiveness of regional collaboration under a declared state of emergency, highlighting the value of joint training and coordinated emergency response;

AND WHEREAS a regional training centre in East Ferris would allow firefighters to train closer to home, reduce operational costs, foster inter-departmental collaboration, and improve readiness for future emergencies;

NOW THEREFORE BE IT RESOLVED THAT the Council Ryerson Township supports the Municipality of East Ferris in its application to the Northern Ontario Heritage Fund Corporation (NOHFC) for funding assistance to construct the East Ferris Regional Fire Training Centre;

AND FURTHER, that a copy of this resolution be forwarded to Municipality of East Ferris to demonstrate our municipality's support for this important regional initiative.

**Item # 5.3 on Agenda** Moved by Councillor Abbott, Seconded by Councillor Patterson,

Be it resolved that Ryerson Township Council approves the 2026 net Armour, Ryerson, Burk's Falls Memorial Arena budget, in the amount of \$550,141, with Ryerson's share to be \$183,380. Two percent of Ryerson's share of the total operating expenditures in the amount of \$4,045 will be put into an arena reserve.

**Item # 5.3 on Agenda** Moved by Councillor Robertson, Seconded by Councillor Abbott,

Be it resolved that Ryerson Township Council approves the 2026 net fire budget in the amount of \$649,876, with Ryerson's share to be \$153,111. Two percent of Ryerson's share of the total operating expenditures in the amount of \$2,522 will be put into a fire reserve.

**Item # 5.3 on Agenda** Moved by Councillor Patterson, Seconded by Councillor Robertson,

Be it resolved that Ryerson Township Council approves the 2026 net Tri-R Waste Management budget in the amount of \$285,322 with Ryerson's share to be \$96,027. Two percent of Ryerson's share of the total operating expenditures in the amount of \$3,215 will be put into a landfill reserve.

**Item # 5.3 on Agenda** Moved by Councillor Patterson, Seconded by Councillor Abbott,

Be it resolved that Ryerson Township Council approve the 2026 RTO budget in the amount of \$85,408 with Ryerson's share to be \$4,024.

**Item # 5.4 on Agenda** Moved by Councillor Abbott, Seconded by Councillor Robertson,

Be it resolved that Ryerson Township Council approve the draft Terms of Reference for the Shared Services Advisory Committee.

**Item # 5.5 on Agenda** Moved by Councillor Patterson, Seconded by Councillor Robertson,

Be it resolved that Ryerson Township Council supports the donation of \$5000.00 to Almaguin Community Economic Development (ACED).

And further that Council request ACED outline what the Township of Ryerson would get in-kind such as website, tourism marketing, and regional presence package.

**Item # 6.1 on Agenda** Moved by Councillor Abbott, Seconded by Councillor Patterson,

Be it resolved that Ryerson Township Council supports the appointment of \_\_\_\_\_ to the TRI-R Waste Committee.

**Item # 6.2 on Agenda** Moved by Councillor Robertson, Seconded by Councillor Patterson,

Be it resolved that Ryerson Township Council approve the one-time donation of \$500.00 towards the Almaguin Pride Network's 2026 events budget.

**Item # 6.3 on Agenda** Moved by Councillor Abbott, Seconded by Councillor Robertson,

Be it resolved that Ryerson Township Council approves the payment to the Village of Burk's Falls for the 2024 and 2025 Almaguin Highlands Health Centre Deficit in the amount of \$3,338 for 2024 and \$8,353.00 for 2025.

**Item # 6.4 on Agenda** Moved by Councillor Abbott, Seconded by Councillor Patterson,

Be it resolved that Ryerson Township Council receives the Township of Armour's By-law 10-2026 to transfer Part of Lot 5, Concession 7, Part 1 of Reference Plan 42R-22866 into Joint ownership.

And further; the Council direct staff to pay Ryerson's share, in the amount of \$16,062.22.

**Item # 6.5 on Agenda** Moved by Councillor Abbott, Seconded by Councillor Patterson,

Be it resolved that Ryerson Township Council supports resolution 2026-20 passed by the Municipality of Magnetawan calling upon the Government of Canada to strengthen affordability requirements tied to federal broadband funding and universal access programs.

**Item # 7.1 on Agenda** Moved by Councillor Abbott,      Seconded by Councillor Patterson,

Be it resolved that leave be given to introduce a Bill # \_\_\_\_-26, being a By-law to confirm the meetings of Council and further; That By-Law # \_\_\_\_-26 be read a First, Second, and Third time, Signed and the Seal of the Corporation affixed thereto and finally passed in Council this 10<sup>th</sup> day of March 2026.

**Item # 8 on Agenda** Moved by Councillor Robertson,      Seconded by Councillor Abbott,

Be it resolved that we move to a closed meeting at \_\_\_\_\_ p.m., meeting pursuant to the Municipal Act 2001, c. 25, Section (2) (f) as the subject matter being considered is regarding subject to solicitor-client privilege including communication necessary for that purpose; The general nature of the closed meeting is to discuss legal matters.

**Item # 10 on Agenda** Moved by Councillor Robertson,      Seconded by Councillor Patterson,

Be it resolved that we do now adjourn at \_\_\_\_\_. The next regular meeting is March 24, 2026 at 6:00 p.m.

**CORPORATION OF THE TOWNSHIP OF RYERSON**

**SPECIAL COUNCIL MEETING**

**MINUTES**

Tuesday, February 17, 2026

A special meeting of Council was held Tuesday, February 17, 2026 at 1:00 p.m. The purpose of this meeting was to discuss the Official Plan and Zoning By-law update.

Members of Council were notified of this special meeting during the regular Council meeting on February 11, 2025. Council was also notified by receiving the agenda by email on February 25, 2025. The public was notified of this meeting by posting of this special meeting agenda on February 25, 2025, on the website.

Members of Council in attendance: Councillors Miller, Abbott, Patterson, and Robertson.

Regrets: Mayor Sterling.

Staff in attendance: Nancy Field and Brayden Robinson.

Councillor Miller called the meeting to order at 1:00 p.m.

**DECLARATION OF PECUNIARY INTEREST:** None declared.

Planscape provided Council with a presentation on the Official Plan and Zoning By-law update process. Discussions were had.

**ADJOURNMENT**

**SP. R - 01 -26** Moved by Councillor Patterson, seconded by Councillor Abbott

Be it resolved that we do now adjourn at 2:28 p.m.

\_\_\_\_\_  
DEPUTY MAYOR

\_\_\_\_\_  
ACTING CAO/CLERK

**THE CORPORATION OF THE TOWNSHIP OF RYERSON**  
**TRI -COUNCIL NOTES OF MEETING**  
FEBRUARY 23, 2026

The Tri-Council meeting of the Council of the Township of Ryerson, Council of the Township of Armour and the Council of the Village of Burk's Falls was held on Monday February 23, 2026, at 7:00 p.m. at the Young at Heart Seniors Centre, 136 Yonge Street, Burk's Falls.

**Attendance:**

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

Township of Armour: Mayor Rod Ward, Councillors Wendy Whitwell, Jerry Brandt, and Dorothy Haggart-Davis. Staff: Dave Grey, CAO; Charlene Watt, Clerk, Allison McGregor, Amy Tilley, Waste Management Administrator.

Village of Burk's Falls: Mayor Chris Hope, Councillors Nancy Kyte, Ashley Brandt, Ryan Baptiste and Sean Cotton. Staff: Denis Duguay, Clerk-Administrator, Camille Barr, Deputy Clerk, Graham Smith, Arena Manager, Christina Merrick, Assistant Arena Manager.

Public: Doreen Mork, Diane Brandt and Nieves Guijarro, Jon Hind, Marie Stitt, Yvon Dugas

Regrets: Mayor Sterling, Councillor Blakelock.

1. The meeting was called to order at 7:00 pm by Deputy Mayor Miller.  
Deputy Mayor Miller welcomed all the participants.
2. Adoption of Minutes. Moved by Chris Hope Seconded by Delynne Patterson.  
Be it resolved that the meeting notes from the Tri Council meeting of October 27, 2025, be accepted as amended. (Carried)
3. Declaration of Pecuniary Interest: None
4. Armour Ryerson and Burk's Falls Memorial Arena 2025 Budget Actual Reports:  
G. Smith, Arena Manager provided Councils with a verbal overview of the 2025 budget actuals. Unexpected expenses for 2025 were reviewed and it was identified that the arena came in under budget for 2025. G. Smith provided Councils with information on the new hydro global inflation rate, Councils had concerns regarding the monthly hydro costs. It was recommended that the arena look into different ways to power the arena that would be more sustainable. G. Smith proposed charging an additional \$5 – \$10 capital surcharge on top of arena rental costs.

G. Smith went through the 2026 draft budget. Concerns were brought up in regard to the arena bookings and the revenue vs expenses; it was discussed that currently the arena has a contract until 2028 with Winning Techniques to provide summer ice for their program, summer ice can be revisited upon completion of that agreement.

C. Merrick, Assistant Arena Manager, provided Councils with the capital budget items.

5. TRI R Landfill and Recycling Report & 2026 Draft Budget:

A. Tilley, Waste Management Administrator, spoke with Councils regarding the landfill. It was highlighted that she is looking into diverting demolition materials to other landfills, as there has been an increase of this waste to the landfill. A. Tilley has secured a 3-year agreement with circular materials, and it seems to be working well so far. A request for a landfill sub-committee consisting of 1 or 2 Councillors per township would be beneficial to review the infrastructure and identify a 10-year plan for the landfill equipment. There is a 10% decrease in the budget for 2026.

6. 2026 Draft Fire Budget/ First Due Software Report/ Fire Hall Build.

J. Readman, Fire Chief provided Council with an updated draft fire budget for 2026. Items that were changed were identified to Council. R. Readman spoke on the new fire software program being proposed, key highlights of the program were presented. Updates to the fire hall build were verbally provided. It was also indicated that Ransome Well Drilling has donated a well to the Fire Department.

7. Library Lease Report:

Mayor Hope presented the library lease report. A maintenance and financial sustainability study was completed for library. The study provided what is required for the maintenance of the library building currently and moving forward in the next 10 plus years. More detailed information can be provided by reaching out to Burk's Falls staff. The library budget has not yet been finalized but will be available for the next meeting in May.

8. **Next meeting.** The next Tri-council meeting will be held on May 25, 2026, hosted by Armour Township.

9. **Adjournment**

Motion to Adjourn. Moved by Dorothy Haggart-Davis Seconded by Dan Robertson  
Be it resolved that we do now adjourn this February 23, 2026, Tri-Council meeting at 8:21p.m. The next Tri-Council meeting will be held on May 25, 2026, hosted by Armour Township.

(Carried)

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DEPUTY MAYOR

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ACTING CAO/CLERK

**CORPORATION OF THE TOWNSHIP OF RYERSON**

**SPECIAL COUNCIL MEETING**

**MINUTES**

Tuesday, February 24, 2026

A special meeting of Council was held Wednesday, February 24, 2026 at 6:00 p.m. The purpose of this meeting was to meet with planscape for the Official Plan and Zoning By-law updates.

Members of Council were notified of this special meeting during the regular Council meeting on January 24, 2026. Council was also notified by receiving the agenda by email on February 23, 2026. The public was notified of this meeting by posting of this special meeting agenda on January 24, 2026, on the website.

Members of Council in attendance: Councillors Miller, Abbott, Patterson, and Robertson.

Regrets: Mayor Sterling.

Staff in attendance: Brayden Robinson, Nancy Field, and Kelly Morissette.

Public in attendance: Debbie Vandenakker, Breanne Lywood, Adam Kozlowski, Reenus Storrington, Stephanie Schnipper, and

Councillor Miller called the meeting to order at 6:06 p.m.

**DECLARATION OF PECUNIARY INTEREST:** None declared.

Debbie Vandenakker from planscape provided Council and the public with a presentation on the changes proposed for the Official Plan and Zoning By-law.

**SP. R - 02 -26** Moved by Councillor Patterson, seconded by Councillor Robertson

Be it resolved that Ryerson Township Council Support the Project coordinates from Planscape, to submit a working copy of the Draft Ryerson Township Official Plan to MMAH for comments.

(Carried)

**ADJOURNMENT**

**SP. R - 03 -26** Moved by Councillor Robertson, seconded by Councillor Patterson,

Be it resolved that Ryerson Township Council do now adjourn at 6:32 p.m.

(Carried)

\_\_\_\_\_  
DEPUTY MAYOR

\_\_\_\_\_  
ACTING CAO/CLERK

**CORPORATION OF THE TOWNSHIP OF RYERSON**

**SPECIAL COUNCIL MEETING**

**MINUTES**

Tuesday, February 27, 2026

A special meeting of Council was held Tuesday, February 27, 2026 at 9:00 a.m. The purpose of this meeting was to discuss the Draft Budget and Official Plan and Zoning By-law update.

Members of Council were notified of this special meeting during the regular Council meeting on February 10, 2026. Council was also notified by receiving the agenda by email on February 24, 2026. The public was notified of this meeting by posting of this special meeting agenda on February 25, 2025, on the website.

Members of Council in attendance: Councillors Miller, Abbott, Patterson, and Robertson.

Regrets: Mayor Sterling.

Staff in attendance: Nancy Field, Brayden Robinson, and Kelly Morissette

Public in Attendance: Jonathan Miller, Joe Vella, Stephen McQuade, and Debbie Vandenakker.

Councillor Miller called the meeting to order at 9:00 a.m.

**DECLARATION OF PECUNIARY INTEREST:** Deputy Mayor Miller declared a pecuniary interest.

B. Robinson presented the 2026 draft budget to Council. Discussions were had and questions were answered.

**SP. R -04 -26** Moved by Councillor Robertson, seconded by Councillor Abbott

Be it resolved that Ryerson Township Council support Councillor Patterson to chair the meeting.

(Carried)

D. Vandenakker provided Council with additional information on the Official plan and Zoning By-Law update. Public provided Council with their concerns with the proposed changes.

**ADJOURNMENT**

**SP. R - 05 -26** Moved by Councillor Abbott, seconded by Councillor Robertson


Be it resolved that we do now adjourn at 11:41 a.m.

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DEPUTY MAYOR

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ACTING CAO/CLERK

	<h2>Staff Report</h2>
To:	Ryerson Township Council
From:	Fred Schmeltz Roads Supervisor
Date of Meeting:	March 10, 2026
Report Title:	Winter Maintenance Update
Report Date:	March 02, 2026

**Purpose/Background:**

The purpose of this report is to provide council with an update on winter maintenance operations completed for the 2025-2026 season.

As of March 1<sup>st</sup>, 2026, municipal plows have been deployed 54 times. Throughout the season Public Works utilized approximately 3400 tonnes of sand for ice control and traction.

The grader was used extensively this season for Ice blading and high winging activities due to significant amounts of snow. Additionally, the grader was deployed for additional plowing capability during heavy snow events.

Ryerson Township’s new culvert steamer was used for the first time already this spring. The steamer performed as expected. New features on the device make loading and unloading propane cylinders far easier and safer for staff than previous models.

Half load restrictions will come into effect March 9<sup>th</sup> this year as warm weather moves into the region. Notification was posted on the Township’s website in advance of the restriction.

Snowplow #13 had a break down in January. The emissions control box failed due to its age. This was a significant repair, and the unit was out of service for approximately 2 weeks. The truck has been repaired and worked the rest of the season without incident.

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# Russell, Christie, LLP

Barristers & Solicitors

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W.D. (Rusty) Russell, Q.C., (1925-2019)  
Douglas S. Christie, B.A., LL.B. (retired)  
William S. Koughan, LL.B.

Edward B. Veldboom, MSc. Pl. LL.B.  
Michael F. Sirdevan, B.A. (Hons), LL.B.  
Jennifer E. Biggar, B.A. (Hons), J.D.

February 10, 2026

Please respond to: Jennifer E. Biggar, Ext. 224  
Email: [jbiggar@russellchristie.com](mailto:jbiggar@russellchristie.com)

## Sent by Email

The Corporation of the  
Township of Perry  
P.O. Box 70  
EMSDALE, ON P0A 1J0

**Attention: Beth Morton**

Hello Beth:

**RE: Township of Perry – Live Fire Unit MOU**  
**Our File No.: 74-122-182**

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We confirm that we have been jointly retained by the Township of Perry (“Perry”), as well as the Township of Ryerson (“Ryerson”), the Town of Kearney (“Kearney”), the Municipality of Magnetawan (“Magnetawan”), the Township of McMurrich/Monteith (“McMurrich/Monteith”), the Village of Burk’s Falls (“Burk’s Falls”), and the Township of Armour (“Armour”) (collectively referred to as the “Municipalities”) for the preparation of a revised Memorandum of Understanding/Agreement with respect to the joint use of the Live Fire Training Unit (the “Training Unit”) located in the Township of Perry at Perry’s Fire Hall, 64 Old Government Road, Emsdale, ON (the “Site”).

In terms of our joint retainer by the Municipalities, as you are aware our correspondence and comments on this matter shall be shared with all the Municipalities. We are required to act in and provide advice in the interests of all the Municipalities. If there arises any dispute between the Municipalities on how to proceed with this matter (which cannot be summarily resolved), then we would not be able to continue to act on this matter for any party noted herein.

## **Background**

Our understanding is that the purpose of the Training Unit is to provide a space for live fire training for firefighters and it will be used by the five Fire Departments which serve the seven Municipalities (Ryerson, Burk’s Falls and Armour being part of the joint Burk’s Falls and District Fire Department).

We have received a copy of the existing Memorandum of Understanding, dated March 25, 2025 (the “MOU”). We understand that this was prepared and signed by the Fire Chiefs for the five Fire Departments. It is also our understanding that the intent of this document is to set out the agreed terms between the Municipalities on the joint use of the Training Unit and the equal responsibility for sharing in the costs of the Training Unit.

We understand that all seven of the Municipalities shared the costs for the creation of the Training Unit. These costs were apportioned into five equal shares, reflecting the five Fire Departments, and one share was paid by each of Perry, Kearney, Magnetawan and McMurrich/Monteith, with Ryerson, Armour and Burk’s Falls sharing the fifth share.

### **Our Review and Revisions**

We have been asked to review and update the MOU, including to incorporate comments from Perry’s insurance provider. The revised document will be presented to Council of each Municipality for approval.

We have assumed that the existing terms in the MOU reflect the basic terms which all the Municipalities wish to include as the basic parameters for the arrangement. That being said, we have expanded and/or revised the MOU terms in certain areas for review and consideration.

What is enclosed with this letter is our initial revised draft which indicates some places where we need further information and instructions to finalize it for your further review. The balance of this letter also sets out comments and questions for consideration by the Municipalities. We have not commented on everything we have added to the MOU, but just those that we believe require some additional context or for which we have certain questions.

Once we have received further instructions after review of this letter, we will need to make additional changes to the draft document before it is in a final form.

### **Our Comments and Questions**

#### **1. Memorandum of Understanding vs. Agreement**

We propose re-styling the MOU as an “Agreement”. Typically, the term “Memorandum of Understanding” is meant to indicate that a document is non-binding and sets out intended terms for a future agreement. In this case, we understand that the intention is to create a document that will govern the relationship between the Municipalities. This leads us to the understanding that what is desired is in fact a binding agreement which all parties will follow. Therefore, we suggest that “Agreement” is the appropriate name to use for our revised draft document.

#### **2. Term**

Section 3 of the revised Agreement addresses the term of the Agreement.

We require instructions on when the term should end. The MOU simply provided that it would “remain in force until another memorandum is signed”. We recommend that an end date and/or set period of years be included. There are various options, depending on what the Municipalities prefer. The term could be shorter, such as a 4 or 5 year term, so that the Agreement may be reviewed, and perhaps updated, periodically. The term could also be between 20-25 years, tied to the expected life of the Training Unit (Schedule “A” to the MOU indicates that the expected life of the Training Unit is 25 years). Or the term could be anywhere in between. Please confirm the Municipalities’ instructions.

If a shorter term than end of life is decided upon, should the Agreement indicate that at the end of the term it may be renewed by mutual agreement of the Municipalities? Deciding on a shorter than end of life term also requires addressing what would happen to the Training Unit in the event the agreement is not renewed?

### **3. Use of Training Unit – Procedure and Guidelines and Plan**

Section 5 of the revised Agreement addresses the shared use of the Training Unit.

The MOU provided that all “Operating Guidelines and Procedures” and a “Safety Plan” must be implemented and followed at all times. Have these now been created? If so, are these the actual names of each document? If they have not been created, who is responsible for this task (the Fire Chiefs?) and does responsibility for the creation of the documents and/or their periodic review need to be addressed in the Agreement?

### **4. Maintenance and Financial Responsibility**

Section 6 of the revised Agreement addresses the shared responsibility for maintenance and repair costs for the Training Unit. We have added some clauses here to confirm how, in practice, maintenance and repairs will occur, including in the event emergency repairs are needed. The MOU provided that the majority of the partners would need to agree to maintenance and repairs occurring, is this the intention or will the consent of all the Municipalities be required? If a majority vote is sufficient, will this be a five way vote (with Ryerson, Burk’s Falls and Armour being treated collectively)?

We understand that future costs for the Training Unit are to be shared in the same manner that the construction costs were divided – i.e., they will be split into five shares, one to each of Perry, Kearney, Magnetawan and McMurrich/Montieth and one to Ryerson, Burk’s Falls and Armour collectively.

The MOU also provided that “any costs incurred due to damage inflicted by the negligence of any one Partner shall be borne by the Partner responsible, in their entirety”. We have carried this provision over to the Agreement, although with revised wording. Again, we have assumed that this will apply to Ryerson, Burk’s Falls and Armour collectively.

## **5. Insurance and Indemnification**

Further to the recommendations from Perry's insurance provider, we have incorporated an insurance requirement, as well as indemnification clauses, into the Agreement. We have revised these clauses somewhat from the wording that was proposed by the insurer to more closely match the nature of the Agreement. Our recommendation is that the insurance and indemnification clauses should apply equally to all seven Municipalities.

We are not aware that Perry's insurance provider commented on the amount of insurance which each municipality should carry. We propose that Perry should seek a recommendation on this from its insurance provider, for the review of all the Municipalities. The recommended and agreed upon amount should be included in the Agreement.

We also suggest that once the draft is approved "in principle" (but before it is finalized) that all Municipalities should check with their insurance providers to confirm they can obtain the required insurance.

## **6. Withdrawal of Party from Agreement**

Section 9 addresses the withdrawal of a party from the Agreement. We have based this section on the corresponding part of the MOU; however, we have made changes to more specifically confirm the process upon a withdrawal.

We have maintained the chart in Schedule "A" which sets out the incremental decreases in the value of the Training Unit during its useful life. We have added the cost of the construction of the Training Unit to Schedule "A" to confirm the starting value. Again, we have also assumed that upon withdrawal, a Party would be entitled to a 1/5<sup>th</sup> proportionate share of the then current value of the Training Unit (with Burk's Falls, Ryerson and Armour all being treated collectively). Finally, we have also added that if the values are revised in Schedule "A", all parties must consent to that change, in writing.

## **7. Removal/Remediation**

Section 10 addresses the removal/remediation of the Training Unit and the Site. Again, it originated in the MOU but the wording has been revised. We have assumed for this section that Burk's Falls, Ryerson and Armour should be treated collectively.

Before we comment more specifically on the revisions we have made, some questions:

- Do you know what may be necessary in terms of tasks or costs to remove the Training Unit and/or remediate the Site? Or will this remain an unknown until a decision is made to remove or the end of the useful life of the Training Unit arrives?
- Should "end of useful life" be defined in the Agreement? Presumably, based on Schedule "A" to the MOU, this is anticipated to occur in 25 years, but we imagine that in practice this may be shorter or longer than anticipated. Is there a benchmark as to physical condition or other indicators which should be set out to define "end of useful

life”? Asking this question another way, how will the Municipalities determine that the “end of useful life” has been reached?

Regarding the section in the draft Agreement, while the MOU said that the removal/remediation costs would be shared equally amongst “the Partners” at the end of the Training Unit’s “useful life”, our revised draft includes two changes: 1) it contemplates earlier termination may be agreed to by all the Parties, and 2) wording that contemplates, for consideration, whether removal/remediation costs will be shared amongst the Parties or “such Parties as are then remaining”.

Regarding the first change, in the event that the Agreement is given a lengthy term, we have contemplated that it is possible that the Municipalities may wish to agree, in the future, to end the Training Unit arrangement before the end of its useful life and terminate the Agreement. Presumably on such “early” termination, the Training Unit would be removed and the Site remediated? The original MOU wording did not consider this possibility, and we have made this change for your consideration.

Regarding the second change, what we have prepared is initial wording for consideration as we are not sure what the intention is regarding parties that may have withdrawn from the Agreement before the Training Unit has reached the end of its useful life (or before a possible “early” termination of the Agreement). Will withdrawing parties be released from any responsibility to share in the costs of remediation/removal (is their release perhaps part of what was contemplated in the declining value of the Training Unit as set out in Schedule “A”)? Or will they retain responsibility to share the removal/remediation costs at the time of end of life, or alternatively should an equal proportion of anticipated costs be deducted from the compensation a withdrawing party is to be paid? And if the latter, how would the proportion of anticipated costs to be deducted be determined?

Finally, in relation to this section we have made a proposed adjustment to Schedule “A” to provide that the value of the Training Unit will be at 0% at 25 years “or End of Useful Life”. Is this what the Municipalities expect/intend?

## **8. Dispute Resolution**

We have added a dispute resolution clause, at section 11, for consideration.

## **9. General**

Section 12 includes general clauses for consideration, including a clause to confirm that any prior agreements or memorandums of understanding between the Municipalities, including the MOU, are null and void upon the signing of the new Agreement.

## **10. Signing Authorities**

Please confirm the signing authorities for each municipality and we will add in the appropriate signing lines.

**Conclusion**

Upon reviewing our letter and initial draft agreement, it may be appropriate to schedule a video meeting to discuss the draft and the questions we have raised. We are pleased to schedule such a meeting at everyone's convenience. Additionally (or alternatively), if there are any questions which we can address in further correspondence, please do not hesitate to let us know. Otherwise, we look forward to receiving instructions.

Yours very truly,



Jennifer E. Biggar

*Executed pursuant to the Electronic Commerce Act, 2000*

JEB/jb

Encl.

Cc: Nancy Field (Township of Ryerson)  
Nicole Gourlay (Town of Kearney)  
Kerstin Vroom (Municipality of Magnetawan)  
Cheryl Marshall (Township of McMurrich/Monteith)  
Denis Duguay (Village of Burk's Falls)  
Charlene Watt (Township of Armour)

**LIVE FIRE TRAINING UNIT AGREEMENT**

DATED this \_\_\_\_ day of \_\_\_\_\_, 2026

**BETWEEN:**

**THE CORPORATION OF THE TOWNSHIP OF PERRY**

(hereinafter called the "Township of Perry")

OF THE FIRST PART

- and -

**THE CORPORATION OF THE TOWN OF KEARNEY**

(hereinafter called the "Town of Kearney")

OF THE SECOND PART

- and -

**THE CORPORATION OF THE MUNICIPALITY OF MAGNETAWAN**

(hereinafter called the "Municipality of Magnetawan")

OF THE THIRD PART

- and -

**THE CORPORATION OF THE TOWNSHIP OF McMURRICH/MONTEITH**

(hereinafter called the "Township of McMurrich/Monteith")

OF THE FOURTH PART

- and -

**THE CORPORATION OF THE TOWNSHIP OF RYERSON**

(hereinafter called the "Township of Ryerson")

OF THE FIFTH PART

- and -

**THE CORPORATION OF THE VILLAGE OF BURK'S FALLS**

(hereinafter called the "Village of Burk's Falls")

OF THE SIXTH PART

- and -

**THE MUNICIPAL CORPORATION OF THE TOWNSHIP OF ARMOUR**

(hereinafter called the "Township of Armour")

OF THE SEVENTH PART

(hereinafter collectively referred to as the "Parties")

WHEREAS the Parties have jointly constructed a Live Fire Training Unit (hereinafter referred to as the "Training Unit") for their mutual benefit, which is located in the Township of Perry at the Township of Perry Fire Hall, 64 Old Government Road, Emsdale, Ontario (hereinafter referred to as the "Site");

AND WHEREAS the use of the Training Unit shall be shared amongst the Parties and their Fire Departments, and the Parties shall share in the costs associated with the Training Unit;

AND WHEREAS pursuant to section 20 of the *Municipal Act, 2001* the Parties hereto are authorized to enter into this Agreement which is for their joint benefit;

NOW THEREFORE in consideration of the mutual covenants and representations contained in this Agreement the Parties hereto agree as follows:

**1. PURPOSE AND SCOPE**

The purpose of this Agreement is to provide the framework for the use of, maintenance of and financial responsibility for the Training Unit. The Parties shall work together in collaboration with each other to support an effective and efficient partnership with regards to all matters related to the Training Unit.

**2. FIRE DEPARTMENTS**

The Fire Departments of the Parties are as follows:

- a. The Township of Perry Fire Department for the Township of Perry;
- b. The Town of Kearney Fire Department for the Town of Kearney;
- c. The Municipality of Magnetawan Fire Department for the Municipality of Magnetawan;
- d. The Township of McMurrich/Monteith Fire Department for the Township of McMurrich/Monteith; and
- e. The Burk's Falls and District Fire Department for the Township of Ryerson, the Village of Burk's Falls, and the Township of Armour.

**3. TERM**

This Agreement shall commence on the date that it is signed by all the Parties and shall continue for a period of [NUMBER OF YEARS].

**Commented [JB1]:** To insert end date/time period for term.

**4. COST OF CONSTRUCTION OF TRAINING UNIT**

The Parties acknowledge that the total cost to construct the Training Unit was \$179,842.10 and this cost was allocated between them as follows:

- a. The Township of Perry \$35,968.42
- b. The Town of Kearney \$35,968.42
- c. The Municipality of Magnetawan \$35,968.42
- d. The Township of McMurrich/Monteith \$35,968.42
- e. The Township of Ryerson, The Village of Burk's Falls and the Township of Armour \$35,968.42

**5. USE OF TRAINING UNIT**

- a. Each Fire Department will have equal annual use of the Training Unit, based on a schedule to be created and approved by all the Parties, by November 30<sup>th</sup> of the preceding calendar year.
- b. The Training Unit's Operating Guidelines and Procedures and its Safety Plan must be followed at all times when used by any of the Fire Departments.
- c. During each Fire Department's use of the Training Unit, the applicable Fire Chief shall have responsibility for proper supervision of all personnel using the Training Unit.
- d. All Parties are responsible for keeping the Training Unit in good repair and working order and in a condition fit and safe for its intended purpose. Parties and their Fire Departments shall comply with all applicable laws and regulations during their use of the Training Unit.

**Commented [JB2]:** Have these been created, if yes are these the correct names of these documents? If no, whose responsibility will this be to create these documents?

**6. MAINTENANCE AND FINANCIAL RESPONSIBILITY**

- a. Subject to the terms herein, the Township of Perry has primary responsibility for administration of the Training Unit, including to arrange for maintenance work and repairs.
- b. Any issues or concerns with respect to the maintenance or repair of the Training Unit noted during the use of the Training Unit by any Party or its Fire Department shall be promptly brought to the attention of the Township of Perry and any necessary maintenance or repair shall be completed in accordance herewith.
- c. Prior to any maintenance or repair costs being incurred, or any building alterations being completed, the consent of all the Parties, in writing, must be obtained.
- d. Notwithstanding the foregoing, if there exists, in the opinion of the Township of Perry, an emergency situation which requires immediate attention to avoid damage to the Site, the Training Unit and/or which is a risk to any person's health and safety, maintenance and repair work may be done immediately by the Township of Perry, but notice shall be provided to all other Parties at the earliest possible time and the costs to address such emergency situation shall be shared by the Parties as set out in the following paragraphs.
- e. All maintenance and/or repair costs, including the costs of building alterations, shall be shared by the Parties and split into five equal shares which are allocated as follows:
  - i. Township of Perry One share
  - ii. Town of Kearney One share
  - iii. Municipality of Magnetawan One share
  - iv. Township of McMurrich/Monteith One share
  - v. Township of Ryerson, Village of Burk's Falls, and Township of Armour One share
- f. Notwithstanding the foregoing, if maintenance and/or repairs are required due to the negligence of any one Party or their Fire Department, that Party shall bear the sole total cost of the maintenance and/or repairs. The member municipalities of the Burk's Falls and District Fire Department shall be treated as one party for the purposes of this subsection.

**Commented [JB3]:** Should all parties need to agree, or just a majority? If a majority, would that be based on 5 "votes" (according to the fire departments) or 7? Also included for consideration is an emergency repairs clause (see below).

**7. INSURANCE**

- a. Each Party shall maintain a general liability insurance policy insuring against injury or damage to persons or property, underwritten by an insurer licensed to conduct business in the Province of Ontario with a limit of not less than \$ [REDACTED]. The policy shall be endorsed to include every other Party to the Agreement as an additional insured with respect to the insuring Party's use of the Training Unit as per the Agreement. Each policy shall further be endorsed to include cross-liability, contractual liability and personal injury. Each Party shall provide a copy of their certificate of insurance to all the other Parties, or any of them, upon request.

**Commented [JB4]:** To insert policy amount of insurance required.

**8. INDEMNIFICATION**

- a. Each Party agrees to defend, indemnify and save harmless each of the other Parties, along with their respective councillors, officers, employees and agents, from and against any and all liability, action, claim, loss, damage, payment, cost, fine, recovery or expense, including assessable legal fees, of every kind whatsoever, including but not limited those arising from bodily injury, sickness, disease or death or damage to or destruction of tangible property, arising out of or allegedly attributable to the negligence, acts, errors, omissions, misfeasance, nonfeasance, fraud or wilful misconduct of the Indemnifying Party, its Fire Department, councillors, officers, employees, and agents, or any of them, in connection with or any way related to the delivery or performance of this Agreement or the exercise of any rights granted by this Agreement, save and except in respect of any liability, action, claim, loss,

damage, payment, cost, fine, recovery or expense, including assessment legal fees, directly attributable to, arising from, or caused by the negligence or breach of contractual obligation hereunder by the Indemnified Parties. This indemnity shall be in addition to and not in lieu of any insurance to be provided by a Party in accordance with this Agreement and shall survive this Agreement.

- b. Each Indemnifying Party further agrees to defend, indemnify and save harmless the Indemnified Parties from and against any and all claims of any nature, actions, causes of action, losses, expenses, fines, costs (including legal costs), interest or damages of every nature and kind whatsoever arising out of or related to the Indemnifying Party's status with WSIB. This indemnity shall be in addition to and not in lieu of any proof of WSIB status and compliance to be provided by the Parties in accordance with this Agreement and shall survive this Agreement.

**9. WITHDRAWAL OF PARTY FROM AGREEMENT**

- a. For the purposes of this section, the term Party refers to any of the following:
  - i. The Township of Perry;
  - ii. The Town of Kearney;
  - iii. The Municipality of Magnetawan;
  - iv. The Township of McMurrich/Monteith; and/or
  - v. The Township of Ryerson, the Village of Burk's Falls, and the Township of Armour jointly;

with the term "Parties" referring to all of these collectively, as the context so requires.

- b. Any Party wishing to withdraw from this Agreement may do so on ninety (90) days written notice to the other Parties.
- c. A withdrawing Party shall be entitled to compensation upon their withdrawal based on their proportionate 1/5<sup>th</sup> share of the current value of the Training Unit at the date of their withdrawal as set out in Schedule "A" attached hereto.
- d. Compensation paid to a withdrawing Party shall be paid proportionately by all other remaining Parties. Depending on the exact time of year a Party withdraws, the Parties acknowledge that a withdrawing Party may not be paid their compensation until such payment has been allocated in the municipal budgets for the following year by the remaining Parties.
- e. The values in Schedule "A" attached hereto may be revised from time to time if justified based on renovations and repairs completed to the Training Unit, and providing that all Parties consent in writing to such revision.

**10. REMOVAL/REMEDICATION OF TRAINING UNIT AND SITE**

- a. For the purposes of this section, the term Party refers to any of the following:
  - i. The Township of Perry;
  - ii. The Town of Kearney;
  - iii. The Municipality of Magnetawan;
  - iv. The Township of McMurrich/Monteith; and/or
  - v. The Township of Ryerson, the Village of Burk's Falls, and the Township of Armour jointly but not severally;

with the term "Parties" referring to all of these collectively, as the context so requires.

- b. Once the Training Unit has reached the end of its useful life, or should all Parties (or remaining Parties) agree in writing to terminate this Agreement, the costs associated with the Training Unit's removal and/or costs associated with the remediation of the Site shall be shared equally amongst the Parties, or such Parties as are then remaining. This paragraph shall survive the termination of this Agreement.

**Commented [JB5]:** Will parties who have withdrawn have any responsibility for removal/remediation costs, and how if so how would that be addressed?

**11. DISPUTE RESOLUTION**

If, during the term of this Agreement, a dispute or disagreement arises between the Parties that cannot be resolved by voluntary mediation then same shall be submitted to arbitration under the provisions of the *Municipal Arbitrations Act* and the decision rendered in respect of such proceedings shall be final and binding on the Parties. If for any reason the said arbitration cannot be conducted pursuant to the provisions of the *Municipal Arbitrations Act* then the Parties hereto shall agree to the selection of a single arbitrator and, in the absence of agreement, such arbitrator shall be appointed by a Judge of the Superior Court of Justice and the arbitration shall be carried out pursuant to the *Arbitration Act* and the decision rendered in respect of such proceedings shall be final and binding on the Parties.

**12. GENERAL**

- a. Upon the execution of this Agreement, any existing agreement or memorandum of understanding between the Parties or their Fire Departments regarding the Training Unit, and specifically including the Memorandum of Understanding between “the Township of Ryerson, the Town of Kearney, the Municipality of Magnetawan, the Township of McMurrich/Monteith, and the Township of Perry” dated March 25, 2025, shall forthwith become null and void.
- b. This Agreement and the attached Schedule constitute the entire Agreement between the Parties. There are no undertakings, representations or promises, express or implied, other than those contained in this Agreement.
- c. This Agreement may be amended at any time by the mutual consent of the Parties in writing.
- d. If any provision of this Agreement is for any reason invalid, that provision shall be considered separate and severable from the Agreement and the other provisions of this Agreement shall remain in force and continue to be binding upon the parties as though the invalid provision had never been included in this Agreement.
- e. This Agreement shall be interpreted, performed and enforced in accordance with the laws of the Province of Ontario.

THIS AGREEMENT has been executed by the Parties hereto by their duly authorized representatives on the dates noted below:

**ADD IN THE SIGNING LINES**

**Commented [JB6]:** Signing lines to be added upon confirmation of signing authorities for each municipality (will signing authority be delegated in any municipality or signed by Mayor and Clerk/CAO, as applicable?)

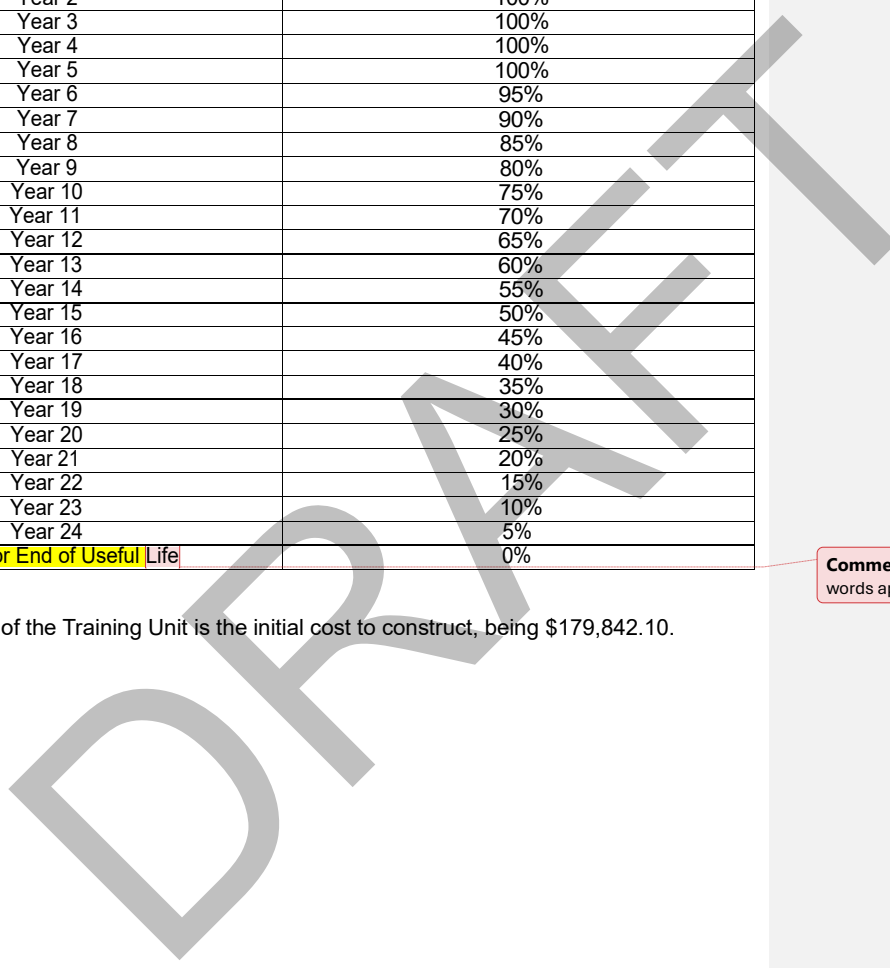
**THIS IS SCHEDULE "A" TO THE AGREEMENT BETWEEN THE CORPORATION OF THE TOWNSHIP OF PERRY, THE CORPORATION OF THE TOWN OF KEARNEY, THE CORPORATION OF THE MUNICIPALITY OF MAGNETAWAN, THE CORPORATION OF THE TOWNSHIP OF McMURRICH/MONTEITH, THE CORPORATION OF THE TOWNSHIP OF RYERSON, THE CORPORATION OF THE VILLAGE OF BURK'S FALLS, AND THE MUNICIPAL CORPORATION OF THE TOWNSHIP OF ARMOUR**


SCHEDULE "A"

Age of training unit	Percentage of value of the Training Unit
Year 1	100%*
Year 2	100%
Year 3	100%
Year 4	100%
Year 5	100%
Year 6	95%
Year 7	90%
Year 8	85%
Year 9	80%
Year 10	75%
Year 11	70%
Year 12	65%
Year 13	60%
Year 14	55%
Year 15	50%
Year 16	45%
Year 17	40%
Year 18	35%
Year 19	30%
Year 20	25%
Year 21	20%
Year 22	15%
Year 23	10%
Year 24	5%
Year 25 or End of Useful Life	0%

**Commented [JB7]:** Is the addition of these highlighted words appropriate?

\*100% of the value of the Training Unit is the initial cost to construct, being \$179,842.10.



	<h2>Fire Chief's Report</h2>
<b>To:</b>	Council
<b>From:</b>	Joe Readman, Fire Chief
<b>Date of Meeting:</b>	February 24, 2026
<b>Report Title:</b>	Purchasing First Due software

**Recommendation:**

That Council receives and approves this report as presented and authorizes the purchase of First Due and enter into a contract for continued use.

**Introduction:**

Burk's Falls and District Fire Department has always been a pen and paper department for call reports, inspections, equipment logs and so many more areas of the department. While this has worked historically, it is outdated, time consuming, creates duplicated information and takes up lots of physical space. The department has been engaged with multiple software companies over the past year to source out the right software for us and our needs, keeping in mind, security, ease of use/availability and cost.

First Due meets all our needs, it is easy to use platform, and dashboard will streamline day-to-day tasks at both the management and firefighter levels. It is a secured cloud base software with servers here in Canada. It has many beneficial modules including:

Incident Reporting- Fire Code reporting incident documentation, provincial compliance

Inspections- Field inspections, configurable checklists, violation management, virtual inspections, inspection scheduler, and integrated pre-planning.

Community Connect- An on-line portal for residents and businesses to input critical occupant and property data that can be made available to emergency responders during an incident.

This also has the alert system built in to replace CODERED, we did bring our CEMC into the demo of this portion and she was supportive of this software.

Occupancy Management & Pre-incident Planning- manage occupancies, Pre-incident mapping, fire systems, hazardous materials and contact information.

### Assets & Inventory

Assets, vehicles, equipment and inventory management, asset and equipment checks, and work order management.

### **Financial implication:**

First year \$17,150.00 This includes the purchase of the First Due software services related to configuring and customizing the First Due Platform and initial training of staff.

Annual subscription starting year two \$13,150.

This will replace an approximate \$4,000 in annual fees to CODERED for the three municipalities.

### **Conclusion:**

Although pen and paper have brought us this far, its time to modernize into the digital world. We have spent the last year exploring and testing available software options and First Due is my recommendation to Council. First Due will provide everything we need as a Fire Department to stay within legal compliance and will also be used partially by our CEMC as an alert system during large scale events or emergencies.



March 5, 2026

Dear Municipal Council,

Re: Support for East Ferris Regional Fire and Emergency Services Training Centre

The Municipality of East Ferris is moving forward with plans to construct a new fire hall that will also serve as a regional fire training centre. We are writing to inform you of this initiative and to respectfully request your support as we pursue funding through the Northern Ontario Heritage Fund Corporation (NOHFC) to assist with construction costs.

At present, the closest accredited and operational training facilities are in Huntsville, Haileybury, and Sault Ste. Marie, requiring significant travel time and expense for many departments across Nipissing, East Parry Sound, and Sudbury East Districts. This distance can limit participation, increase overtime and backfill costs, and create scheduling challenges for volunteer and staffed departments.

The proposed East Ferris facility will provide a centrally located, accessible training hub that allows firefighters to train closer to home. By reducing travel, departments can lower costs related to fuel, accommodation, and staff coverage, while increasing the frequency and consistency of hands-on training opportunities.

Beyond cost savings, the centre will foster regional collaboration by creating a shared space for joint exercises, mutual aid training, specialized certifications, and knowledge exchange. Training together will strengthen inter-departmental relationships and improve coordinated emergency response across our region.

The value of this collaboration has already been demonstrated. During the summer 2025 storm that affected the Municipality of Calvin, neighbouring departments worked side-by-side under a declared state of emergency, responding quickly and effectively to save lives. This experience highlighted how well we function together when needed. The proposed training centre will allow us to build on that success in a proactive and planned way—training together before regional emergencies occur and ensuring we are even better prepared for future events.

We know this facility will be a long-term regional asset benefiting every firefighter and the communities we collectively serve.

As our NOHFC funding application timelines are time-sensitive, the Municipality of East Ferris kindly requests formal Council support at your earliest convenience. For your consideration, a sample resolution is attached. Completed resolutions may be forwarded to our Clerk, Kim Rose, at [kim.rose@eastferris.ca](mailto:kim.rose@eastferris.ca) no later than April 1st, 2026.

**T: 705-752-2740**

**E: [municipality@eastferris.ca](mailto:municipality@eastferris.ca)**

**25 Taillefer Road, Corbeil, ON. P0H 1K0**

**eastferris.ca**



Should you have any questions or wish to discuss this initiative further, our Fire Chief, Steph Amyotte, would be pleased to connect. He is available at [firechief@eastferris.ca](mailto:firechief@eastferris.ca) or (705) 752-2740 extension 224.

Thank you for your continued partnership and support.

Sincerely,

A handwritten signature in black ink, appearing to read "Rick Champagne", is centered on a light gray rectangular background.

Rick Champagne  
Mayor



Account #	Description	2020 Actuals	2021 Actuals	2022 Actuals	2023 Actuals	2024 Actuals	2025 Budget	2025 Actuals as of August 31	2026 Draft	
<b>CAPITAL TRANSACTIONS</b>										
32	15-372	<b>CAPITAL REVENUE</b>								
33			24,500	0	0	0	0	0	0	
34				0	0	0	0	0	0	
35		<b>0</b>	<b>24,500</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
36										
37	16-725	<b>CAPITAL EXPENDITURES</b>								
38		1,552	34,334	64,258	109,900	109,981	132,100	86,539		
39										
									146,323	Ordered January 2026
40									3,500	Annual Capital Service Contract
41									7,500	Capital Maintenance
42									7,500	Public Health and Safety Issue
46									3,500	Annual Floor Maintenance
47										
48										
49										
50										
51										
52		<b>1,552</b>	<b>34,334</b>	<b>64,258</b>	<b>109,900</b>	<b>109,981</b>	<b>132,100</b>	<b>86,539</b>	<b>168,323</b>	
53										
54		<b>1,552</b>	<b>34,334</b>	<b>64,258</b>	<b>109,900</b>	<b>109,981</b>	<b>132,100</b>	<b>86,539</b>	<b>168,323</b>	
55										
56		<b>225,448</b>	<b>223,093</b>	<b>328,889</b>	<b>370,919</b>	<b>417,958</b>	<b>488,615</b>	<b>408,886</b>	<b>550,141</b>	
57										
58		<b>MUNICIPAL CONTRIBUTIONS</b>								
59	15-672	77,340	88,867	109,630	123,640	139,319	162,872	136,295	183,380	
60	15-6721	77,340	88,867	109,630	128,559	139,319	162,872	136,295	183,380	
61		77,340	88,867	109,630	128,559	139,319	162,872	136,295	183,380	
62		<b>232,020</b>	<b>266,601</b>	<b>328,890</b>	<b>380,758</b>	<b>417,958</b>	<b>488,615</b>	<b>408,886</b>	<b>550,141</b>	

	A	B	W	Y	Z	AA	AB	AC
1	BURK'S FALLS AND DISTRICT FIRE DEPARTMENT							
2	2026 DRAFT BUDGET							
3	February 20, 2026							
4	Account #	Description	2023 Actual	2024 Actual	2025 Budget	2025 Actual (Pre-Audit)	2026 DRAFT BUDGET	Comments
6	<b>OPERATING ACTIVITIES</b>							
7	<b>OPERATING REVENUE</b>							
8	15-321	MVC	7,950	9,713	6,100	4,818	6,800	3-year average
9	15-321-01	Inspections	470	620	500	535	500	
10	15-321-03	Miscellaneous Revenue	8,516	2,910	3,500	9,157	6,900	Fines, burn permits
12	15-321-05	Fire Chief Shared Services	-	38,761	52,700	46,437	-	Agreement terminated in 2025
14		<b>TOTAL OPERATING REVENUE</b>	<b>16,936</b>	<b>52,004</b>	<b>62,800</b>	<b>60,948</b>	<b>14,200</b>	
15								
16	<b>OPERATING EXPENDITURES</b>							
17	16-202	Vehicle Expense	16,275	27,634	32,000	23,222	27,500	
18	16-203	Equipment/Comm Repair	11,358	15,520	11,600	10,962	11,900	
21	16-206	Fire Prevention Supplies	3,319	4,445	5,600	1,775	4,700	
23	16-208	Training	8,902	8,473	14,600	6,707	18,300	
25	16-209	WSIB	6,479	9,234	10,900	8,677	9,600	
26	16-210	Response Wages	82,088	102,121	97,000	85,359	94,000	
27	16-211	Wages & Empl Related Costs	195,353	229,022	225,600	219,988	229,000	
28	16-212	Insurance	33,788	37,291	37,900	37,944	40,700	
29	16-213	Building Repair/Maintenance	2,576	5,061	4,000	1,144	4,000	
30	16-214	Office Expense	17,378	18,455	17,400	19,293	18,300	
34	16-215	Air Station Fill and Maintenance	765	808	1,000	268	1,400	
35	16-216	PPE	465	217	-	-	-	
36	16-217	New Equipment/Gear	22,178	36,381	46,200	35,755	58,600	Portable radios, bunker gear, helmets, boots, station wear
37	16-218	Miscellaneous	811	3,210	1,000	24	1,000	
38	16-219	Snow Removal	1,931	1,510	2,100	3,333	2,100	
39	16-222	Recharge Fire Extinguishers	379	136	500	-	500	
40	16-223	Radio License	1,672	1,745	2,400	1,792	1,850	Increase in fees
41	16-224	Answering Service	1,286	1,286	1,350	1,330	1,350	

	A	B	W	Y	Z	AA	AB	AC
1	BURK'S FALLS AND DISTRICT FIRE DEPARTMENT							
2	2026 DRAFT BUDGET							
3	February 20, 2026							
4	Account #	Description	2023 Actual	2024 Actual	2025 Budget	2025 Actual (Pre-Audit)	2026 DRAFT BUDGET	Comments
42	16-225	Legal	6,594	2,089	1,000	2,180	2,000	
43	16-226	Office Space Rental	3,242	3,242	3,242	3,242	3,242	
44	16-229	Audit/Accounting	4,818	4,384	4,200	2,193	4,200	Audit fees \$3,700 per contract + \$500 for external accounting
46	16-248	Defib/Medical Supplies	651	1,376	4,000	-	1,000	
47		<b>TOTAL OPERATING EXPENDITURES</b>	<b>422,308</b>	<b>513,639</b>	<b>523,592</b>	<b>465,187</b>	<b>535,242</b>	
48								
49		<b>NET OPERATING EXPENDITURES</b>	<b>405,373</b>	<b>461,636</b>	<b>460,792</b>	<b>404,239</b>	<b>521,042</b>	
50								
52	<b>CAPITAL TRANSACTIONS</b>							
53	<b>CAPITAL REVENUE</b>							
54	15-321-02	Donations	500	2,000	100	-	100	
55	15-323	Transfer to Unfunded Capital	-	-	1,476,200	417,269	-	Re: construction cost of new fire hall
56	15-328	Proceeds on sale of Capital Assets	-	10,000	-	-	-	
58	15-325	Capital Grant Revenues	-	-	-	-	1,850,000	Potential NOHFC Fire Hall Grant
59	15-326	Loan Proceeds	-	-	-	-	1,850,000	
61		<b>TOTAL CAPITAL REVENUE</b>	<b>500</b>	<b>12,000</b>	<b>1,476,300</b>	<b>417,269</b>	<b>3,700,100</b>	
62								
63	<b>CAPITAL EXPENDITURES</b>							
64	16-221	Capital Purchase	8,805	761,517	1,508,700	453,516	3,717,150	
69	<b>Debt Repayment</b>							
70	16-212-1	Tanker Loan - interest	4,537	3,733	2,905	2,905	2,052	
71	16-212-2	Tanker Loan - principal	26,510	27,303	28,120	28,120	28,961	
72	16-212-3	Fire Hall Construction Loan - interest	-	-	18,305	-	60,100	Interest on construction financing
73	16-212-4	Fire Hall Loan - interest					14,017	
74	16-212-5	Fire Hall Loan - principal	-	-	-	-	6,654	Assuming debentured out by October 2026
75								
76		<b>TOTAL CAPITAL EXPENDITURES</b>	<b>39,852</b>	<b>792,553</b>	<b>1,558,030</b>	<b>484,540</b>	<b>3,828,934</b>	

	A	B	W	Y	Z	AA	AB	AC
1	BURK'S FALLS AND DISTRICT FIRE DEPARTMENT							
2	2026 DRAFT BUDGET							
3	February 20, 2026							
4	Account #	Description	2023 Actual	2024 Actual	2025 Budget	2025 Actual (Pre-Audit)	2026 DRAFT BUDGET	Comments
77								
78		<b>NET CAPITAL EXPENDITURES</b>	<b>39,352</b>	<b>780,553</b>	<b>81,730</b>	<b>67,271</b>	<b>128,834</b>	
79								
80		<b>NET EXPENDITURES</b>	<b>444,724</b>	<b>1,242,188</b>	<b>542,522</b>	<b>471,511</b>	<b>649,876</b>	
81								
82		<b>MUNICIPAL CONTRIBUTIONS</b>						
83	15-621 A	Armour (47.84%)	212,756	594,263	259,543	225,571	310,901	
84	15-621 B	Burk's Falls (28.6%)	127,191	355,266	155,161	134,852	185,865	
85		Ryerson (23.56%)	104,777	292,660	127,818	111,088	153,111	
86			<b>444,724</b>	<b>1,242,188</b>	<b>542,522</b>	<b>471,511</b>	<b>649,876</b>	

2026 TRI R WASTE MANAGEMENT BUDGET							
	Account #	Description	2023 ACTUAL	2024 ACTUAL	2025 BUDGET	2025 ACTUAL	2026 DRAFT BUDGET
<b>TRI R WASTE MANAGEMENT OPERATING REVENUE</b>							
1	15-341-000	TRI R Landfill Tipping Fees	\$176,335	\$101,098	\$75,000	\$88,241	\$75,000
2	15-341-001	TRI R - 2023 Filters - Foodcycler	\$560	\$220	\$250	\$70	\$250
3	15-341-002	TRI R - Landfill Tipping Fees - Municipal Payments	\$0	\$86,070	\$85,000	\$87,042	\$85,000
4	15-341-003	TRI R - Short -Term Rental Kits	\$0	\$0	\$0	\$390	\$300
5	15-342-000	TRI R - Recycling - Diversion Rebates	\$11,108	\$20,391	\$11,000	\$11,372	\$5,600
6	15-344-000	TRI R - Recycling - Sale of Blue Boxes	\$33	\$121	\$150	\$50	\$0
7	15-540-000	TRI R - Govt. Grants Recycling Operating	\$70,970	\$68,392	\$0	\$2,162	\$0
8	15-541-000	TRI R - Circular Materials Contract	\$0	\$0	\$47,000	\$49,451	\$42,670
9	<b>TRI R WASTE MANAGEMENT TOTAL REVENUE</b>		<b>\$259,005</b>	<b>\$276,292</b>	<b>\$218,400</b>	<b>\$238,778</b>	<b>\$208,820</b>
<b>TRI R WASTE MANAGEMENT OPERATING EXPENDITURES</b>							
10	16-451-000	TRI R - Salaries & Benefits	\$331,833	\$281,313	\$340,000	\$354,080	\$340,000
11	16-451-001	TRI R - Training, Health & Safety	\$1,843	\$1,006	\$4,500	\$4,162	\$4,500
12	16-452-000	TRI R - Supplies	\$738	\$1,192	\$2,000	\$2,254	\$2,000
13	16-454-000	TRI R - Skid & Packer Fuel	\$8,391	\$7,368	\$9,000	\$7,624	\$9,000
14	16-455-000	TRI R - Insurance	\$7,266	\$8,373	\$9,200	\$9,198	\$9,600
15	16-455-002	TRI R - Audit & Accountant Fees	\$4,447	\$11,378	\$4,900	\$4,900	\$8,100
16	16-456-000	TRI R - Hazardous Waste Disposal	\$2,375	\$1,335	\$2,000	\$3,554	\$2,500
17	16-460-000	TRI R - Dozer/Site Maintenance	\$113	\$334	\$2,000	\$3,218	\$2,000
18	16-460-005	TRI R - Contracted Services	\$5,363	\$9,601	\$5,000	\$28,680	\$5,000
19	16-461-000	TRI R - Office & Advertising	\$1,323	\$3,099	\$2,500	\$3,478	\$2,500
20	16-461-001	TRI R - Bank Charges	\$3,453	\$4,163	\$4,000	\$4,436	\$4,200
21	16-462-000	TRI R - Payment in Lieu of taxes	\$3,639	\$3,668	\$3,800	\$3,656	\$3,800
22	16-464-000	TRI R - Monitoring	\$24,207	\$21,898	\$24,000	\$21,694	\$22,000
23	16-465-000	TRI R - Equipment Maintenance	\$8,063	\$32,103	\$35,000	\$36,791	\$35,000
24	16-476-000	TRI R - Freight	\$15,636	\$21,689	\$8,000	\$14,024	\$12,000
25	16-476-005	TRI R - Processing Fee	\$31,556	\$30,135	\$4,300	\$5,446	\$5,500
26	16-478-000	TRI R - Building Maint.	\$90	\$183	\$1,000	\$216	\$1,000
27	16-480-000	TRI R - Natural Gas	\$3,009	\$2,333	\$3,000	\$2,237	\$3,000
28	16-481-000	TRI R - Hydro & Telephone	\$3,186	\$3,234	\$3,000	\$2,032	\$3,000
29	16-486-000	TRI R - Winter Maintenance	\$1,948	\$1,741	\$3,000	\$3,577	\$3,000
30	<b>TRI R WASTE MANAGEMENT TOTAL OPERATING EXPENDITURES</b>		<b>\$475,690</b>	<b>\$468,032</b>	<b>\$470,200</b>	<b>\$515,258</b>	<b>\$477,700</b>
31	<b>TRI R WASTE MANAGEMENT NET OPERATING EXPENDITURES</b>		<b>\$216,685</b>	<b>\$191,740</b>	<b>\$251,800</b>	<b>\$276,479</b>	<b>\$268,880</b>

2026 TRI R WASTE MANAGEMENT BUDGET							
	Account #	Description	2023 ACTUAL	2024 ACTUAL	2025 BUDGET	2025 ACTUAL	2026 DRAFT BUDGET
<b>TRI R WASTE MANAGEMENT CAPITAL REVENUE</b>							
32	15-343-000	TRI R - Sale of Equipment - <b>COMPACTION BIN</b>	\$1,200	\$0	\$0	\$0	\$8,000
33	15-649-001	TRI R - Food Cyclor Sales	\$0	\$0	\$0	\$0	\$0
34	<b>TRI R WASTE MANAGEMENT TOTAL CAPITAL REVENUE</b>		<b>\$1,200</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$8,000</b>
<b>TRI R WASTE MANAGEMENT CAPITAL EXPENDITURES</b>							
35	16-489-002	TRI R - Landfill - Landfill Compactor Repair	\$0	\$0	\$50,000	\$42,643	\$15,000
36	16-489-003	TRI R - Landfill - Mattress Shred & Disposal	\$0	\$15,620	\$0	\$0	\$0
37	16-489-004	TRI R - Recycling - Compaction bins	\$12,000	\$0	\$0	\$0	\$0
38	16-489-005	TRI R - Recycling - Pole Barn Repair	\$0	\$0	\$15,000	\$8,834	\$9,000
39	16-489-006	TRI R - Landfill - Equipment Repairs	\$13,941	\$0	\$0	\$0	\$0
40	16-489-503	TRI R - Food Cyclor (2022 Pilot) (2023 Filters)	0	\$490	\$700	\$700	\$440
41	<b>TRI R WASTE MANAGEMENT TOTAL CAPITAL EXPENDITURES</b>		<b>\$25,941</b>	<b>\$16,110</b>	<b>\$65,700</b>	<b>\$52,177</b>	<b>\$24,440</b>
42	<b>TRI R WASTE MANAGEMENT NET CAPITAL EXPENDITURES</b>		<b>\$24,741</b>	<b>\$16,110</b>	<b>\$65,700</b>	<b>\$52,177</b>	<b>\$16,440</b>
43	<b>TRI R WASTE MANAGEMENT NET EXPENDITURES</b>		<b>\$241,426</b>	<b>\$207,850</b>	<b>\$317,500</b>	<b>\$328,656</b>	<b>\$285,320</b>
44	<b>TRI R WASTE MANAGEMENT CONTRIBUTIONS BY MUNICIPALITY</b>		<b>2023 budgeted 15% Plus % of Bags</b>	<b>2024 budgeted 15% Plus % of Bags</b>	<b>2025 budgeted 15% Plus % of Bags</b>	<b>2025 ACTUAL 15% Plus % of Bags</b>	<b>2026 Draft budget 15% Plus % of Bags</b>
45	Armour	15% of Net Expenditures	\$36,214	\$31,178	\$47,625	\$49,298	\$42,798
46	2025 total bags 36,616 - 22,470 = 61.367% OF TOTAL BAGS		\$81,393	\$68,922	\$105,280	\$108,979	\$96,301
47	TOTAL CONTRIBUTION		\$117,607	\$100,100	\$152,905	\$158,277	\$139,099
48	Burks Falls	15% of Net Expenditures	\$36,214	\$31,178	\$47,625	\$49,298	\$42,798
49	2025 total bags 36,616 - 1,726 = 4.714% OF TOTAL BAGS		\$7,165	\$7,721	\$11,794	\$12,209	\$7,397
50	TOTAL CONTRIBUTION		\$43,379	\$38,899	\$59,419	\$61,507	\$50,195
51	Ryerson	15% of Net Expenditures	\$36,214	\$31,178	\$47,625	\$49,298	\$42,798
52	2025 total bags 36,616 - 12,420 = 33.920% OF TOTAL BAGS		\$44,226	\$38,076	\$57,551	\$59,573	\$53,229
53	TOTAL CONTRIBUTION		\$80,440	\$69,253	\$105,176	\$108,872	\$96,027
54	TOTAL OF ALL CONTRIBUTIONS		\$241,426	\$208,252	\$317,500	\$328,656	\$285,322
55	Final 2025 Garbage bag count for total contribution by municipality. 2025 total bags = 36,616 (Armour = 22,470 (61.367%) Burks Falls = 1,726 (4.714%) Ryerson = 12,420 (33.920%)						

Page 37 of 221  
**South East Parry Sound Regional Fire Training Committee**  
**2026 Draft Budget**  
**October 22, 2025**

	<b>Expenses</b>	<b>2025 Budget</b>	<b>2025 YTD (09/30)</b>	<b>2026 Draft Budget</b>
	Administration	2,000	2,000	2,000
	Expense Allowance	2,000	-	2,000
	Training Program	81,408	61,056	81,408
	<b>Total</b>	<b>85,408</b>	<b>63,056</b>	<b>85,408</b>

		<b>Percentage</b>	<b>Share of 2025 Budget</b>	<b>Share of 2026 Budget</b>
Burk's Falls and District		20%	17,082	17,082
Kearney		20%	17,082	17,082
Magnetawan		20%	17,082	17,082
McMurrich/Monteith		20%	17,082	17,082
Perry		20%	17,082	17,082
			<b>85,408</b>	<b>85,408</b>

<b>Burk's Falls and District</b>	<b>2025 Budget</b>	<b>2026 Budget</b>
Armour (47.84%)	8,172	8,172
Burk's Falls (28.6%)	4,885	4,885
Ryerson (23.56%)	4,024	4,024
	<b>17,082</b>	<b>17,082</b>

**Tri-Council Shared Services Sub-Committee**  
Armour Township, Burk's Falls, Ryerson Township

**Terms of Reference**

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**1. Purpose**

The purpose of the Tri-Council Shared Services Sub Committee (the "Committee") is to strengthen communication, and collaborative recommendations regarding the delivery, performance, and future planning of shared municipal services among the participating municipalities and enhance transparency.

The Committee will serve as a forum to:

- Discuss levels of service provided by each shared service;
- Support long-term planning and cost-sharing approaches; and
- Recommend actions to ensure efficient, equitable, and transparent management of shared services.

The Committee is established solely in an advisory capacity. It has no delegated authority to make decisions, bind any municipality, or direct staff in any way.

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**2. Mandate**

The Committee is established to fulfill the following functions:

**1. Capital and Asset Planning Coordination**

- Support long-term capital planning for shared services in alignment with each municipality's individual capital needs and Asset Management Plans.
- Facilitate joint prioritization of capital investments to optimize shared resources.

**2. Operational Issue Review**

- Provide a structured venue for presenting and discussing operational challenges identified by any member Council or department head.
- Develop and propose collaborative solutions and recommendations for consideration by the participating Councils.

**Tri-Council Shared Services Sub-Committee**  
Armour Township, Burk's Falls, Ryerson Township

**3. Agreement and Cost-Sharing Recommendations**

- Review incoming council inquiries and recommend fair, transparent solutions and budget allocations to the member municipalities.
- Support the development of shared services agreements and or changes as directed by council.

**4. Reporting and Recommendations**

- Prepare and present findings, reports, and recommendations to the participating municipal Councils for approval.
- Ensure that decisions are made collaboratively and in the best interest of all member municipalities.

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**3. Membership**

The Committee shall be composed of representatives from each participating municipality, including:

- One (1) elected official from each participating Council; and
- The Chief Administrative Officer (CAO) or designate from each municipality.

Additional staff or subject matter experts may attend meetings as required to provide technical input or advice.

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**4. Chair**

- The host municipality will chair each meeting.
  - The Chair shall preside over meetings, ensure orderly discussion.
  - The Council representative of the host municipality shall assume the duties of Chair. In their absence, the CAO of the host municipality shall assume this role.
-

**Tri-Council Shared Services Sub-Committee**  
Armour Township, Burk's Falls, Ryerson Township

**5. Meetings**

- The Committee shall meet on a quarterly basis at minimum; however, may meet as required to address shared service matters.
  - Meetings may be held in person or electronically, in accordance with municipal procedures.
  - Agendas and minutes shall be prepared and circulated to all members prior to each meeting.
- 

**6. Recommendation Making**

- The Committee shall strive for consensus in all deliberations.
  - Where consensus cannot be achieved, recommendations will be made based on majority agreement, with any dissenting opinions noted in the record.
- 

**7. Reporting Structure**

- The Committee shall report to the individual Council (the collective Councils of the participating municipalities).
  - All recommendations and reports of the Committee shall require formal approval by each participating Council prior to implementation.
- 


**8. Review of Terms of Reference**

This Terms of Reference shall be reviewed every four years or sooner if requested by any participating Council, to ensure its ongoing relevance and effectiveness.

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**Approved by:**

Township of Armour	Date: _____
Burk's Falls	Date: _____
Township of Ryerson	Date: _____


	<h2>Staff Report</h2>
To:	Council
From:	Acting CAO/Clerk, Nancy Field
Date of Meeting:	March 10, 2026
Report Title:	Digital Sign
Report Date:	March 5, 2026

**Recommendation:** That Council of the Township of Ryerson receive the informational report about the shared digital sign located in front of the Armour Township Office.

**Background:** The sign was purchased with grant funds back in 2017 under the old economic development partnership (BACED), and the goal was to give the three municipalities Burk’s Fall, Armour and Ryerson a centralized location for community messaging. At the time the sign was expected to last a minimum of 10 years with a selling feature that the display panel was made up of individually replaceable modules.

Dave Gray had provided information that over the last year or so, it's been noticed that some of the LED modules have started to fail, generally shown as off colour but not burnt out. A couple that had been replaced, are brighter to start and have a tendency to dim over time so its not an ideal solution. Replacement of the digital sign may be the best option, and Dave is gathering quotes on replacement displays. For your reference, the display cost was 20K for a 4’x8’ sign but over the last 9-10 years those costs may have come down.

Nummax has been in to service the sign and a invoice for the service will be circulated to the three townships to share 1/3 of the costs. When quotes come in they will be provided to the three Council’s to decide if they want to replace the sign.

	<h2>Staff Report</h2>
To:	Council
From:	Acting CAO/Clerk, Nancy Field
Date of Meeting:	March 10, 2026
Report Title:	Official Plan Update
Report Date:	March 5, 2026

**Recommendation:** That Council of the Township of Ryerson provide direction to staff regarding the Official Plan (OP) updates.

**Background:** As per a request from Council, Planscape, has confirmed that the Draft OP and any other materials will not be sent on to the Ministry of Municipal Affairs and Housing (MMAH) or any other ministry until written confirmation is received from the CAO to do so.

Included are the updated red-line V2 version of the OP from the planners with the changes that were made to schedule A because of the Council workshop on February 24<sup>th</sup>. The red-line version allows you to see the changes, any additions or deletions that were made.

Under Ontario's Provincial Policy Statement (PPS), municipalities are expected to plan using an agricultural system approach. This requirement exists because the PPS emphasizes protecting farmland, supporting the agri-food sector, and ensuring long-term land use compatibility. To implement this both inside and outside the Greater Golden Horseshoe (GGH), official plans **must** incorporate mapping and policies that implement the agricultural system. Outside the GGH, the PPS encourages an agricultural system approach as a best practice for municipal planning decisions.

There have been significant refinements made to the original Agricultural Designation as per Council and public feedback from the Open House.

Staff have compiled a letter with the concerns that have been presented to us by council, to be sent to the MP, Scott Aitchison, the MPP for Parry Sound Muskoka, Graydon Smith, OMAFA Rep. Parry Sound, Pierrette Desrochers,

Ontario Federation of Agriculture, Drew Spoelstra, and the Premier of Housing, Doug Ford.

Staff is working on arranging an Open House with invitations to be mailed out to all Ryerson Township residents; we will provide further information about the OP and a question-and-answer time. It is to be held at the Katrine Community Centre at 6 Browns Road in Katrine on March 23<sup>rd</sup>, 2026, from 6:00 p.m. to 8:00p.m.

The Planners are continuing on with their next steps for the OP and continue with the edits on the Zoning By-law.



# Official Plan

## Corporation of the Township of Ryerson

**Draft V1**  
**January 30, 2026**

Adopted: TBD



**Commented [DV1]:** Confirmations Required:

- 1)History of the former waste disposal site that comes up as a licensed pit on the provincial mapping.
- 2)Make sure aggregate policies are specific to primary or secondary resources
- 3)Road network needs to be confirmed
- 4)Wildland fire policies - confirm that they are there and that they note the Schedule shows Extreme and High
- 5)Definitions to be confirmed and document searched to bold all defined terms.
- 6)Shoreline Designation lot sizes to be discussed and confirmed.
- 7)Add cross-references to the NH Schedule to the appropriate sections of the OP in next round.

**Commented [BL2R1]:** Updated policies for At-Capacity Lake Trout Lakes are to be included (Horn Lake).

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**Appendix 1: Magnetawan Flood Levels and Floodproofing Elevations**

**Appendix 2: Lower Spring Hill Road – Parts**

## 1 Introduction and How to Use This Plan

### 1.1 Introduction

This document is the Official Plan (the Plan) of the Township of Ryerson. It establishes the long-term vision and policy framework that will guide land use, growth, and change within the Township over the next 20 years. The Plan directs how land may be used, how the community will evolve, and how physical development will be managed in a way that considers social, economic, environmental, and cultural factors.

The Official Plan fulfills the Township’s responsibilities under the Ontario Planning Act, which requires municipalities to adopt long-range planning policies that manage physical change and its impacts on the natural, built, social, and economic environment.

Consistent with provincial practice, this Plan is intended to be reviewed at least every five years to ensure it remains current with legislative changes, local priorities, and community needs. Amendments may be made as necessary.

The Plan provides a coordinated framework for decision-making by Township Council, the Planning Board, public agencies, and the development community. It forms the basis for municipal by-laws, infrastructure planning, community improvement initiatives, and the evaluation of development applications.

This Official Plan is composed of both text and Schedules, which are interrelated and must be read together. The Schedules illustrate land use designations and policy overlays that support and give spatial context to the policies of the Plan. They include the following schedules, comprised of the following data:

#### Schedule A: Land Use Designations

- [Agricultural](#)
- Rural
- Shoreline
- Magnetawan River Development Area

#### Schedule B: Natural Heritage

- PSWs, all wetlands, ANSIs, Conservation Reserve, Deer Wintering, Fish Spawning, Magnetawan River PSW

#### ~~Schedule B1: Agricultural Overlay~~

- ~~Agricultural (new – policy overlay)~~

#### Schedule C: Natural and Human Made Hazards

- Magnetawan River Floodplain
- Mines
- Pits / Quarries
- [AMIS Buffers 300m buffer](#)
- ~~Former waste disposal sites~~

#### **Schedule C1: Magnetawan River Flood Elevations**

- Magnetawan River Flood Elevations segments

#### **Schedule D: Transportation and Infrastructure**

- Road network

#### **~~Schedule E:~~**

#### **Schedule ~~E~~F: Aggregate and Mineral Resources**

- Potential Mineral Aggregate Resources

[Appendix 1:](#) Magnetawan Flood Levels and Floodproofing Elevations

[Appendix 2:](#) Lower Spring Hill Road Parts (referenced in Schedule A)

[Appendix 3:](#) Wildland Fire Susceptibility – Current provincial data on extreme and high wildland fire risk.

## **1.2 How to Use This Plan**

- a) The Official Plan is intended to be a practical and accessible tool for Council, staff, residents, and applicants. It should be used as the starting point for understanding how land may be developed or conserved within the Township.
1. **Read Both the Text and the Schedules**  
Policies are supported by maps that identify where specific land use designations, constraints, and features apply. The text describes the intent of each policy area, while the Schedules illustrate where those policies take effect.
  2. **Identify the Land Use Designation**  
Determine the land use designation that applies to a property using Schedule A. Each designation has corresponding policies that outline permitted uses, development standards, and criteria for evaluating proposals. These policies reflect the required components of an Official Plan, including goals, objectives, permitted uses, and evaluation criteria.
  3. **Identify Any Policy Overlays**

The uses and policy directions for land within the Township are also informed by policy overlays. These can be identified on the various Schedules to this Plan and include:

- i) Natural Heritage Resources
- ii) Natural and Human Made Hazards
- iii) Agricultural Lands
- iv) Mineral and Aggregate Resources
- v) Magnetawan River Development Area

**4. Review Applicable General Policies**

Township-wide policies, such as those related to natural heritage, housing, infrastructure, or community design, apply in addition to the land use designation. Official Plans must include policies that manage physical change, support affordable housing, and address environmental, social, and economic matters.

**5. Consult Implementation Tools**

The Official Plan is implemented through municipal decisions, zoning by-laws, subdivision review, and other regulatory instruments adopted by Council. Public works and land use planning decisions must conform to the policies of this Plan.

**6. Understand Procedures for Amendments and Public Input**

The Plan outlines how the public is notified and consulted regarding amendments, zoning changes, subdivisions, and other planning matters, as required under Ontario planning legislation.

**7. Use the Plan as a Framework for Development Review**

Whether preparing a development proposal or reviewing an application, the Official Plan provides the foundation for evaluating consistency with municipal objectives, compatibility with surrounding uses, and alignment with broader environmental and community goals.

- b) Subject to transition regulations made under the Planning Act, and pursuant to subsections 3(5) and (6) of the Planning Act, all comments, submissions, advice and decisions in respect of the exercise of any authority that affects a planning matter, by the Council of a municipality, a local board, a planning board, a minister or ministry, board commission or agency of the government, shall be consistent with the 2024 Provincial Planning Statement. Accordingly, the Official Plan must be read in conjunction with the 2024 Provincial Planning Statement, which came into effect on October 20, 2024.

## 2 Municipal Strategic Framework

### 2.1 Municipal Context

#### 2.1.1 Township Background

- a) The Township of Ryerson is located in the southeastern portion of the District of Parry Sound. Established in 1880, the Township has followed growth patterns typical of many historic resource-based communities: slow but steady increases in permanent population, alongside growing demand for seasonal and recreational properties, particularly along lake shorelines.
- b) Ryerson covers approximately 186 square kilometres and lies immediately west of the Village of Burk’s Falls. The community is accessible via Provincial Highways 11 and 520, which connect residents and visitors to larger urban centres such as Huntsville and North Bay.
- c) The Township remains predominantly rural in character, consisting of small hamlets, extensive forested lands, and numerous lakes that support a well-established seasonal residential population.

d) According to the 2021 Statistics Canada Census, Ryerson’s permanent population increased from 648 in 2016 to 745 in 2021, representing a 15% growth rate. This growth rate exceeds the provincial growth rate of 5.8%. Neighbouring census subdivision trends help inform a larger picture of the growth in and around the Township of Ryerson:

- Magnetawan – 26.1%
- McMurrich/Monteith – 10.0%
- Strong – 8.8%
- Perry – 8.0%
- Armour – 3.2%

e) The following 2021 census and Statistics Canada data suggest a trend of sustained patterns of rural in-migration and permanent settlement in the Township:

- Number of private dwellings occupied year-round: 344
- Seasonal dwellings: 211
- Total households (occupied private dwellings): 350
- Homeownership rate: 92.9% (325 owner households; 25 renter households or 7.1% of households)

**Commented [AK3]:** Per MMAH comments for comparable OP, they will want a population growth forecast for the planning horizon. MMAH has also asked for affordable housing target and policies to meet target.

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- Average household size: 2.1 persons
- Median after-tax household income (2020): \$59,200

efj In 2021, there were 555 private dwellings in total, including both permanent and seasonal units. Among these, 344 dwellings were occupied year-round and 211 were seasonal. Single detached homes account for more than 61% of the Township’s permanent housing stock. Continued moderate growth in both seasonal residential development and tourist-oriented commercial uses is expected.<sup>1</sup>

fgl Ryerson does not contain a designated settlement area, and the creation of new settlement areas is not anticipated. This reflects the Township’s relatively low population growth in aggregate population numbers, rural character, and limited servicing capacity, conditions typical of rural northern municipalities as recognized under provincial planning frameworks for managing physical change and rural development.

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**2.1.2 Township Planning Authority**

- a) The Township of Ryerson is a rural, single-tier municipality located in the Almaguin Highlands region of the District of Parry Sound in northeastern Ontario, Canada. The hierarchy of land use planning administration and approvals is as follows:
  - i) The Ontario Ministry of Municipal Affairs and Housing is the approval authority for any Official Plan Amendments, Official Plan updates, and new Official Plans in the Township.
  - ii) The Southeast Parry Sound Planning Board is the approval authority for applications for Consent (severances) and Plans of Subdivision in the Township. The Planning Board is composed of elected representatives from partner municipalities, ensuring local decision-making is aligned with community interests.
  - iii) Council of the Township of Ryerson is the approval authority for all other local Planning Act applications, including minor variances, site plans, zoning by-laws and zoning by-law amendments. Statutory Public Meetings and Hearings are hosted by the Township, and held in accordance with the applicable Sections of the Planning Act and Regulations.

**2.1.3 Municipal Goals**

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<sup>1</sup> [Focus on Geography Series, 2021 Census - Ryerson \(Census subdivision\)](#)

The goals of this Official Plan express the Township’s long-term vision and provide the foundation for the land use policies that guide future growth, development, and community well-being. Together, they ensure that planning decisions are consistent with the Provincial Planning Statement, 2024, which directs municipalities to support housing supply, strengthen rural communities, protect resources, and plan for safe, sustainable development.

**a) Rural Community Character and Land Use Compatibility**

To maintain and enhance the Township’s distinctly rural character, which includes natural resource uses, low-density residential development, and a landscape dominated by forests, lakes, and small rural clusters. Development should occur in a manner that protects the Township’s sense of place and reinforces the long-term viability of its rural areas.

**b) Housing to Meet Diverse and Future Needs**

To support a sufficient supply and mix of permanent and seasonal housing that accommodates current and future residents, including aging populations and households seeking year-round relocation. Housing choices should reflect local demand and to support increased housing supply across Ontario.

**c) Orderly, Sustainable, and Infrastructure-Aligned Growth**

To promote an orderly pattern of development that is sustainable, aligns with available infrastructure and municipal service capacity, and manages growth in a manner consistent with the Township’s rural context and long-term fiscal well-being. Development shall be directed to locations where it can be supported by appropriate services. The Township shall promote land use patterns that efficiently use land, resources, infrastructure, and public service facilities.

Commented [AK4]: MECP comments from Coleman

**d) Protection of Natural Heritage Features and Ecological Functions**

To preserve and protect significant natural heritage features, ecological functions, water resources, and sensitive areas from incompatible land uses and activities.

**e) Protection of Cultural Heritage Resources**

To preserve and protect cultural heritage resources, including archeological resources, built heritage resources, and cultural heritage landscapes.

Commented [AK5]: Per MCM comments for Coleman

**f) Directing Development Away from Natural and Human-Made Hazards**

To recognize natural and human-made hazards, including low-lying and flood-prone areas, significant wildlife habitat, and areas of archaeological potential, and to direct development away from these features.

**g) Efficient, Affordable, and Appropriate Municipal Services**

To provide municipal services at a level that reflects the Township’s rural character,

financial resources, and the evolving needs of its population, including older residents, while ensuring infrastructure investments remain efficient, coordinated, and fiscally responsible.

**f) Economic Development and Rural Economic Diversity**

To encourage growth and diversification of the local economy, supporting rural employment opportunities, tourism, resource-based industries, and other activities that contribute to a strong and competitive rural economy.

**g) Protection and Long-Term Viability of Aggregate Resources**

To protect existing mineral aggregate operations and areas of aggregate resource potential from incompatible land uses to ensure long-term access to these important non-renewable resources.

**h) Climate Change Resilience and Adaptation**

To ensure land use decisions consider changing climate conditions and increasing hazard risks over time, and to plan development in a manner that builds community resilience, reduces vulnerability, and mitigates risks associated with natural hazards and climate impacts.

**2.1.4 Objectives of the Official Plan**

The following objectives implement the Township’s Goals and guide day-to-day land use decisions. They are intended to ensure all decisions are consistent with the PPS, including support for housing supply, protection of key resources, hazard avoidance, and efficient, infrastructure-aligned growth in rural municipalities.

**2.1.4.1 Growth Management and Rural Character**

- a) Manage slow, steady growth in a manner that maintains the Township’s rural character, with much of the growth occurring in the Rural and Shoreline Areas.
- b) Accommodate population and household growth while reinforcing low-density rural built form, natural landscapes, and small rural clusters.
- c) Align the location, scale, and pace of growth with available services and infrastructure capacity, consistent with PPS 2024’s direction to coordinate development with infrastructure and to support the long-term viability of rural areas.

**2.1.4.2 Housing Supply, Choice, and Form**

- a) Maintain single-detached dwellings as the predominant housing type, while encouraging a sufficient supply and mix of housing options that respond to local needs, including seniors and households transitioning from seasonal to year-round living.

- b) Permit ~~secondary~~ additional residential units throughout the Township where adequate on-site water supply and sewage disposal can be provided, thereby adding gentle density that aligns with servicing constraints.
- c) The Municipality shall work collaboratively with upper-tier governments, Indigenous communities, public agencies, non-profit partners, and the development industry to expand housing options across the community.

#### **2.1.4.3 Economic Development and Diversification**

- a) Encourage growth and diversification of the local economy, supporting rural employment, tourism, resource-based industries, home-based businesses, and compatible small-scale enterprises that fit the rural context.
- b) Support the expansion of existing tourism and tourism-related businesses, and direct new tourist commercial activities to appropriate sites in the Shoreline and Rural Areas to leverage natural amenities while protecting sensitive features.
- c) Increase the number and variety of home-based businesses where compatible with surrounding uses, recognizing their contribution to rural economic resilience and local employment consistent with PPS 2024's economic development focus.

#### **2.1.4.4 Land Use Structure and Location of Uses**

- a) Direct land-extensive commercial, recreational, and industrial uses to appropriate locations in the Rural Area where site size, access, and separation can be achieved.
- b) Ensure compatibility between residential, resource, tourism, and rural industrial uses through site planning, buffering, and separation as needed, with an emphasis on efficient, compatible development patterns.

#### **2.1.4.5 Municipal Services, Infrastructure, and Fiscal Responsibility**

- a) Provide services at levels appropriate to the Township's rural character and financial resources, including opportunities for joint-use agreements with neighbouring municipalities and the private sector where beneficial and cost-effective.
- b) Anticipate no significant expansion of municipal infrastructure during the life of the Plan; prioritize maintaining and improving existing infrastructure (roads, parks, and other facilities) to better serve current residents; promote active transportation where possible.
- c) Require all development to use private on-site water and sewage disposal systems with confirmation of suitable potable water supply and adequate sewage disposal prior to

Commented [AK6]: From Coleman comments

approval. Municipal or private communal water or sewer systems will not be developed.

**2.1.4.6 Shorelines, Parks, and Public Access**

- a) Improve public access to shorelines and water resources where appropriate and environmentally sustainable, and consider public access opportunities during the review of development applications.
- b) Balance access with protection of natural features, shoreline vegetation, and water quality through site design and best practices consistent with protecting resources.

**2.1.4.7 Natural Heritage Protection and Environmental Stewardship**

- a) Protect and enhance the natural environment as a primary consideration in all land use decisions.
- b) Direct development away from significant natural heritage features and sensitive areas, including (but not limited to): provincially significant wetlands, significant wildlife habitat, significant portions of habitat of endangered and threatened species, fish habitat, Areas of Natural and Scientific Interest (ANSI), and other key natural heritage features.
- c) Apply watershed-based planning and low-impact design measures to maintain water quality and ecological function where possible.

**2.1.4.8 Natural and Human-Made Hazards, Public Health and Safety, and Climate Resilience**

- a) Direct development away from natural hazards (including flood plains, unstable slopes, erosion-prone or unstable soils) and human-made hazards (including abandoned mine sites) to protect public health and safety.
- b) Incorporate climate change considerations, including the potential for increasing hazard severity over time, into planning and development approvals to build long-term community resilience.

**2.1.4.9 Mineral Aggregate Resources**

- a) Protect existing mineral aggregate operations and areas of high aggregate resource potential from incompatible development to ensure long-term access to these non-renewable resources.
- b) Require new development to demonstrate it will not hinder existing or future extraction, and support appropriate progressive and final rehabilitation of extraction sites.

**2.1.4.10 Cultural Heritage Resources**

a) Areas of Cultural Heritage value or interest shall be conserved and protected from negative development impacts. Where impacts are unavoidable, mitigation measures shall ensure minimal impacts to the features, functions and users of these important assets.

Commented [AK7]: Per Coleman comments

**2.2 Provincial Planning Context**

- a) Land use planning in the Township of Ryerson operates within a comprehensive provincial framework established under the Ontario Planning Act, R.S.O. 1990, c. P.13. The Act sets out the legislative foundation for how municipalities plan, regulate, and manage land use in Ontario. It defines the purpose, minimum content, and amendment process for Official Plans and Zoning By-laws; outlines approval processes for subdivisions and consents; and establishes requirements for public notice, engagement, and appeal rights. Importantly, the Act requires that all municipal planning decisions be consistent with provincial policy.
- b) Under Section 3 of the Planning Act, the Provincial Planning Statement, 2024 (PPS 2024) provides province-wide policy direction for land use planning and applies to all lands within the Township of Ryerson. Municipal Official Plans and all related planning and public works decisions must be consistent with the PPS 2024.
- c) The PPS 2024 provides direction on key areas including:
  - i) Population and employment planning, and long-term growth management
  - ii) Housing supply, land availability, and a broad range of housing options
  - iii) Public health and safety, including hazard avoidance and climate-related risks
  - iv) Rural area viability and the protection of natural resources
  - v) Infrastructure planning, including transportation, water, and sewage systems
  - vi) Environmental protection, including wetlands, water resources, wildlife habitat, and natural heritage features
  - vii) Economic development, resource management, and the protection of agricultural lands and uses
- d) The PPS 2024 sets out provincial interests that municipalities must address when developing local planning policies. While the statement provides broad direction, it also recognizes the diversity of Ontario’s communities and the need to tailor local planning

frameworks to unique community contexts. Municipalities are expected to complement provincial policy with locally-generated policies that reflect their character, service capacity, and long-term vision.

- e) In Ryerson Township, the Official Plan has been prepared to be consistent with the PPS 2024 while expanding upon provincial direction in a manner that reflects the Township’s rural character, development patterns, environmental features, and role within the District of Parry Sound. This Plan applies the policy direction of the PPS through a local lens of protecting natural heritage and rural landscapes, supporting modest growth in Rural and Shoreline Areas, directing development away from hazards, and ensuring that planning decisions align with the Township’s servicing model and long-term economic sustainability.

### 3 Indigenous Engagement and Interest

- a) The Township of Ryerson recognizes that Indigenous communities have had a longstanding relationship with the lands and waters that now form the Township. These lands are part of a broader treaty landscape, and the Township acknowledges the rights, histories, and enduring presence of the First Nations and Métis communities who maintain deep cultural, spiritual, and environmental connections to this territory.
- b) The Township is committed to engaging with Indigenous communities in a manner that is respectful, early, meaningful, and collaborative, consistent with the Planning Act, the Provincial Planning Statement, and the Crown’s constitutional obligations related to Aboriginal and treaty rights. Under Ontario’s planning framework, municipalities share responsibility for ensuring that Indigenous perspectives inform land use planning, recognizing that meaningful engagement enhances decision-making and contributes to reconciliation.
- c) This Plan directs planning authorities to work constructively with Indigenous communities, promote knowledge-sharing, and incorporate Indigenous perspectives in land use planning, particularly where planning decisions may intersect with Indigenous rights, cultural heritage, or environmental stewardship. Early engagement is encouraged so that Indigenous communities can share information, express interests and concerns, and participate in shaping decisions that may affect their way of life.
- d) In keeping with these principles and expectations, the Township will:
  - i) Foster respectful, ongoing relationships with neighbouring Indigenous communities grounded in openness, good faith, and cultural awareness;
  - ii) Provide early, accessible, and timely communication regarding planning matters;
  - iii) Seek to understand and incorporate Indigenous knowledge, values, and perspectives in the planning process; and
  - iv) Work collaboratively to identify, avoid, minimize, or mitigate potential impacts on Indigenous rights, interests, and culturally significant places.
- e) The Township understands that meaningful Indigenous engagement is more than a procedural requirement, it is a pathway to strengthening relationships, improving planning outcomes, and contributing to reconciliation in a manner aligned with the spirit and intent of Section 35 of the Constitution Act, 1982 and the Honour of the Crown.
- f) Through the policies that follow, the Township commits to an approach to planning that

respects Indigenous rights, promotes shared understanding, and supports healthy, sustainable lands and communities for present and future generations.

#### 4 Settlement Area Structure and Growth Needs and Management

Ryerson does not contain a designated settlement area, and no new settlement areas are anticipated. This reflects the Township’s rural landscape, low overall population, and limited servicing capacity, consistent with typical rural northern planning conditions.

Growth will continue to occur through:

- modest rural residential development.
- redevelopment or infill on existing rural lots, and
- ongoing seasonal and recreational property activity.

The Census confirms a very low density of 4.0 persons per km<sup>2</sup>, reinforcing the low-intensity rural form.

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~~The Township of Ryerson is a predominately rural municipality and, consistent with the Provincial Planning Statement, 2024 (PPS-2024), does not contain any designated Settlement Areas. Historic development has occurred outside settlement structures, with growth generally taking place through rural lot creation and limited subdivision activity along the Township’s lakefront areas. This pattern of rural and shoreline oriented growth is expected to continue over the planning horizon.~~

##### 4.24.1 Rural Clusters

- a) Although no formal Settlement Areas exist, the Township contains several long-established rural hamlets that have served as focal points for nearby rural and waterfront residential activity:
  - i) Doe Lake
  - ii) Midlothian
  - iii) Rockwynn
  - iv) Starratt
  - v) Wisemans Corners
  - vi) Bourdeau

- b) These clusters are not designated settlement areas but are acknowledged as existing rural nodes that contribute to the Township’s cultural identity and rural community fabric.

**4.34.2 Growth Expectations and Land Needs**

Consistent with Census 2021 findings of modest population growth and in alignment with PPS 2024 direction for rural municipalities, the Township does not require the designation of new lands or the establishment of a Settlement Area to accommodate anticipated residential or employment needs. Growth is expected to remain limited, stable, and predominantly rural in character, with no expectation of significant residential, commercial, or industrial expansion during the 20- to 30-year planning horizon.

While Ryerson experienced 15% growth between 2016–2021, long-term forecasting must account for the Township’s rural context and limited development pressures.

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Newly available Census indicators support a scenario-based forecasting approach:

a) Low-Growth Scenario (0.3–0.5%/yr)

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Reflects typical long-term rural growth patterns; population stabilizes around 800–900 residents by 2051.

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b) Moderate-Growth Scenario (~1.5%/yr)

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Aligns with recent Census performance; population reaches 950–1,050 residents.

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c) High-Growth Scenario (~2.0%/yr)

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Assumes continued strong in-migration and seasonal-to-permanent transitions; population exceeds 1,100 residents by 2051.

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Based on the available data and recognizing the improbability of a 15% growth rate through to 2051, a moderate growth scenario of 1000 residents over the planning horizon is being planned for. Using the current average household size of 2.1 persons from the Census data, 476 new residential units over the 25-year planning horizon are planned for. This represents approximately 19 new residential housing units per year.

It is recognized that ARUs and other housing types that single detached dwellings are aligned with the average 2.1 person households typically seen within the Township.

According to MPAC property code data, there are 482 existing vacant parcels within the Township, indicating that existing conditions within the Township could effectively address anticipated growth with development on existing lots rural lots. Additionally, there exists significant rural lands available for appropriate future residential development.

### **4.3 Affordable Housing Targets and Policies**

The Township of Ryerson is a rural municipality with a predominantly low-density, owner-occupied housing stock and a limited supply of rental housing. According to the 2021 Census, the Township has 350 households, with

#### **CMHC-Based Ownership Affordability Analysis**

CMHC mortgage qualification rules require that housing costs satisfy:

- Gross Debt Service (GDS) ≤ 39% of gross monthly income
- GDS includes mortgage principal & interest, property taxes, and heating costs

Using the median household income of \$59,200: 4,933.33 monthly income x 0.39 = 1,924 maximum allowable housing cost

Subtract typical rural taxes & heating:

- Property taxes ≈ \$250/month
  - Heating ≈ \$200/month
- Total non-mortgage: \$450/month

Mortgage payment affordability: 1924 – 450 = 1,474 per month

Using 5% down, 5.0% interest, 25-year amortization:

- Maximum mortgage amount ≈ \$209,000
- CMHC premium (4% on insured mortgage) ≈ \$8,360
- Down payment ≈ \$11,000

**Affordable purchase price = \$225,000–\$230,000**

a 92.9% homeownership rate, leaving only 25 renter households (7.1%).<sup>2</sup>

Median after-tax household income is \$59,200 (2020). This income profile, combined with limited rental options and a high proportion of single-detached dwellings, shapes the Township's affordable housing needs.

The Provincial Policy Statement definition of affordability is income-based, requiring that housing costs not exceed 30% of gross annual household income.

#### **4.3.1 Affordable Targets**

The following targets and thresholds have been set relating to affordable housing in the Township based on available Census data (note that income data is net value versus the recommended gross monthly income as gross income is not publicly available):

- a) 10 – 15% of new housing units
- b) \$1,480 per month in total shelter cost threshold
- c) \$225,000 - \$230,000 affordable purchase price

These targets recognize the high rate of ownership and the lack of existing rental stock. An aging population is a typical trend in northern Ontario and this Plan recognizes the need and encouragement for a diversity of housing stock to meet future needs.

#### **4.3.2 Affordable Housing Policy Framework**

Ryerson's affordability landscape is defined by high ownership, limited rental supply, and moderate rural incomes. With PPS-aligned affordability calculations showing that residents can afford up to \$1,480/month in shelter costs and CMHC analysis placing the affordable purchase price near \$225,000–\$230,000, the Township requires targeted policies to diversify housing options and protect affordability.

The policies and targets in this section provide a robust rural strategy consistent with provincial policy direction and tailored to Ryerson's demographic and economic context.

- a) Permit Additional Residential Units (ARUs) in rural dwellings where servicing permits.
- b) Support smaller home formats (e.g., 1- and 2-bedroom dwellings) to diversify housing.

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<sup>2</sup> Focus on Geography Series, 2021 Census - Ryerson (Census subdivision)

stock.

- c) Encourage conversion of existing large homes into multi-units where servicing requirements are met.
- d) Promote adaptive reuse of rural commercial or institutional buildings for rental units.
- e) Encourage accessible, small-format housing, co-housing or multi-generational models.
- f) Permit conversion of seasonal dwellings to year-round dwellings with public road access and appropriate servicing.
- g) Encourage partnerships with the District of Parry Sound, CMHC and non-profit housing providers.

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**4.54.4 Location and Form of Future Growth**

- a) Future development will occur primarily through:
  - i) Limited rural residential development on appropriately sized lots with ~~full~~-private on-site services;
  - ii) Development and redevelopment within existing rural clusters;
  - iii) Shoreline residential lots, generally for low-density dwellings compatible with the Township’s rural and recreational character;
  - iv) Resource-related development, where appropriate and consistent with environmental protection and rural lands policies.
- b) The Official Plan directs land use decision-making in a manner that:
  - i) Maintains Ryerson’s rural and shoreline character;
  - ii) Protects natural resources, agricultural lands, and environmental features;
  - iii) Ensures development is compatible with the Township’s rural form and servicing model;
  - iv) Supports opportunities for rural living, tourism, recreation, and resource-based economic activity;
  - v) Avoids unnecessary expansion of development areas, consistent with policy direction for rural lands.

#### **4.64.5 Growth Management Approach**

Ryerson's growth management strategy focuses on:

- a) Supporting existing communities, rather than expanding or formalizing new settlement structures;
- b) Directing growth to Rural and Shoreline designations, where character, servicing constraints, and environmental features can be appropriately managed;
- c) Ensuring development occurs in a manner that avoids hazards, protects environmental assets, and respects agricultural operations.

## **5 General Policies Applicable to All Designations**

### **5.1 Natural & Human Made Hazards**

The Natural and Human-Made Hazards policies of this Plan ensure that land use decisions protect public health and safety by directing development away from areas where natural or human-made conditions pose unacceptable risks. Municipalities must identify and avoid hazardous lands such as flood-prone areas, erosion-susceptible slopes, and other natural features where the potential for property damage or personal harm is expected to increase with changing climate conditions. Planning authorities must also consider human-made hazards, including abandoned mine sites and contaminated lands, and to ensure that development does not proceed where such hazards cannot be appropriately mitigated.

#### **5.1.1 Contaminated Sites and Abandoned Mine Sites**

- a) Contaminated sites are properties where contaminants are present, or are likely to be present, at levels that could cause an adverse effect on human health or the environment. Abandoned mine sites, identified by the Ministry of Energy, Northern Development and Mines, include former above- or below-ground workings, pits, quarries, processing areas, waste or tailings sites, and other associated facilities that are no longer in operation.
- b) To ensure public safety, development within 1,000 metres of known or suspected contaminated sites or abandoned mine hazards will only be permitted where it is demonstrated that the hazard does not affect the development lands, no longer exists,

or has been properly remediated. Any proposal involving these areas must be supported by a technical report prepared by qualified professionals.

- i) If the hazard is related to historic aggregate extraction, the assessment must be completed to the satisfaction of the Ministry of Natural Resources.
  - ii) If the hazard is related to mining activity, the assessment must meet the requirements of the Ministry of Energy, Northern Development and Mines.
- c) All contaminated sites must be assessed and remediated in accordance with the Environmental Protection Act and applicable standards of the Ministry of the Environment, Conservation and Parks (MECP), ensuring no adverse effects remain before any development or redevelopment occurs. Development on or near lands with human-made hazards may proceed only once rehabilitation or other mitigation measures have been completed to the appropriate regulatory standards.
- d) Where soils may be contaminated due to former commercial or industrial uses, development will be permitted only after required environmental assessments and remediation have been undertaken. A Record of Site Condition (RSC) is required prior to development approval for contaminated sites, especially when there is a proposed change in use to a more sensitive land use.
- e) All costs for environmental assessment, site remediation, and preparation of any required RSC shall be borne entirely by the applicant or landowner.
- f) When reviewing development applications involving sites suspected or known to be contaminated, the Township may require the applicant to complete a Phase I Environmental Site Assessment (ESA) in accordance with Ontario Regulation 153/04. If the Phase I ESA identifies potential contamination, or if O. Reg. 153/04 requires it, a Phase II ESA must also be completed. The Phase II ESA consists of sampling and laboratory analysis to confirm the presence, extent, and severity of contamination.
- g) As a condition of development approval, the municipality may require that remediation be completed to the applicable MECP standards under O. Reg. 153/04 and the Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act. Filing of a final Record of Site Condition, prepared and certified by a qualified person, is mandatory for land use changes from industrial or commercial uses to residential or parkland, and must be acknowledged by MECP. A site clean-up plan may also be required to ensure appropriate remediation consistent with provincial guidelines.

### 5.1.2 Flood Plains

- a) Floodplains are identified in Schedule C: Natural and Human Made Hazards.
- b) The Township recognizes the importance of effective flood plain management to prevent loss of life, property damage, and social disruption in the event of a regulatory flood. The regulatory flood elevation (flood plain) is based on the higher of the 1:100 year flood and the level of flooding that would occur under a storm modeled on the Timmins (1961) storm. Development will be directed to areas outside of lands recognized as flood plains.
- c) New development *and site alteration* (including buildings, structures, removal or placing of fill) will be prohibited in all flood plains, except for minor expansions of existing non-conforming uses (such as a deck), structures necessary for flood or erosion control or development that, by its nature, is required to be located adjacent to water.
- d) New development shall not be permitted in areas that would be rendered inaccessible to people and vehicles during times of flooding hazards, erosion hazards and/or dynamic beach hazards, unless it has been demonstrated that the site has safe access appropriate for the nature of the development and the natural hazard.
- e) New development shall not be permitted in any floodway, regardless of whether the area of inundation contains high points of land not subject to flooding.
- f) Where the Township is unable to determine the boundary or extent of the floodplain on a lot, the applicant shall provide confirmation that the development occurs outside the floodplain or, where otherwise permitted, can be suitably flood proofed. The location of the floodplain elevation will be determined by the surveying of elevations by a qualified Ontario Land Surveyor or qualified engineer.
- g) The regulatory flood levels include the following below which elevations, while not shown on Schedule A, are intended to be within the “Environmental Protection” designation, and in the case of the Magnetawan River, to be within the “Magnetawan River Floodplain” designation unless they are within the “Magnetawan River Provincially Significant Wetland” designation. The segments for the flood elevations for the Magnetawan River are shown on Schedule D to this Plan.
- h) Regulatory Flood Elevations (in metres, above Canadian Geodetic Datum):
  - i) Ahmic Lake – 281.47m (including a 0.56m wave uprush in storm events);
  - ii) Cecebe Lake – 283.66m (plus a 0.50m minimum elevation for building openings);
  - iii) Doe Lake – 296.91m (including a 0.46m wave uprush in storm events); and,
  - iv) Magnetawan River – Segments are identified in Appendix 1 to this Plan.

- i) New lots may be created by consent or plan of subdivision adjacent to a flood plain boundary where there is adequate development area outside the flood plain in each proposed lot and where there would be safe access during times of flooding.
- j) The Zoning By-law implementing this policy will zone flood plains in a separate restrictive land use category or identify specific flood elevations in the text of the zoning by-law. Where no other information exists, flood plain areas will be identified through a technical study prepared by a qualified individual.
- k) There is currently no other engineered flood plain information available for the Township. Until such information is developed and incorporated into the Environmental Protection and Natural Features policies, marginal refinements to flood plain boundaries may be made without an amendment to the Official Plan, provided they are in keeping with the original intent of the Environmental Protection and Natural Features policies, and natural hazard policies of the PPS 2024

### 5.1.3 Wildland Fire

- a) Properties located within areas identified by the Ministry of Natural Resources (MNR) as having high or extreme wildland fire risk must submit a Wildland Fire Assessment Report as part of any development or site alteration application. These hazardous forest types are identified using MNR's wildland fire risk assessment tools, updated from time to time.
- b) A Wildland Fire Assessment Report will include:
  - i) predominant vegetation (fuel types), particularly those that are high to extreme risk for wildland fire;
  - ii) forest condition (e.g., presence of storm or insect damage);
  - iii) topography and slope;
  - iv) presence of water source(s);
  - v) distance to organized response resources (e.g., fire station);
  - vi) access;
  - vii) recommend mitigation measures, as required; and
  - viii) site plan of the subject lands identifying proposed building site, vegetation location and location of recommended mitigation measures.

- c) Wildland fire mitigation measures which would support development or site alteration shall not be permitted:
  - i) in provincially significant wetlands;
  - ii) in significant wildlife habitat or significant areas of natural or scientific interest unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological function;
  - iii) in fish habitat or the habitat of endangered or threatened species except in accordance with provincial and federal requirements; and
  - iv) on adjacent lands to significant wetlands, significant wildlife habitat, significant areas or natural or scientific interest and fish habitat unless the ecological function of the adjacent lands had been evaluated and it no negative impact on the natural features or their ecological function has been demonstrated.
- d) This Official Plan directs development away from areas with hazardous forest types wherever possible. However, development may be permitted in such areas if risks can be appropriately mitigated in accordance with MNR standards. Lands identified as having high to extreme wildland fire risk may also be placed under Site Plan Control to ensure fire-risk mitigation measures are properly implemented.

**5.1.4 Steep Slopes**

Development will be setback from areas exhibiting steep slopes and/or landscape features that are subject to active erosion. The minimum setback distance to the slope or erosion hazard will be determined through preparation of a technical study, to the satisfaction of the Township.

**5.2 Cultural Heritage Resources and Archaeology**

**5.2.1 Crown Lands**

The policies of this Plan are not binding on undertakings carried out on Crown Land by the Crown or its agents, but will be binding on any lands that cease to be Crown lands. Council will encourage all levels of government to have regard to the policies of the Plan wherever possible. Permitted uses of Crown Lands shall be in accordance with the Crown Land Use Policy Atlas and Land Use Guidelines, and other plans as constituted from time to time by the Ministry of Natural Resources.

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**5.2.2 ~~Build~~ Cultural Heritage and Archaeological Resources**

- a) Council shall ensure cultural heritage resources, which include archaeological resources,

built heritage resources, and cultural heritage landscapes are conserved which includes their identification, protection, management, and use in a manner that ensures their cultural heritage value or interest is retained. These resources include known and potential archaeological sites, cemeteries and burial places, buildings and structures of historical or architectural value, cultural heritage landscapes, and areas of historic or scenic interest.

b) The Ontario Heritage Act provides the legislative framework for conserving cultural heritage and archaeological resources across Ontario. Through this Act, individual properties, built heritage resources and heritage conservation districts, cultural heritage landscapes, and archaeological sites-resources may be protected and enhanced by municipal by-law. Pursuant to the Ontario Heritage Act, council may by by-law, and in consultation with the municipal heritage committee, where one has been established:

- i) designate properties to be of cultural heritage value or interest;
- ii) define the municipality, or any area or areas within the municipality as an area to be examined for designation as a heritage conservation district; and;
- iii) designate the municipality, or any area or areas within the municipality, as a heritage conservation district.

c) Where individual sites are designated by Council, in accordance with the Ontario Heritage Act, Council shall conserve and protect these sites by requiring any person who proposes to demolish or alter a property to submit an application to Council for approval under the Ontario Heritage Act. The application shall be accompanied by the material prescribed in O. Reg 385/21. Prior to the designation of a heritage conservation district(s), council:

- i) must have provisions and policies in an official plan pertaining to the establishment of heritage conservation districts;
- ii) should pass a by-law defining an area or areas to be examined for future designation as a heritage conservation district(s);
- iii) should prepare a study for the area(s) to determine the feasibility of designation, the delineation of the district boundaries, an evaluation of the area's heritage character, and guidelines for future conservation and planning.

a)d) The municipal clerk shall maintain a Register of Heritage Properties which will include properties that have been designated under Part IV or Part V of the Ontario Heritage Act (OHA). A Municipal Heritage Committee (MHC) may be established pursuant to Section 28 of the Ontario Heritage Act to advise and assist council on

matters related to Parts IV and V of the Act.

~~b)e) The Township is committed to identifying, conserving, and, where feasible, enhancing its cultural heritage and archaeological resources. These resources include known and potential archaeological sites, cemeteries and burial places, buildings and structures of historical or architectural value, heritage landscapes, and areas of historic or scenic interest. All new development permitted by the land use policies and designations of this Plan shall conserve cultural heritage resources and be incorporated into plans or designs that may be prepared for new development. Council shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been assessed and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.~~

Commented [AK9]: Wording to align with PPS terminology (per Coleman comments)

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~~e)f) Ryerson Township recognizes that its lands may contain archaeological remnants of both prehistoric and early historic occupation, as well as areas with archaeological potential including marine archaeological remains from the pre-contact period through the modern era up to the last 50 years. When development may affect such resources, Council, in consultation with the Ministry of Tourism, Culture and Gaming, shall may require archaeological assessments or surveys. Where significant archaeological resources are found, they may require on-site preservation or rescue excavation prior to development proceeding.~~

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~~e)g) Archaeological potential is identified through the application of criteria established by the province. The Township may prepare an Archaeological Management Plan, which may include:~~

- ~~i) Mapping of known archaeological sites, areas of archaeological potential, and areas of heightened cultural sensitivity;~~
- ~~ii) Procedures for identifying, evaluating, and managing archaeological resources as part of development review;~~
- ~~iii) A collaborative protocol with Indigenous communities to identify, protect, and manage archaeological resources and areas of cultural significance.~~

~~e)h) Where development has the potential to disturb a known or suspected cemetery or burial site, Council will shall require an archaeological assessment carried out by a licensed consultant archaeologist. All work must comply with the Ontario Heritage Act and the Funeral, Burial and Cremation Services Act, and follow any direction from the Ministry of Public and Business Service Delivery and Procurement.~~

~~f)i) In undertaking municipal public works, Council will have regard for cultural heritage~~

resources and will require appropriate measures to avoid or mitigate negative impacts on significant heritage features.

6.11) The Township values the knowledge and perspectives of Indigenous communities and will engage early and collaboratively with them in planning processes involving cultural heritage and archaeological resources. Council may develop a protocol to support these collaborative approaches and ensure that Indigenous cultural heritage is respectfully considered and protected.

### 5.3 Community Design and Complete Communities

The Township of Ryerson supports community design that strengthens rural character, enhances safety and accessibility, and fosters resilient, complete communities appropriate for a rural municipality. Although Ryerson does not contain designated settlement areas, its rural clusters, shoreline communities, and dispersed low-density development form the structure of community life. Community design in this context focuses on protecting natural features, maintaining scenic rural qualities, and ensuring new development is compatible with the surrounding landscape while supporting long-term rural viability.

Complete communities in Ryerson are places where residents, permanent and seasonal, can safely meet daily needs, enjoy high-quality rural living, and access essential services within or near the Township. The Township encourages development that improves connectivity, supports diverse rural housing opportunities, and strengthens the local economy through tourism, home-based businesses, and other compatible uses.

New development must complement the Township's natural heritage, cultural landscapes, and rural character. Community design should incorporate climate-resilient features, support emergency access, and avoid or mitigate natural and human-made hazards.

#### 5.3.1 Accessibility

The Township is committed to supporting accessibility in buildings, sites, and public spaces. Development should:

- a) Incorporate barrier-free design where feasible;
- b) Provide safe, accessible routes for pedestrians, vehicles, and emergency services;
- c) Align with all applicable requirements of the Accessibility for Ontarians with Disabilities Act (AODA);
- d) Consider accessibility needs early in the development review process.

### 5.3.2 Rural Character Design Criteria

Development and site alteration must reinforce and protect Ryerson’s rural character. Key design considerations include:

- a) Low-profile, low-intensity built form that fits the landscape;
- b) Retention of natural vegetation, tree cover, and rural road setbacks;
- c) Protection of scenic views, cultural landscapes, and shoreline character;
- d) Building placement that follows natural topography, minimizes grading and established appropriate development setbacks;
- e) Rural-appropriate materials, massing, and siting to minimize visual impacts and provide adequate sight lines;
- f) Compatibility with surrounding rural land uses, including agriculture and resource operations.

### 5.3.3 Services and Utilities

Development must respect the Township’s rural servicing model and PPS 2024 direction to align growth with infrastructure capacity.

Key servicing expectations include:

- a) Reliance on private on-site water and sewage systems;
- b) No planned expansion of municipal or communal servicing;
- c) Efficient integration of utilities that minimizes impacts on natural and rural landscapes;
- d) Ensuring emergency access and wildfire-resilient design where needed;
- e) Supporting improved telecommunications and broadband to enhance rural economic opportunities.

### 5.3.4 Housing Diversity

A complete community offers a range of housing options that meet the needs of a diverse population. In Ryerson’s rural context, Additional Residential Units (ARUs), a variety of low-density housing forms, and supportive living accommodations such as group homes play an important role in supporting housing choice and long-term community sustainability.

The Township recognizes that:

- a) ARUs help accommodate evolving household needs, support aging-in-place, and provide gentle rural intensification;
  - i) ~~Additional residential units shall be permitted in the Rural and Shoreline Designations~~ all land use designations that permit residential uses.
  - ii) ~~The minimum lot area for an additional residential unit in the Shoreline Designation shall be 0.4 hectares (1 acre);~~
  - iii) ~~Additional residential units shall only be permitted on a lot that contains a primary dwelling occupied on a permanent, year-round basis;~~
  - iv) Severance of the lot to separate an additional residential unit from the primary dwelling shall not be permitted;
  - v) ~~Additional residential units shall only be permitted on lots that are accessed by a year-round year-round publicly maintained road;~~
  - vi) ~~Additional residential units shall not be permitted to be used as a short-term short-term rental or as part of a bed and breakfast establishment.~~
  - vii) ~~Additional residential units shall not be permitted within the Shoreline designation, or within 300-metres (984.3 feet) of an at-capacity lake, or within hazardous or environmentally sensitive lands.~~
  - viii) ~~A~~ additional residential units shall be connected to water supply and sewage disposal services. On-site capacity for the additional residential units must be demonstrated to the satisfaction of the Township, and which may include a technical study/assessment demonstrating that no negative impacts to groundwater or neighbouring properties will occur as a result of the development. Provision of water and sewage services can be shared with or separate from the primary dwelling;
- b) A range of housing types, forms and tenures, including single-detached homes, ARUs, cluster housing, and group homes contributes to community inclusiveness and resilience, and is supported to meet the needs of current and future residents including low- and moderate-income households;
- c) Group homes and similar small-scale supportive housing options are compatible with rural communities when designed to maintain rural character and meet servicing requirements;

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- d) Diverse housing forms support rural viability, and responding to local needs;
- e) Affordable and attainable housing is essential to community well-being, economic resilience, and social equity.

Housing diversity in Ryerson must continue to respect the Township's rural form, natural features, and servicing limitations, while ensuring that residents of varying ages, abilities, and life circumstances can remain part of the community.

### 5.3.5 Energy Conservation, Renewable Energy Projects & Climate Change

- a) The wise management and conservation of energy resources shall be promoted by the Township through various activities. Consideration will be given to site plan controls that encourage energy conservation through methods such as the use of landscaping and building orientation to reduce energy costs, and the use of alternative energy sources.
- b) The Township shall support opportunities for the development of energy supply systems including electricity generation facilities and transmission and distribution systems, energy storage systems, district energy, renewable energy systems, and alternative energy systems, to accommodate current and projected needs.
- c) The Township supports development and management practices which address climate change mitigation and adaptation. Development considerations include but are not limited to:
  - i) The reduction of greenhouse emissions;
  - ii) The improvement of air quality;
  - iii) Promotion of compact development form;
  - iv) The promotion of green infrastructure; and
  - v) The promotion of design and orientation which maximizes energy efficiency and conservation, and considers the mitigating effects of vegetation; and maximizes opportunities for the use of renewable energy systems and alternative energy systems.
- d) The Township supports public education, awareness and engagement activities that identify climate change and its local impacts and will undertake appropriate action.
- e) The Township will continue to plan for infrastructure that will accommodate climate changes including, but not limited to, more severe storm events, flooding, drought, wildland fires, and wider temperature fluctuations.

## 6 Residential and Mixed Uses

The Rural Area of Ryerson Township is characterized by low-density residential living within a natural, rural landscape. Residential development in these areas is intended to remain limited in scale and compatible with the Township's rural character, while still providing a range and mix of housing options that meet the evolving needs of residents. A variety of housing forms, such as multi-generational living arrangements, affordable or attainable housing options, and flexible rural residential configurations, is encouraged to support demographic shifts, aging in place, and long-term community sustainability. These housing options shall be designed to maintain compatibility with the surrounding rural landscape and respect local servicing constraints.

To further support complete rural communities and help achieve the Township's economic objectives, scale-appropriate commercial uses that serve the day-to-day needs of rural residents may also be permitted. Examples may include home-based businesses, small rural service shops, on-farm or resource-related commercial activities, or neighbourhood-level convenience commercial uses. This approach aligns with the broader intention of Official Plans to balance land uses, support local economies, and contribute to orderly community development.

All residential and mixed uses in the Rural Area shall be evaluated against the general policies of this Plan, including requirements for natural heritage protection, hazard considerations, infrastructure and servicing suitability, and the overall preservation of the rural landscape. Detailed standards for lot size, setbacks, building placement, and the design of accessory or commercial structures will be established in the Township's zoning by-law in accordance with the policy framework provided by this Plan.

### 6.1 Land Use Designations

The policy framework for guiding development in the Township of Ryerson are the Land Use Designations of Rural and Shoreline. Policy overlays for Natural Heritage, Agriculture, Development Constraints of hazard lands and Aggregate and Mineral Resources further inform how lands can be developed in the Township.

Land use designations are the tools that link policies to the development that occurs on the ground. Assigning a designation to an area determines how it may be developed over the planning period by defining certain requirements and prohibitions that implement the Official Plan policies.

Seven land use designations are identified on Schedule A – Land Use:

- Agricultural

- Rural
- Shoreline
- Environmental Protection (MMAH Mod 32a)
- Magnetawan River Provincially Significant Wetland
- Magnetawan River Floodplain
- Magnetawan River Development Area

Policies specific to each of the designations should be used in conjunction with the other policies of this Plan.

### 6.1.1 Rural

#### 6.1.1.1 Identification

The Rural designation is shown on Schedule A and applies to most of the land in the Township and generally includes all lands that are not designated Agricultural, Shoreline, Environmental Protection, Magnetawan River Provincially Significant Wetland, Magnetawan River Floodplain or Magnetawan River Development Area.

#### 6.1.1.2 Principles

- a) The preservation and promotion of the rural character of the Township and the maintenance of the open countryside are basic principles applicable to all development in the Rural designation.
- b) To reinforce the impression of an open and natural landscape, the development pattern will continue to be characterized by large wide lots with varying setbacks.

#### 6.1.1.3 Permitted Uses

- a) Permitted uses include:

i) Residential uses;

ii) ~~including a H~~ hunt camp;

iii) ~~A~~ accessory businesses including home ~~occupations, home industries-based~~ businesses, and bed and breakfast establishments;

iv) ~~A~~ agricultural uses, agriculture-related uses, and on-farm diversified uses;

~~iv~~v) Resource based uses and management;

~~v~~vi) Conservation or forestry uses; and

~~vi~~vii) Small scale tourism and recreational uses.

- b) All farm and non-farm development will comply with the Minimum Distance Separation formulae established by the Province in order to minimize odour conflicts between livestock facilities and development.
- c) Uses not listed as permitted in this designation are prohibited. Proposals for mineral or aggregate extraction outside areas designated Mineral Aggregate Resource shall require an Official Plan Amendment.

#### **6.1.1.4 Development Policies**

- a) 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.
- b) New lots and retained lots shall front on a year-round municipally maintained road and shall be subject to municipal entrance permit criteria.
- c) Where floodplain is present in a proposed new lot, sufficient building envelope shall be identified outside of the floodplain as a condition of Consent.
- d) The physical features of the property will be maintained and significant site alteration through tree cutting, blasting, or placing or removal of fill will be discouraged;
- e) New lots shall have sufficient area to accommodate an on-site sewage disposal system and a potable water supply;
- f) When residential severances are proposed, zoning amendment, subdivision, consent, and site plan control processes may be used to ensure that the proposed development is in keeping with the rural character of the area.
- g) Lot creation shall occur primarily by Consent, where the number of lots created from an original parcel of land is a total of 3 plus the retained lot to ensure consistent

development with the Rural character of Ryerson.

- h) Where more than 3 new lots (plus the retained) are proposed, lot creation shall be done through a Plan of Subdivision.
- i) Hunt camps, which are used only as a temporary base for hunting, **fishing** or trapping activities, may be permitted within the Rural designation. A hunt camp shall not be required to front on a public road and may be serviced by any type of sewage disposal system approvable under the Building Code Act. Specific provisions for hunt camps shall be implemented through the Zoning By-law.
- j) Prior to considering amending the Zoning By-law for a major recreation use, such as a golf course, Council shall be satisfied that:
  - i) the development can be designed and sited to blend in with the rural character of the area and adequately buffered from adjacent residential development;
  - ii) appropriate guarantees are in place to ensure that the impacts of private on-site water and sewage disposal systems on surrounding properties are monitored and that sufficient financial securities are available to correct negative off-site impacts on the quality or quantity of groundwater, surface waters, and the environment; and,
  - iii) the proposed use is accessed by a publicly maintained year-round road that can accommodate the additional traffic generated by the proposed development.
  - iv) Appropriate technical studies are prepared to demonstrate the suitability of the site for the proposed development, including but not limited to an Environmental Impact Study; grading and stormwater management plan; traffic impact study; hydrogeological and site servicing plan; archaeological assessment; and any required Provincial Ministry certificates or approvals.
- k) Examples of commercial and industrial ventures that may be appropriate in the Rural area include restaurants, retail stores and accommodation facilities so long as Council can be satisfied that:
  - i) the proposed use is compatible with the character of the area;
  - ii) adequate water, sewer, parking, loading facilities and landscaping can be provided on-site;
  - iii) the use shall not have a negative impact on the enjoyment and privacy of neighbouring properties; and,

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- iv) the proposed use is accessed by a publicly maintained year round road that can accommodate the traffic generated by the proposed development.
- v) the proposed use shall be subject to site plan control, pursuant to Section 41 of the Planning Act.
- l) The establishment of new waste disposal or waste treatment facilities including landfill or recycling facilities, salvage yards, sewage lagoons, or sites used for the disposal of wastes from septic or holding tanks, shall require an amendment to the Official Plan. The application shall address feasibility, site suitability, traffic, and haul routes, and to assess impacts. No such facility will be located within ~~500 metres~~ (16540) feet of a sensitive land use.

### **6.1.2 Shoreline**

#### **6.1.2.1 Identification**

Lands designated Shoreline are identified on Schedule A and generally include lands that abut and extend 150 metres inland from recreational waterbodies, with the exception of those within any identified flood elevation on any water bodies, including lands abutting the Magnetawan River.

#### **6.1.2.2 Principles**

- a) The development of Shoreline property for residential, tourist commercial, and public open space uses will be promoted.
- b) Development is promoted in locations where demands on public services will be minimized, and where development will most effectively use or help pay for existing services.

#### **6.1.2.3 Permitted Uses**

- a) Permitted uses include:
  - i) Accessory uses;
  - ii) Residential uses;
  - iii) Commercial facilities for tourists that include accommodations, recreational facilities, and/or marinas;
  - iv) Recreational uses;

- v) Small scale institutional uses; and
- vi) Open space and conservation uses.

**6.1.2.4 Development Policies**

- a) The minimum lot area shall be 0.4 hectares (1 acre) with a minimum water frontage of 60 metres (200 feet) for the creation of new residential lots;
- b) Development is required to front upon and have direct access to a *year-round*, publicly maintained road, except as noted below:
  - i) on an existing privately maintained road with the capacity to handle the additional traffic, where demand for additional municipal services would not be created, where legal right-of-way or access can be determined, and where the establishment of a public road would not be practical or feasible;
  - ii) on a minor extension of a privately maintained road, with the capacity to handle the additional traffic, where demand for additional municipal services would not be created, where legal right-of-way or access can be determined, and where the alternative of a public road is not environmentally or economically viable; or,
  - iii) via water access provided that adequate long term waste disposal arrangements and mainland parking and docking facilities are secured, to the satisfaction of the Township.
- c) All owners of properties that will be accessed by a private road, or an access road over Crown Land, or extensions to existing roads, shall enter into an agreement with the Township, to be registered on the title of all of these affected properties, 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.
- d) The construction and/or maintenance of any private roads not in existence at the time of adoption of this Plan will not be the responsibility of the Township.
- e) The restoration, preservation and protection of the natural shoreline shall be encouraged. Tree cover and vegetation should be retained wherever possible, to maintain the visual and environmental integrity of the Shoreline.
- f) Construction mitigation measures and stormwater management techniques shall be encouraged to minimize impacts on water quality resulting from development.

- g) Subdued exterior or Dark Sky lighting is encouraged so as not to interfere with the privacy and night vision of those using the waterways, and the habitat of nocturnal animals.
- h) Where a year-round maintained public road passes through the Shoreline designation approximately parallel to a waterbody, not more than a single-tier of newbuilding lots may be permitted between the shoreline and thesuch road. The minimum lot area required is 1 hectare, and the minimum lot frontage required is 60 metres, -and shall be subject to all other applicable Official Plan policies for new lot creation.
- i) Resource-based Commercial development in Shoreline areas shall generally take one of the following forms:
- i) tourism development consisting of those commercial uses which provide lodging, accommodation, and recreational facilities for the vacationing public;
  - ii) marina development consisting of facilities located on a waterway which provide services such as docking, storage for boats and boat accessories, services, and repairs, and may include accessory uses that are complementary to the primary marina use (including snowmobile sales and service facilities); and,
  - iii) institutional uses consisting of lodging and accommodation facilities for members or clients.
- j) The following guidelines will be used in the evaluation of resource-based commercial proposals:
- i) the property shall be large enough to accommodate the proposal;
  - ii) the proposal shall blend in with the existing waterfront setting and terrain, taking into account slope, vegetative cover, aesthetics, compatibility, and access;
  - iii) on site water and sewage disposal systems shall have the capacity to properly service the proposal; and,
  - iv) access routes shall be able to accommodate the additional traffic that will be generated.
  - v) The proposed development will have no nuisance impacts on surrounding shoreline residential development.
- k) Integrated on site recreation facilities shall be a component of any resource-based commercial development. Public use of resort facilities, particularly recreational and docking facilities, is encouraged. Joint public-private use agreements may be considered

Commented [AK14]: Backlot frontage and area provisions added, as well as requirement for year round public road frontage reflecting permanent year round occupancy.

as part of any commercial development or redevelopment proposal.

**6.1.2.5 Boathouses**

- a) A boathouse will be permitted as an accessory structure within the Shoreline areas of the Township. The use of a boathouse for human habitation is prohibited.
- b) These structures must comply with the policies and regulations of the Township, the Department of Fisheries and Oceans, the Ministry of Natural Resources and the Ministry of the Environment. Specific regulations for boathouse structures will be established in the Township’s Zoning By-law.

**6.1.2.6 Islands**

- a) All islands are part of the Shoreline designation, and new lots on islands will be required to meet the minimum standards for Shoreline residential development.
- b) Development on islands may only be permitted where waste disposal, mainland parking, and docking facilities are available, to the satisfaction of the Council.

- ~~f) No development will be permitted on islands less than 0.8 hectares (2.0 acres) in size unless:
 
  - ~~vi) the island is greater than 0.2 hectares (0.5 acres) in area and contains a building envelope that maintains all required provisions of the Zoning By-law~~
  - ~~vi) it can be demonstrated that the shape, size, soil and tree cover, and surrounding environmental characteristics make it suitable for the proposed development (including a Class 4 sewage disposal system); and~~
  - ~~vi) the visual impact of the development can be minimized; and,~~
  - ~~vi) waste disposal, mainland parking, and docking facilities are available, to the satisfaction of the Council.~~~~

Commented [AK15]: Deleted the minimum size requirement, retained the other performance criteria (mainland parking, waste disposal etc.) for island development.

**~~6.1.2.126.1.2.7~~ 6.1.2.7 Waterfront Landings**

- a) Waterfront landings are privately owned parcels of land that provide alternative long-term access for water access properties. They are not intended for use as public lake access, large storage facilities, marina(s), or commercial use(s). New waterfront landings shall remain small in scale and shall provide:
  - i) Private parking facilities that are accessory to the principal water access use;

- ii) Sufficient private docking ~~facilities~~ and boat launching ramp facilities to service associated water access property(s); and,
- iii) Natural buffering of parking facilities from adjacent uses and from the water; and
- iv) Waterfront landings shall not be located in fish habitat or shoreline wetland areas or adjacent lands to these features, unless it has been demonstrated that the shoreline waterfront landing will have no negative environmental impacts.

Commented [AK16]: Added boat launch ramp and specified that these are not public lake access points.

**6.1.2.136.1.2.8 Lake Carrying Capacity**

a) No development shall be permitted which would result in a waterbody being developed to the point of being over capacity as determined by Council in consultation with the Ministry of Natural Resources ~~(for Horn Lake)~~, the Ministry of the Environment Conservation and Parks (MECP) and adjacent municipalities in the same watershed.

b) Any development within 300 metres (1,000 feet) of a lake shall be deemed to have an impact on the waterbody.

~~b)c)~~ For lot creation proposed within 300 metres of an at-capacity lake, environmental studies demonstrating that the application will not negatively impact the water quality or fish habitat, or that the lake is no longer at capacity, will be required in accordance with the Lakeshore Capacity Assessment Handbook.

Commented [AK17]: This was an addition from MECP in Coleman for at-capacity lakes. Seems to contradict d)

~~b)d)~~ Should development be proposed which may bring a lake near the estimated capacity, Council shall only consider the proposal after the developer has submitted an impact report prepared by a qualified professional ~~to satisfy the concerns of Council in consultation with the Ministry of Natural Resources (for Horn Lake), the Ministry of the Environment and adjacent municipalities in the same watershed.~~ In such instances, approval of the development may be subject to additional requirements contained in the Zoning By-law, development agreements or subdivision agreement.

e) In no case shall any development exceed the capacity of the waterbody to sustain additional development from either a biological or a recreational perspective.

**6.1.2.8.1 Horn Lake**

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Horn Lake is a coldwater lake that is primarily located in the Township of Magnetawan with a small southern bay in the Township of Ryerson. The Lake is currently developed to its full capacity, and the Ryerson portion of the shoreline is considered to be fully developed. Additional lot creation or redevelopment of existing developed lots that would result in a more intensive use of Horn Lake is not permitted within 300 metres (1,000 feet) of the shoreline.

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**6.1.3 Magnetawan River Development Area**

**6.1.3.1 Identification**

Lands identified in the Magnetawan River Development Area are identified on Schedule A and generally include lands that abut or are oriented to the Magnetawan River, and include additional policy restrictions related to the Magnetawan PSW and Floodplain. The PSW is part of the Natural Heritage overlay identified on Schedule B with the Magnetawan Floodplain identified in Schedule C.

**6.1.3.2 Principles**

- a) The floodplain of the Magnetawan River creates constraints to development along the shoreline of the River.
- b) Development shall be directed to areas outside of the area identified as the Magnetawan River Development Area.

**6.1.3.3 Permitted Uses**

- a) The permitted uses within the Magnetawan River Development Area shall include all those uses permitted in the Shoreline land use designation, subject to the provisions noted below.
- b) Permitted uses in the Magnetawan River Floodplain shall be limited to flood and erosion control uses, docking facilities and a pathway associated with any permitted development in the Magnetawan River Development Area.

**6.1.3.4 Development Policies**

- a) Except as specifically noted herein, the provisions of Section 6.1.2 (Shoreline development policies) and the provisions of Section 5.1.2 (Floodplains) apply to development within the Magnetawan River Development Area. Where the policies below are more restrictive than those in 5.1.2, the policies of this section shall prevail.
- b) New lot creation or new commercial development may occur to the same standard of development that is permitted in the Shoreline designation, provided that the development and the associated access are located outside the floodplain on each lot. Filling to alter the floodplain will not be accepted as a basis for new planning approvals, unless an engineered “Two Zone” study carried out for the entire “reach” of the river (all inter-related portions of the river) has determined the following:
  - i) That filling in one or more specified areas would not have any significant off-site flooding related impacts;
  - ii) That flood-proofing could be safely carried out; and

- iii) That filling would not have significant adverse environmental impacts.
- c) New development and site alteration are generally prohibited I the flood plain except for structures that are necessary for flood or erosion control, and those that by their nature must be located adjacent to the river (e.g. docks).
- d) Existing developed lots may be redeveloped to the existing land use and existing footprint provided such development is floodproofed to be above the floodplain elevation and all buildings have a minimum exterior opening at least 0.5 metres above the identified flood elevation.
- e) Existing developed lots may be redeveloped to the existing land use and existing footprint provided such development is flood-proofed to be above the floodplain elevation. Only minor expansion of existing structures may be permitted without an engineered “Two Zone” study, as defined in the Zoning By-law.
- f) New development may occur in the Magnetawan River Development Area to the same standard of development that is permitted in the Shoreline designation, provided that the development and the associated access are located outside the floodplain on each lot and that all buildings have a minimum exterior opening at least 0.5 metres above the identified flood elevation. Due to the potential for increased flood related impacts on other properties, filling to alter the floodplain will not be accepted as a basis for new planning approvals.
- g) Lot boundaries may extend into the floodplain to the shoreline of the Magnetawan River, however no habitable structures shall be permitted
- h) The Township may consider adopting a by-law to regulate the placement of fill or site alterations within the Special Policy Area as provided in Section 142 of the Municipal Act.

#### **6.1.3.5 Special provisions affecting lots on Lower Spring Hill Road**

Notwithstanding any other provisions of this Plan to the contrary, for the properties described as the Lower Spring Hill Road lots, the following provisions apply to any development of lands within the Magnetawan River Flood Elevation and outside the Magnetawan River Provincially Significant Wetland:

- a) The Lower Spring Hill Road Parts are identified on Appendix 2, and are more particularly referred to as: Parts 4-9, 10, 11, 13, 15-16, PSR-1894, and Parts 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32 and 33, PSR-1895).
- b) All development shall be subject to site plan control to implement the provisions of this

section.

- c) No severance or redivision of merged parcels shall be permitted.
- d) Development and site alteration shall occur in accordance with the provisions of this section.
- e) Development and site alteration shall only occur outside any PSW on the affected property, as shown in Appendix 2 to this Plan.
- f) Prior to new construction occurring on any of the lots in Lower Spring Hill Road, Lower Spring Hill Road and driveway access to the individual lot(s) shall be raised above the recommended road grade for the 100 year flood level, to enable dry vehicular ingress/egress during times of flooding, as noted in Schedule D.
- g) Dry passive floodproofing shall be required for new dwellings, consisting of the following:
  - i) Fill shall be provided within the building envelope, septic system and driveway locations to raise the ground elevation to or above the revised 100 year flood elevation;
  - ii) The dwelling shall be engineered to eliminate potential for structural damage from hydrostatic loading and possibilities of utility damages; and
  - iii) External opening elevations shall be provided at least 0.5 metres above the 100 year flood elevation, to protect against flood damages to the interior of buildings and building contents.
- h) Any additions to existing habitable structures shall be suitably flood proofed;
- i) The Township will place any vacant lots within the Lower Spring Hill Road area, identified in subsection (i) above, in a Holding (H) category in the Zoning By-law, with the Holding (H) symbol to be removed upon execution of a site plan agreement and confirmation that Lower Spring Hill Road has been raised above the 100 year flood level.

**6.1.3.6 Special provisions affecting Part of Lots 13 & 14, Concession 9 (PCL 9144 SS)**

Notwithstanding any other provisions of this Plan to the contrary, for the property described as Part of Lots 13 & 14, Concession 9 (PCL 9144 SS), the following floodproofing measures shall be required for any redevelopment or expansion on the property:

- a) construct the redevelopment or expansion with no basement below the 100 year flood level;

- b) ensure all external opening elevations are no lower than the existing first floor elevations, at or above the 100 year flood level, to the extent feasible.
- c) safe access is provided from the dwelling to Midlothian Road, and
- d) the expansion occurs outside any PSW on the property.

## 7 Economy and Employment

Ryerson Township's economy is rooted in the strengths typical of rural Ontario, including agriculture, resource-based industries, tourism, home-based enterprises, and small-scale service and trades operations. The Provincial Planning Statement directs municipalities to create opportunities for economic development and job creation and to foster the long-term viability of rural areas by supporting development that aligns with infrastructure capacity and local character. Consistent with this direction, Ryerson encourages a diverse and resilient rural economy that supports local employment, enables entrepreneurship, and provides services essential to rural living. The Township will promote scale-appropriate commercial, industrial, agricultural, and tourism-related uses that strengthen the local tax base, contribute to community well-being, and reflect Ryerson's natural and rural setting. Rural Ontario generates significant economic activity through agriculture, tourism, manufacturing, and other resource-based sectors, and Ryerson's policy framework recognizes the importance of these sectors to the Township's economic future.

To sustain and grow employment opportunities, Ryerson supports flexible land-use permissions that allow rural businesses to establish, expand, and adapt over time, provided they remain compatible with surrounding uses and environmental constraints. This includes encouraging home-based businesses, value-added agricultural activities, small workshops and trades operations, recreation and tourism facilities, and limited commercial services that meet the daily needs of residents. Infrastructure investments, including broadband connectivity, transportation networks, and community services, will be supported where feasible to help attract talent, retain residents, and enable local enterprises to flourish. Through this approach, Ryerson aims to build a resilient rural economy that supports complete communities, enhances quality of life, and provides residents with meaningful local employment opportunities.

## 8 Infrastructure and Transportation

Infrastructure and transportation systems in Ryerson Township play a critical role in supporting the community's long-term sustainability, economic vitality, and overall quality of life.

As a rural municipality without urban service systems, Ryerson relies on a network of local roads, private servicing, and community-based facilities that must be managed efficiently to meet current needs while remaining adaptable to future growth. Planning for infrastructure in Ryerson emphasizes protecting the natural environment, supporting rural economic activity, and ensuring that essential services are delivered in a manner that is financially sustainable and appropriate to the Township's rural context.

### 8.1 Transportation System

- a) Transportation in Ryerson Township is supported by a network of local roads, one Secondary Provincial Highway (Highway 520), and an interconnected system of recreational trails. The Township recognizes the importance of Highway 520 as a regional corridor and supports the associated development and land-division policies administered by the Ministry of Transportation. The road network and the level of maintenance provided are illustrated on Schedule D – Transportation & Infrastructure.
- b) It is the intent of Council to ensure that current and future transportation needs are met within the Township's financial capacity by maintaining a safe, efficient, and reliable rural transportation system. Transportation planning will prioritize year-round maintenance on roads identified as year-round roads, and seasonal maintenance on those identified as seasonal.
- ~~b)c)~~ Council will support active transportation initiatives where possible.
- ~~c)d)~~ Private roads will not be assumed by the Township unless it is clearly in the public interest; even then, they must first be upgraded to municipal standards at the proponent's expense. Similarly, any existing seasonal public roads must be brought to municipal standards prior to consideration for year-round service.
- ~~d)e)~~ Unopened road allowances will not be opened by the Township unless an individual requests the opening and upgrades the road to full municipal standards at their cost. Where an unopened allowance is proposed to provide access to other lands, whether as a public or private road, an Official Plan Amendment is required. Road closures may be considered only when the lands have no existing or foreseeable municipal purpose, do not provide or impair public access to water, and do not contain or affect natural heritage or cultural features. Portions of shoreline road allowances will not be conveyed out of public ownership except in limited circumstances where viable

Commented [AK18]: Per MECP Coleman comments

alternative public access exists.

e)f) Minimum building setbacks from public roads, including additional MTO-regulated setbacks along Highway 520, will be established through the Zoning By-law. Extensions of existing private roads may be permitted only where they meet emergency-vehicle standards and avoid hazardous lands, wetlands, and significant natural heritage features unless no negative impacts can be demonstrated. Recreational trails, which form part of the Township's transportation and tourism infrastructure, will be maintained and expanded where feasible to support community health and the rural economy.

## 8.2 Water, Wastewater, and Stormwater Servicing

a) Water and sewage disposal services in Ryerson Township are provided entirely on a private basis. Development that relies on municipal water or sewer services is considered premature and will not be considered by the Township. Proposals that seek to utilize private communal water and/or sewage systems shall require an Official Plan Amendment, ensuring appropriate review and long-term servicing accountability.

b) All development must demonstrate the ability to accommodate safe and adequate private servicing consistent with applicable provincial requirements.

c) Proposed development on privately serviced lots less than 1.0 hectare in size shall require a hydrogeological assessment by a qualified professional that demonstrates that site conditions are suitable for the long term provision of such services with no negative impacts.

b)d) Stormwater management shall rely on natural drainage, low-impact design, vegetation retention, and erosion-prevention measures suitable to the rural context.

e)e) Public services and utilities, including roads, buildings, structures, and utilities defined under provincial statutes, may be permitted in any land-use designation, subject to compliance with the Zoning By-law and this Official Plan. All public services and utilities will be planned and implemented in accordance with the Environmental Assessment Act, and the Township shall be advised of plans for new public works prior to permit submissions.

e)f) Waste management sites, whether publicly or privately operated, must safeguard the environment and protect nearby sensitive uses. No residential use, primary or accessory, is permitted in conjunction with a licensed waste management site. All operating sites must maintain a valid Certificate of Approval issued by the Ministry of the Environment under the Environmental Protection Act. Any proposal to establish a new waste management site requires an amendment to this Plan and the submission of complete supporting documentation.

Commented [AK19]: Per MECP/MMAH comment in Coleman

e.g) Contaminated sites may be placed in a Holding Zone until appropriately remediated and a provincially recognized Record of Site Condition has been provided to the satisfaction of the Township.

### 8.3 Energy, Utilities, and Communications

- a) Public utility authorities may locate works permitted by provincial statute in any land-use designation provided they comply with zoning and this Plan. This includes hydro infrastructure, communications towers, and other utility installations.
- b) Ryerson encourages ongoing investment in reliable energy systems and expanded broadband connectivity, recognizing that improved digital infrastructure supports home-based businesses, remote work, education, and overall community resilience. Utility planning should minimize environmental impacts and protect rural character through appropriate siting, screening, and design. Coordination with service providers will be encouraged to ensure long-term servicing reliability and compatibility with surrounding land uses.

### 8.4 Parks, Open Space, and Community Facilities

- a) Public service facilities, including parks, public boat launches, community halls, emergency services, and recreational amenities, support community well-being and contribute to complete rural communities.
- b) Existing municipal parks will be maintained, and new municipal parks may be established through Planning Act provisions or municipal acquisition, particularly along waterbodies and in areas containing unique natural features. These spaces play a central role in preserving natural landscapes and supporting recreation.
- c) Recreational trails are an important part of Ryerson's community health, lifestyle, and local economy. Council will encourage both the maintenance of existing trails and the establishment of new public trails, recognizing their value for tourism, active transportation, and community enjoyment. Public service facilities shall be planned in coordination with land use and infrastructure needs to ensure efficient service delivery.

Commented [AK20]: Council confirmed there are 2 in the Township.

### 8.5 Waste Facilities

- a) The Township will continue to use the existing waste disposal site located in the Township of Armour. Arrangements for the disposal of solid wastes will be reviewed from time to time by Council.
- b) All new and / or expanding waste uses within the Township shall require an amendment

to this plan and conformity with all applicable provincial requirements, including an Environmental Compliance Approval (ECA).

## 8.6 Coordination, Financing, and Asset Management

- a) Ryerson will use long-term capital planning and asset-management tools to ensure that roads, bridges, culverts, facilities, and equipment are maintained sustainably and cost-effectively. Infrastructure investments should support rural character, economic development, and the long-term viability of the community.
- b) Development proponents must demonstrate that required infrastructure can be supported without undue financial burden on the Township. Where upgrades or expansions are necessary, contributions or full cost recovery may be required. All infrastructure and public-service planning will be aligned with Township asset-management strategies and provincial requirements for coordinated infrastructure and growth planning.
- c) Legal agreements may be required between the Township and the landowner / developer at the request of the Township.

## 9 Natural Heritage, Water Resources, Agriculture & Mineral Resources

The Natural Heritage, Water Resources, Agriculture, Mineral Resources, and Natural and Human-Made Hazards policies function as policy overlays within the Township of Ryerson's land use planning framework. These overlays apply across multiple land use designations and are intended to further inform and refine the underlying designation policies where these features or conditions are present.

Within identified overlay areas, additional considerations, constraints, or protections apply to ensure that significant natural features, water resource systems, agricultural lands, mineral resources, and hazard lands are managed responsibly and in accordance with provincial direction. Together, these overlays provide an added layer of policy clarity, guiding both development and conservation decisions to protect public safety, support environmental integrity, and maintain the long-term sustainability of Ryerson's rural landscape.

### 9.1 Natural Heritage

#### 9.1.1 Identification

- a) The Natural Heritage overlay identifies lands and waters that contain or support natural heritage features and functions (e.g., wetlands, wildlife habitat, fish habitat etc.), water resource systems, and natural hazards (e.g., floodplains). These policies apply in addition to the underlying land use designation and are intended to avoid negative impacts on natural features and ecological functions, using the Province’s natural heritage guidance and evaluation tools (e.g., the *Natural Heritage Reference Manual* and related technical guides)
- b) Lands designated Natural Heritage are identified on Schedule B. The Natural Heritage overlay includes:
  - i) Provincially Significant Wetlands
  - ii) Evaluated and Unevaluated Wetlands
  - iii) Areas of Natural and Scientific Interest (ANSIs)
  - iv) Conservation Reserve
  - v) Deer Wintering Habitat
  - vi) Fish Spawning

### 9.1.2 Principles

- a) The Township of Ryerson’s natural heritage policies are grounded in the principle that maintaining healthy and resilient ecosystems is essential to the long-term sustainability of the community. Natural heritage features and areas are identified, protected, and enhanced in accordance with provincial direction to safeguard the environment and important natural resources.
- b) Land-use decisions must consider the interconnected nature of natural systems, ensuring that development avoids negative impacts on ecological functions, protects water resources, and supports the long-term viability of rural landscapes.
- c) Development and site alteration should be directed away from areas that may contain significant natural features, environmental constraints and/or other hazards. It is not intended that areas identified as Natural Features be excluded from development, rather that the protection and enhancement of natural features and public safety be primary considerations for any development proposal on or near these lands.

### 9.1.3 Permitted Uses

- a) The following low-impact, passive uses may be permitted within the Natural Heritage overlay where they do not negatively affect natural features or functions:

- i) wildlife management and conservation uses;
  - ii) public parks and recreation trails;
  - iii) resource stewardship and habitat restoration; and
  - iv) existing agricultural uses.
- b) Peat harvesting may be considered only by site-specific zoning amendment and only where a comprehensive, peer-reviewable impact assessment demonstrates no negative impacts to natural heritage features/functions and compliance with all applicable legislation. Peat harvesting is prohibited in, and within 120 m of, Provincially Significant Wetlands (PSWs).
- c) Within the Magnetawan River Floodplain, permitted uses are limited to:
- i) flood and erosion control works,
  - ii) docking facilities, and
  - iii) public pathways associated with otherwise permitted development in adjacent areas, provided they do not increase risk to public safety or aggravate flood susceptibility.

#### 9.1.4 Prohibited and Restricted Development

- a) PSWs: New development and site alteration are not permitted within a Provincially Significant Wetland. On adjacent lands (i.e., within 120 m of the PSW boundary), development may be permitted only if an Environmental Impact Study (EIS) demonstrates no negative impacts on the wetland's features and functions.
- b) Fish habitat: Development that would cause the harmful alteration, disruption or destruction of fish habitat or the death of fish is prohibited unless authorized under the Fisheries Act (federal). Proponents must avoid, mitigate and, where required, offset residual effects in accordance with DFO policy.
- c) Floodplain (Magnetawan River): New development and site alteration are generally prohibited within the regulatory floodplain except for works necessary for flood/erosion control and water-dependent uses that, by their nature, must locate adjacent to the river (e.g., docks), and then only where risk can be appropriately managed.
- d) Species at risk (SAR) habitat: Development that would damage or destroy habitat of endangered or threatened species is prohibited unless authorized under provincial SAR legislation. Proponents are responsible for confirming SAR presence and habitat and for

obtaining any required permits/registrations.

### 9.1.5 Development Policies

#### 9.1.5.1 Environmental Impact Study (EIS) Requirements

- a) Adjacent lands are the lands relevant to which impacts of a development must be considered. The effect of a development proposal on features must be considered when the proposed development is within:
  - i) 120 metres of the boundary of a Provincially Significant Wetland or unclassified wetland in excess of 0.8 ha;
  - ii) 50 metres of the boundary of other wetlands;
  - iii) 30 metres of any watercourse;
  - iv) 50 metres from the boundary of a provincially or regionally significant earth Area of Natural and Scientific Interest;
  - v) 120 metres from the boundary of a provincially or regionally significant life science Area of Natural and Scientific Interest;
  - vi) 120 metres from the boundary of a fish habitat area;
  - vii) 300 metres from the shoreline of a Lake Trout Lakes that is at capacity;
- b) The Township may require peer review of any study at the applicant's expense.
- c) EIS Terms of Reference shall align with provincial guidance and be scoped to the sensitivity of the feature and project risk.
- d) The Township may adopt additional standards (e.g., EIS triggers or TOR templates) to support consistent implementation.

#### 9.1.5.2 Climate Change Adaptation & Natural Systems Resilience (new)

- a) EIS submissions shall address climate-related risks (e.g., flooding, heat stress, drought, erosion, invasive species, and wildfire risk where applicable) and incorporate climate-resilient design and mitigation to maintain ecological function under future conditions.
- b) Natural heritage restoration and planting plans shall prioritize native, climate-resilient species and support long-term ecosystem health.
- c) Where warranted by risk, the Township may require a climate resilience assessment to accompany development adjacent to floodplains, wetlands, or heat-vulnerable areas.

**9.1.5.3 Floodplain, Hydrologic Features & Fill Regulation**

- a) Lands below the regulatory flood elevation along the Magnetawan River (Schedule D) are considered the Magnetawan River Floodplain; the precise elevation must be confirmed through OLS or qualified engineering survey.
- b) Where site survey confirms lands are outside the PSW and above the regulatory flood elevation, the Magnetawan River Development Area policies apply.
- c) Council may enact a Site Alteration (Fill) By-law to regulate the placement/removal of fill, removal of topsoil (including peat), and grade alteration within or adjacent to sensitive features, coordinated with provincial excess soil regulations and Township approvals.
- d) Flood risk analysis and mapping used in development review should incorporate the most current climate-informed methods where available (e.g., updated hydrologic/hydraulic models, adaptive flood management practices).

**9.1.5.4 Fish Habitat Protection & Water Setbacks**

- a) Development and site alteration are not permitted in fish habitat.
- b) Development within 120 metres of fish habitat may be permitted only where an EIS or fish habitat assessment demonstrates no negative impacts.
- c) Minimum setbacks from the water's edge are:
  - i) 30 metres for coldwater lakes, rivers, and streams;
  - ii) 15 metres for cool or warmwater lakes, rivers, and streams;
  - iii) 120 metres from fish habitat.
- d) Setbacks may be reduced through a Zoning By-law Amendment supported by an EIS demonstrating no negative impacts.

**9.1.5.5 Deer Wintering Habitat (Stratum 1 & 2)**

- a) Stratum 1 habitat (core wintering area, >60% conifer canopy) and Stratum 2 (broader early/mild winter use area) are recognized on Schedule C.
- b) Development or site alteration in Stratum 1 is prohibited unless conifer thermal cover is fully mapped and an EIS demonstrates no negative impacts.
- c) Development in Stratum 2 requires conservation of conifer cover, feeding areas, and

movement corridors, and must be supported by an EIS.

- d) EIS recommendations may include vegetation retention, larger lots, increased frontage, reduced building envelopes, or modified access routes (avoiding thermal cover/browse by 30-50 metres).

#### **9.1.5.6 Endangered & Threatened Species Habitat**

- a) No development or site alteration is permitted within significant habitat of endangered or threatened species.
- b) Development adjacent to such habitat requires an EIS demonstrating no negative impacts.
- c) Where potential exists for significant habitat, an EIS is required.
- d) The Township shall secure required mitigation measures through appropriate land-use planning tools.
- e) Proponents shall undertake early screening and consultation with the Province to determine survey needs, avoidance alternatives, and permitting requirements; where ESA authorization is required, work shall not proceed until permits/registrations are in place.

#### **9.1.5.7 Significant Wildlife Habitat (SWH)**

- a) Aside from deer wintering habitat, SWH is not fully mapped; proponents must consult provincial guidance and may be required to conduct site assessments using accepted seasonal protocols.
- b) Development or site alteration is not permitted within SWH unless an EIS shows no negative impacts.
- c) Development within 120 metres of SWH requires evaluation of adjacent land function and demonstration of no negative impacts.
- d) Site assessments must identify SWH presence, evaluate impacts, and propose avoidance or mitigation; they may be combined with a broader EIS.

#### **9.1.5.8 Areas of Natural and Scientific Interest (ANSI)**

- a) No designated ANSIs currently exist within the Township, though one candidate Provincially Significant ANSI overlaps with the Magnetawan River PSW and floodplain.

- b) Newly identified ANSIs are subject to this Plan’s Natural Heritage policies.
- c) Compatible uses may be permitted where confirmed through consultation with provincial agencies and supported by an EIS as necessary.
- d) Development or site alteration within an ANSI requires an Environmental Impact Study demonstrating no negative impacts.
- e) Development adjacent to an ANSI requires an EIA demonstrating no negative impacts on the ANSI’s ecological support functions.

**9.1.5.9 General Natural Heritage Protection & Hazard Avoidance**

- a) Development must protect the environment and prevent hazardous conditions.
- b) Where impacts cannot be sufficiently mitigated, permitted uses may be limited to conservation or hazard protection.
- c) Development may proceed where the Township and relevant agencies determine that no environmental deterioration or hazard will result, and where constraints can be overcome using appropriate engineering or resource management practices.
- d) Zoning, Site Plan Control, and other municipal by-laws will be used to secure mitigation and regulate development in Natural Features areas.

**9.1.5.10 Forest Management & Stewardship**

- a) Forest management on public and private lands is encouraged to support ecological health and forest-based industry.
- b) Restoration and retention of natural vegetation along lakeshores, streams, and riverbanks is encouraged to enhance habitat and prevent erosion.

**9.1.5.11 Indigenous Engagement for Natural Heritage**

The Township shall engage with Indigenous communities early in the planning process where development may affect natural heritage features, water resources, or culturally significant lands, and shall incorporate Indigenous knowledge where offered to inform evaluations and decisions.

**9.1.5.12 Watershed-Based Planning & Green Infrastructure**

- a) Development proposals that may affect wetlands, watercourses, groundwater recharge or discharge areas, or headwaters shall include a hydrologic impact assessment

consistent with watershed/subwatershed planning where available.

- b) Applicants shall prioritize low-impact development (LID) and green infrastructure to maintain or restore natural hydrologic function, reduce runoff, and improve water quality.

#### **9.1.5.13 Ecological Restoration & Monitoring**

- a) Where residual impacts occur, the Township may require ecological restoration or enhancement, using native, climate-resilient species, and a monitoring/adaptive management program secured through planning approvals.
- b) Restoration and compensation measures must be consistent with applicable provincial guidance and support the long-term recovery of affected features and functions.

#### **9.1.6 Crown Land Conservation Reserves**

- a) Two areas of Crown land have been regulated as conservation reserves under the Ontario's Living Legacy Crown land planning program: the Bear Lake Peatland Conservation Reserve and the Ryerson Township Forest Conservation Reserve.
- b) Land use planning in these sites is carried out by the Ministry of Natural Resources through a public consultation process.

## **9.2 Agriculture**

~~For planning purposes, prime agricultural land is defined by the province as Canada Land Inventory Classes 1, 2, and 3 soils, which represent the highest capability lands for agriculture and form the foundation of Ontario's agricultural system. These lands~~ Agricultural lands are to be protected for long-term agricultural use, recognizing their economic, ecological, and cultural value. The Agricultural subsection provides policy direction for identifying, conserving, and managing these lands, ensuring that agricultural operations can continue and evolve while maintaining compatibility with natural systems, protecting soil resources, and supporting the Township's rural economy and landscape. These policies are consistent with the PPS, 2024 and utilize the Agricultural Systems approach for the Agricultural Designation.

### **9.2.1 Identification**

Lands identified as part ~~the Agricultural Designation of the Agricultural overlay~~ are shown on Schedule A – Land Use~~B~~.

### **9.2.2 Principles**

- a) Ryerson will protect agricultural land for ongoing and future agricultural uses, recognizing that agricultural land, ~~particularly CLI Classes 1, 2, and 3 lands,~~ is a finite and non-renewable resource essential to long-term agricultural viability.
- b) The Township will minimize fragmentation of the agricultural land base by discouraging unnecessary lot creation and non-agricultural intrusions that reduce the functional integrity of agricultural areas.
- c) Land use decisions shall not negatively impact normal farm practices, ensuring farmers can continue to operate efficiently and adapt to changing economic and environmental conditions.
- d) Agriculture-related and on-farm diversified uses may be supported [in the Agricultural Designation](#) where they complement agricultural operations, do not hinder surrounding farms, and meet provincial criteria for permitted uses in prime agricultural areas.
- e) Agricultural operations must remain compatible with surrounding land uses. New or expanding non-farm uses must be located and designed to avoid introducing conflicts or constraints on agricultural production.
- ~~f) The Township recognizes soil as a critical natural resource and supports practices and land use decisions that maintain or enhance long-term soil productivity and ecological function.~~
- ~~g) Stewardship practices that protect agricultural productivity while also safeguarding water resources, natural heritage features, and ecological integrity will be encouraged and supported.~~

### 9.2.3 Permitted Uses

The following uses are permitted within the ~~lands identified in the Agricultural overlay~~[Agricultural Designation](#):

- a) Residential uses;
- b) Agricultural uses; [and](#)
- c) Agriculture-related uses and on-farm diversified uses

#### 9.2.3.1 Residential Uses

- a) Residential uses in Agricultural Areas shall be permitted either in the form of:
  - i) A [single](#) detached dwelling on a lot fronting an existing public road; and/or

ii) Accommodation for full-time farm labour where:

1. The size and nature of the operation requires additional employment;
2. Accommodations may be located on the same lot as a principal dwelling and shall be removed once the farm help is no longer required; and
3. Prior to development, the Township may require that the farm operator enter into an agreement which ensures that accommodations for farm help are removed once no longer needed.

iii) Two Additional Residential Units (ARUs):

1. ARUs shall not be considered a separate dwelling unit for the purposes of a Surplus Farm Severance application or for any other severance application.
2. ARUs shall be located as close to the principal farm dwelling as possible to protect the surrounding agricultural lands.
3. ARUs shall only be permitted where appropriate water and septic services can be provided.
- 3-4. ARUs are only permitted on Agricultural lands that front on a publicly maintained roadway.

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**9.2.3.2 Agricultural Uses**

- a) On lands identified as within the Agricultural Designation-Agricultural, a variety of types, and intensities of agricultural uses and normal farm practices are permitted and shall be consistent with Provincial guidelines related to uses and practices in prime agricultural areas.
- b) Proposed agriculture-related uses and on-farm diversified uses shall be compatible with, and shall not hinder, surrounding agricultural operations. Criteria for these uses may be based on provincial guidance or municipal approaches, as set out in municipal planning documents, which achieve the same objectives.
- c) On-farm diversified uses and agriculture-related uses that are compatible with and do not hinder surrounding agricultural operations are permitted subject to limitations on size, scale and location on the property as determined by the Zoning By-law. A Zoning By-law amendment is required for any increase to the permitted size of an on-farm diversified or agriculture-related use.

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d) Agriculture-related uses and on-farm diversified uses

- a) Agriculture-related uses and on-farm diversified uses shall be permitted within the Agricultural Designation where they directly support, are compatible with, and do not hinder surrounding agricultural operations or normal farm practices.
- b) All agriculture-related uses and on-farm diversified uses shall comply with applicable provincial policies and guidelines for permitted uses in prime agricultural areas, including criteria relating to size, scale, location, and the primacy of agricultural activity on the lot.
- c) These uses shall be secondary to the principal agricultural use of the property and shall be limited in area as per provincial guidelines. The primary use of the lot must remain agricultural.
- d) Agriculture-related uses shall be directly connected to and required for an agricultural operation. These uses may include value-added processing, packing, storage, or services that support farm operations.
- e) On-farm diversified uses may include a range of secondary, small-scale activities that contribute to farm viability, provided they remain clearly subordinate to the principal agricultural use and do not result in land use conflicts, increased demand for municipal services, or inappropriate commercial/industrial concentrations in the Agricultural Designation.
- f) The Township shall ensure that the location and design of agriculture-related and on-farm diversified uses avoid the fragmentation of agricultural land, minimize the conversion of prime agricultural soils, and maintain compatibility with natural heritage features and ecological functions.

#### 9.2.3.2.1 Evaluation Criteria

Proposals for agriculture-related or on-farm diversified uses shall be evaluated based on the following considerations:

- a) Compatibility: The use shall not create off-site impacts or constraints that interfere with normal farm practices on adjacent lands, including noise, odour, dust, traffic, or hours of operation.
- b) Size and Scale: The use shall occupy a limited portion of the property, consistent with provincial guidelines or municipal standards.
- c) Location: The use shall be located on lower-capability agricultural soils where possible, clustered with existing buildings, and sited to minimize disruption to agricultural operations and natural features.

d) Servicing: The use shall be serviced in a manner that does not require the extension of municipal services or create adverse impacts on groundwater or surface water resources.

e) Traffic and Access: The use shall be designed to accommodate traffic safely without requiring the construction of new roads or causing undue impacts on the rural road network.

#### 9.2.4 Development Policies

- a) Removal of lands from the Agricultural ~~Designation Overlay~~ shall only be considered where it is demonstrated that the land does not meet the requirements for an Agricultural designation through:
  - i) A municipal-wide Land Evaluation and Area Review; or
  - ii) An Agricultural Impact Assessment that determines the lands have been incorrectly identified as Class 3 soils and can appropriately be removed from the Agricultural ~~Designation overlay~~ without causing negative impacts to surrounding agricultural uses or lands.
- b) All farm and non-farm development including lot creation and new or expanding livestock facilities will comply with the Minimum Distance Separation formulae established by the Province in order to minimize odour conflicts between livestock facilities and development, as amendment from time to time.
- c) Extraction of minerals and aggregates may be permitted subject to an amendment to this Plan, provided that rehabilitation of the site will be carried out whereby substantially the same area and same average soil quality for agriculture are restored. ~~On these prime agricultural lands, complete agricultural rehabilitation is not required if:~~
- d) New agricultural lots may be permitted only where the severed and retained lots are intended for agricultural use. The lots shall:
  - i) be sufficiently large to maintain flexibility for future changes in the type of agricultural operation; and
  - ii) have a minimum lot size of 40 hectares.
- e) Lot adjustments in agricultural areas may be permitted for legal or technical reasons provided it does not create a separate building lot that would otherwise require an amendment to this Plan.
- f) The municipality recognizes as generally desirable the consolidation of farms wherever possible. Dwellings that become surplus as a result of a consolidation of abutting farm parcels may be severed provided that:

- i) the residential lot does not exceed 1 hectare in area and is not less than 4,000 square metres in area;
- ii) the residential lot meets the Minimum Distance Separation criteria;
- iii) the dwelling is not required for farm employees; and
- iv) the farmland is merged into a single lot.
- v) The new lot can be adequately serviced

**9.3 Mineral and Aggregate Resources**

Minerals, sand and gravel are recognized as important resources in the Township and should be protected from encroachment of incompatible uses.

**9.3.1 Identification**

- a) Mineral and aggregate resources include deposits of sand, gravel and bedrock suitable for extraction, as well as licensed pits and quarries. These are recognized on Schedule F - Mineral & Aggregate Resources and on Schedule C - Development Constraints (showing pits/quarries, mines and a 300 metre Land Use Compatibility Assessment Area). Schedule updates may occur from time to time to reflect new provincial mapping, licensing status, or surveyed information, without an Official Plan Amendment, provided no change in policy intent is created.
- b) The Township’s areas of aggregate potential include sand and gravel resources shown on Schedule F. These areas are a policy overlay and are intended to flag the need to consider protection for long-term resource use during development review. Site-specific confirmation of resource presence/viability may be required.

**9.3.2 Principles**

- a) Recognize mineral and aggregate resources as non-renewable and protect them for long-term use, by avoiding development that would preclude or hinder existing or future extraction or access to resources.
- b) Minimize or prevent land use conflicts among extraction operations, haul routes, and sensitive land uses through setbacks, buffering, phasing, and adherence to D-6 (influence areas, minimum separation, and mitigation).
- c) Direct extraction and associated activities to locations and designs that avoid or mitigate impacts to water resources, fish habitat, significant wetlands, habitat of endangered and

**Commented [AK21]:** MNR, MMAH, MEM are recommending 500m buffer around aggregate operations, and studies should be done if within 1000m influence area. We will need to change our OP maps to increase the buffers. Actual comment:

Buffer sizes should be reviewed to confirm they are appropriate for licensed aggregate pits and landfills sites.

For compliance with MFCF D series guidelines, it is recommended that in the absence of site-specific studies, 1000 metres be used as the distance to assess potential impacts and not 300 metres, with no development within 30 metres of licensed quarry or 30 metres of a licensed pit.

**Commented [DV22R21]:** Submit for comment as is so we have the chance to clarify for Ryerson specifically.

**Commented [AK23]:** The comments above re: buffers does not align with D6 which is 1000m influence area, 300m setback to Class III use (pit or quarry). I have always used D6 to establish a minimum 300m setback from pit/quarry UNLESS study says the new lot can be closer.

threatened species, deer wintering, and other significant natural heritage features, and that maintain/restore site ecological function through progressive and final rehabilitation.

- d) Require technical studies proportional to risk, e.g., hydrogeology, noise/vibration/blast, natural heritage, traffic/haul route, cultural heritage/archaeology, to demonstrate that operations or adjacent development can proceed safely and compatibly with Provincial policy and Aggregate Resources Act site plan standards.
- e) Recognize that wayside pits, wayside quarries and portable asphalt plants supporting public works may locate throughout the Township without OP or ZBL amendments (except in areas of environmental concern or existing development), subject to provincial requirements and local implementation tools.

### 9.3.3 Development Policies

- a) On lands identified as having mineral/aggregate resource potential or access corridors (Schedules C/F), non-aggregate development (including creation of new sensitive land uses) will be discouraged and shall be permitted only where an applicant demonstrates to the Township's satisfaction that one of the following applies:
  - i) Resource use is not feasible; or
  - ii) The proposed use serves a greater long-term public interest; and
  - iii) Public health/safety and environmental impacts are addressed, consistent with PPS 2024. Supporting studies may include a resource feasibility assessment and compatibility analysis.
- b) New or intensified sensitive land uses within 300 metres of a licensed pit/quarry (or greater, if justified by D-6) shall submit a Land Use Compatibility Study (noise, dust, vibration/blast, air quality) demonstrating acceptable levels with or without mitigation, and no interference with current or planned operations as per the ARA site plan. Site-specific setbacks may exceed 300 metres where warranted.
- c) Development that introduces sensitive uses adjacent to identified haul routes may be required to assess and mitigate traffic safety, noise, and dust. New or expanded operations shall identify and secure appropriate haul routes, with improvements or agreements as necessary, in consultation with the road authority (including MTO for Highway 520).
- d) Licensed pits and quarries shall be placed in an appropriate zoning category with performance standards for setbacks, screening, hours, lighting, and access consistent

with ARA site plan conditions. Site Plan Control may be used to implement mitigation measures and coordinate with rehabilitation.

- e) New pits/quarries and expansions require Aggregate Resource Act licensing/permits and may require planning approvals (e.g., Zoning By-law Amendment). Applications must include all ARA-required technical reports and any additional local studies needed to demonstrate conformity/consistency with this Plan and the PPS 2024.
- f) Complete applications will scope and submit as applicable:
  - i) Hydrogeological & water balance (esp. if proposing below-water-table extraction);
  - ii) Noise, dust, vibration/blast (including setbacks and mitigation);
  - iii) Traffic/haul route analysis;
  - iv) Natural heritage & species at risk (EIS, seasonal fieldwork, avoidance/mitigation);
  - v) Archaeological/cultural heritage as triggered by provincial screening; and
  - vi) Progressive/final rehabilitation plan consistent with the ARA Site Plan Standards.
- g) Extraction, site alteration, and accessory works are not permitted in Provincially Significant Wetlands (PSWs) and shall avoid or demonstrate no negative impacts on other significant natural heritage features/functions and fish habitat in accordance with this Plan's Natural Heritage overlay policies and applicable legislation. Setbacks and mitigation from waterbodies and wildlife habitat shall be addressed through the EIS and secured through approvals.
- h) Where private wells and septic systems may be affected, hydrogeological work shall demonstrate no unacceptable risk to groundwater quality/quantity on-site and on adjacent properties, with monitoring and contingency measures as needed.
- i) Proponents shall phase operations and progressively rehabilitate disturbed areas. The Township may require monitoring (e.g., groundwater, noise, blasting) and adaptive management responses through zoning/agreements and may seek peer review of studies at the applicant's expense.
- j) Rehabilitation shall return lands to an appropriate after-use compatible with surrounding designations and environmental conditions, consistent with ARA rehabilitation duties and site plan requirements. Where feasible, rehabilitation should enhance ecological function, support agriculture/forestry, naturalization, or compatible rural recreation.

- k) Development within the area of influence of known or suspected mine hazards and abandoned mines shall submit appropriate geotechnical/hazard assessments and demonstrate that risks are avoided or fully mitigated prior to approval, consistent with Township hazard policies.
- l) Wayside pits/quarries and portable asphalt plants required for public authority projects are permitted throughout the Township without an OP or Zoning By-law amendment, except in areas of existing development or identified environmental concern, and subject to all applicable provincial requirements. Rehabilitation will be carried out upon completion of the public project.

## 10 Implementation and Interpretation

### 10.1 General Implementation

- a) This Plan shall be implemented through the tools and processes enabled by the Planning Act, associated regulations, and other applicable legislation. Municipal Council, the Planning Board (where applicable), and approval authorities shall administer this Plan in a manner that ensures orderly, compatible, and sustainable development.
- b) Planning in Northern Ontario may involve roles for Planning Boards and the Province, particularly regarding unorganized territories and Crown lands, as described in the Citizen's Guide to Land Use Planning for Northern Ontario.
- c) All development shall conform to the intent, goals, and policies of this Plan and achieve efficient, coordinated land use planning consistent with provincial policy direction.

### 10.2 Land Use Compatibility

- a) Development shall occur in a manner which ensures compatibility with surrounding areas and uses, and shall consider:
  - b) Minimizing the impact on adjacent residential uses with regard to noise, traffic, emissions and visual appearance when considering the development of off-street parking, loading areas, and garbage disposal facilities; and,
  - c) The use of fencing, screening and/or separation distances to minimize potential adverse impacts between uses.
- d) When a change in land use places, or is likely to place, a sensitive land use within the

area of influence of another less sensitive land use, or place a less sensitive land use in proximity to a sensitive land use, the policies contained within the MOE D Series Guidelines shall be applied to minimize or prevent the exposure of any person, property, plant or animal life to adverse effects associated with the operation of specified facilities.

- e) The Minimum Distance Separation Formulae as guided by the Province shall be used where appropriate to avoid land use conflicts between agricultural uses and sensitive land uses.

### 10.3 Interpretation of Numbers and Boundaries

- a) Numbers in this Plan should not be interpreted as absolute and rigid. Minor variations are permitted where the intent and purpose of the Plan are maintained.
- b) Boundaries between land use designations on Schedule A are approximate except where they coincide with major physical features such as roads, rivers, or transmission corridors.
- c) Natural Features shown on Schedule B are approximate and supplement the information on Schedule A.
- d) Minor adjustments to boundaries that maintain the general intent of the Plan do not require an amendment.

### 10.4 Zoning By-law

- a) Council shall adopt a Zoning By-law to implement this Plan in accordance with Section 34 of the Planning Act.
- b) The Zoning By-law will regulate permitted uses, development standards, and site-specific requirements to ensure conformity with this Plan.
- c) Following adoption or amendment of this Official Plan, the Zoning By-law shall be updated as necessary to achieve consistency.

### 10.5 Holding (“H”) Zones and Holding By-laws

#### 10.5.1 Purpose and Use of Holding Zones

Lands may be zoned with a Holding (“H”) symbol to:

- a) Ensure orderly development;
- b) Protect public health and safety;
- c) Require completion of necessary studies;
- d) Secure required agreements;
- e) Implement special design features.

#### 10.5.2 Criteria

Holding may be applied where:

- a) The zoning will not aggravate situations detrimental to adjacent uses;
- b) The use is outside the floodway of a river or stream;
- c) The use is not hazardous or detrimental due to traffic or other impacts;
- d) The use does not pollute air or water;
- e) The use does not interfere with desirable development of the area.

#### 10.5.3 Removal of Holding

Removal of an “H” symbol shall occur in accordance with the Planning Act, once Council is satisfied that the required conditions have been fulfilled and the proposed development is no longer premature or inappropriate.

#### 10.6 Legal Non-Conforming Lots, Uses and Structures and ~~Legal Non-Complying Structures~~

- a) Nothing in this Plan shall prevent the continuation of a legal non-conforming lot, use or structure. ~~or the use or repair of a legal non-complying structure.~~
- b) The Township may use Zoning By-law amendments, minor variances, or development agreements to ensure any change to a legal non-conforming lot, use or structure; ~~or reconstruction:~~
  - i) Protects public health and safety;
  - ii) Avoids or mitigates adverse impacts;

- iii) Respects natural heritage and hazard policies;
- iv) Maintains compatibility with surrounding uses.
- c) Council is not obligated to permit extension or enlargement of a non-conforming lot, use or structure. ~~use or structure.~~
- d) Uses lawfully established prior to this Plan that no longer conform to land use designations shall be recognized as legal non-conforming uses.
- e) It is intended that legal non-conforming uses gradually transition to uses permitted by the designation, while remaining permitted so long as they continue lawfully.
- f) Extensions or changes may be allowed under the Planning Act where they do not create new adverse impacts, increase incompatibility, or harm natural heritage or hazard areas.
- g) A legal non-conforming use that is damaged or destroyed may be restored or reconstructed where consistent with the Planning Act, the Zoning By-law, and where restoration will not create or worsen impacts.

Commented [AK24]: Amalgamation of non-conforming and non-complying.

### 10.7 Temporary Use By-laws

- a) Council may authorize temporary uses through a Temporary Use By-law for up to three years, as permitted under the Planning Act.
- b) Temporary uses may include housing, accommodation facilities, tourist uses, parking lots, industrial resource-related uses, and similar activities.
- c) In considering a Temporary Use By-law, Council shall ensure that:
  - i) The use is genuinely temporary and can cease without hardship;
  - ii) Compatibility with surrounding uses is maintained;
  - iii) The intent of the Official Plan is upheld;
  - iv) No expansion of municipal services is required;
  - v) No adverse impacts on adjacent properties or environmental features will occur.

### 10.8 Interim Control By-laws

- a) Council may enact Interim Control By-laws to restrict development temporarily while studies or reviews are completed.

- b) Use of Interim Control By-laws shall follow the Planning Act and apply only for the duration needed to complete required investigations.

### **10.9 Existing Development Applications**

- a) Policies of this Plan do not apply to complete applications for subdivision, consent, or rezoning submitted prior to adoption of the Plan.
- b) Such applications must still comply with current Township development standards and maintain the general intent of the Official Plan where possible.

### **10.10 Deeming of Plans of Subdivision**

Council may deem a registered Plan of subdivision, or part thereof, not to be a registered Plan under Section 50 of the Planning Act where the lots cannot meet modern standards for development.

### **10.11 Supporting Studies**

- a) Council may require supporting studies for applications involving OP amendments, Zoning By-law amendments, subdivisions, consents, or complex developments. These may include:
  - i) Agricultural Impact Assessment
  - ii) Demand/Need Study
  - iii) Stormwater Management Plan
  - iv) Site Evaluation Report
  - v) Archaeological Assessment
  - vi) Environmental Impact Study
  - vii) Traffic Impact Study
  - viii) Hydrogeological Report
  - ix) Servicing Options Report
  - x) Fisheries, Wetland, Wildlife Assessments

- xi) Water quality analysis
  - xii) Lake carrying capacity assessments
  - xiii) Soils analysis
  - xiv) Constraints and opportunities mapping
  - xv) Any additional specialized studies deemed necessary
- b) All required studies shall be completed at the applicant's expense, and peer review may be required at the applicant's cost.

## 10.12 Land Division (Consents and Subdivisions)

### 10.12.1 General

The preferred method of lot creation is by consent unless a Plan of subdivision is required for proper and orderly development.

### 10.12.2 Consent Evaluation Criteria

Council shall ensure:

- a) A subdivision is not required;
- b) The lot meets the intent of this Plan and the Zoning By-law;
- c) The lot has appropriate size, configuration, and servicing potential;
- d) The lot meets MDS requirements;
- e) The lot fronts on a year-round publicly maintained road (except where Shoreline policies permit otherwise);
- f) No traffic hazards are created;
- g) MOE D-Series guidelines are met;
- h) Impacts on drainage, water quality, and lake capacity are avoided or mitigated;
- i) The retained lot remains developable;
- j) Section 51(24) criteria of the Planning Act are satisfied.

- k) Severances will not be considered where new lots may:
  - i) Negatively impact natural features or environmentally sensitive areas;
  - ii) Be adversely affected by, or hinder, nearby extractive uses.
- l) Consents may be permitted to:
  - i) Correct lot boundaries;
  - ii) Convey land to an adjacent lot without creating new lots;
  - iii) Separate previously existing parcels merged on title.
  - iv) Cancel previous Consent approvals.
  - iii)v) Validate title.

Commented [AK25]: Added per other Consent types

#### 10.12.3 Commercial or Industrial Lot Creation

Consents for commercial or industrial lots require a stormwater management report and may require additional studies such as noise, odour, traffic, or compatibility analyses.

#### 10.12.4 Subdivision Development Criteria

Proposals creating five or more lots require:

- a) Hydrogeological and stormwater reports;
- b) Aquifer evaluation;
- c) Confirmation of access and road requirements;
- d) Environmental constraints analysis for features on Schedules B1 and B2.
- e) Matters listed under Sections 51(17) and 51(24) of the Planning Act, R.S.O. 1990, c. P.13

#### 10.13 Site Plan Control

- a) All lands in the Township are designated for Site Plan Control.
- b) Site Plan Control ensures:
  - i) Safe, functional development;

- ii) Compatible access and circulation;
  - iii) Attractive and functional on-site amenities;
  - iv) Proper location of services, parking, and waste facilities;
  - v) Adequate grading, drainage, and utility easements;
  - vi) That development is built and maintained as approved.
- c) Required road-related dedications for widenings, sight triangles, and grade improvements may be imposed through Site Plan Control.

### **10.14 Parkland Dedication**

Council may require parkland dedication or cash-in-lieu for development or redevelopment under the Planning Act.

### **10.15 Official Plan Amendments and Review**

#### **10.15.1 Amendments**

- a) The Plan may be amended at any time by Council to maintain relevance.
- b) Site-specific amendments will be evaluated based on:
  - i) Conformity with the Plan's intent and policies;
  - ii) Site suitability;
  - iii) Compatibility;
  - iv) Need and feasibility;
  - v) Impact on municipal services;
  - vi) Economic implications;
  - vii) Consistency with provincial policy.

#### **10.15.2 Five-Year Review**

Council shall review the Plan at least every five years as required by the Planning Act, assessing:

- a) Relevance of goals and objectives;
- b) Actual versus anticipated development;
- c) Effectiveness of land use policies;
- d) Need for new or revised policy direction;
- e) Conformity with provincial plans and regulations.

## 10.16 Alternative Notice Requirements

### 10.16.1 Official Plan Amendments

- a) Council may delegate notice and meeting scheduling to a Committee or appointed official.
- b) Subsequent public meetings must occur at least 10 days after notice.
- c) Technical amendments correcting minor errors may proceed without a public meeting under s.17(15).

### 10.16.2 Zoning By-law Amendments

- a) Council may delegate notice and meeting scheduling to a Committee or appointed official.
- b) Technical corrections may proceed without a public meeting under s.34(12).

## 10.17 Interpretation

- a) Schedules are part of this Plan.
- ~~b)~~ Updates to Schedules require a Plan amendment ~~except for Schedule E.~~
- ~~b)c)~~ Appendix 3: (Wildland Fire Susceptibility), which may be updated administratively without an amendment to this Plan.
- ~~e)d)~~ Applicants must rely on the most recent provincial data layers for natural hazard information.

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## 11 Definitions

**“Adjacent lands”** means those lands contiguous to, or in close proximity to, a specific natural heritage feature or area where development could reasonably be expected to have a negative impact on the feature or area. (Derived from PPS 2024 natural heritage terminology.)

**“Additional Residential Unit (ARU)”** means a self-contained residential dwelling unit with kitchen and bathroom facilities that is subordinate to and located on the same lot as a primary dwelling (in the main building or in a detached accessory building), as provided for in provincial housing policy. (PPS 2024.)

**“Adverse effects”** means one or more negative impacts such as noise, odour, dust, vibration, illumination or other emissions which may be created by a use and affect a sensitive land use. (PPS 2024 general land use compatibility terminology.)

**“Affordable”** means:

a) in the case of ownership housing, the least expensive of:

1. housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low- and moderate-income households; or
2. housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the municipality.

b) in the case of rental housing, the least expensive of:

1. a unit for which the rent does not exceed 30 percent of gross annual household income for low- and moderate-income households; or
2. a unit for which the rent is at or below the average market rent of a unit in the municipality. (PPS 2024)

**“Agricultural use”** means the growing of crops, including nursery, biomass, and horticultural crops; raising of livestock; beekeeping; agro-forestry; and associated on-farm buildings and structures. (PPS 2024.)

**“Agriculture-related use”** means farm-related commercial and farm-related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations. (PPS 2024.)

**“ANSI – Area of Natural and Scientific Interest”** means an area identified by the Province as having life science or earth science values related to protection, scientific study or education. (PPS 2024.)

**“Area of employment”** means an area of land designated in an official plan for clusters of business and economic uses, as defined by the Planning Act. (Use the statutory definition as amended from time to time.)

**“Built heritage resource”** means a building, structure, monument, installation or any manufactured remnant identified as having cultural heritage value or interest. (PPS 2024.)

**“Cultural heritage landscape”** means a defined geographical area of heritage significance which has been modified by human activities and is valued by a community. (PPS 2024.)

**“Development”** means the creation of a new lot, a change in land use, or the construction of buildings and structures; and includes site alteration. (PPS 2024.)

**“Environmental Impact Study (EIS)”** means a study prepared by a qualified professional that identifies natural heritage features and functions; assesses potential impacts of development or site alteration; and demonstrates, where required, **no negative impacts** on the natural features or their ecological functions. (PPS 2024 natural heritage policy framework.)

**“Fish habitat”** means habitat that supports fish life processes as determined under applicable federal and provincial requirements; for planning purposes, development shall be consistent with the PPS direction regarding fish habitat protection. (PPS 2024.)

**“Floodplain”** means the area, usually low lands adjoining a watercourse, which has been or may be subject to flooding hazards associated with the regulatory flood. (PPS 2024 general hazard terminology.)

**“Hazardous forest types for wildland fire”** means forest types assessed as high to extreme risk for wildland fire under current provincial screening tools and mapping. (PPS 2024; MECP/MNR guidance referenced therein.)

**“Holding (‘H’) symbol”** means the use of the “H” symbol in the Zoning By-law to prevent or delay development until specific conditions are met, in accordance with the *Planning Act*. (ZBL and *Planning Act*.)

**“Home industry / home occupation”** means small-scale businesses carried on as accessory to a residence and in compliance with the Zoning By-law performance standards. (Ryerson ZBL 56-14.)

**“Infrastructure”** means physical structures (facilities and corridors) that form the foundation for development, including transportation, sewage and water systems, waste management systems, and utilities. (PPS 2024.)

**“Low and moderate income households”** means:

- a) in the case of ownership housing, households with incomes in the lowest 60 percent of the income distribution for the municipality; or
- b) In the case of rental housing, household with incomes in the lowest 60 percent of the income distribution for renter households for the municipality. (PPS 2024)

**“Mineral aggregate operation”** means lands under licence or permit, with or without associated processing, for the extraction of sand, gravel, clay, shale and bedrock. (PPS 2024.)

**“Mineral aggregate resources”** means gravel, sand, clay, earth, and bedrock which are used in construction, manufacturing, and maintenance of infrastructure. (PPS 2024.)

**“Natural heritage features and areas”** include significant wetlands, coastal wetlands, woodlands, valleylands, wildlife habitat, fish habitat, ANSIs, and habitat of endangered and threatened species, as recognized by the Province. (PPS 2024.)

**“No negative impacts”** means no degradation that would result in the loss of natural features or ecological functions. (PPS 2024.)

**“On-farm diversified use”** means uses that are located on a farm and are secondary to the principal agricultural use of the property and are limited in area. (PPS 2024.)

**“Portable asphalt plant”** means a facility with equipment designed to heat and dry aggregate and mix it with bituminous asphalt to produce asphalt paving material, designed to be dismantled and moved to another location as required. (PPS 2024; also reflected in municipal OP/ZBL practice.)

**“Protected heritage property”** means real property designated under Parts IV, V or VI of the **Ontario Heritage Act** or otherwise protected under that Act. (PPS 2024 cultural heritage policy language.)

**“Public service facilities”** means land, buildings and structures for the provision of programs and services provided or funded by a government or other public body, such as health, education, and cultural services. (PPS 2024.)

**“Regulatory flood” / “Regulatory flood elevation”** means the flood standard used in the delineation of the floodplain (e.g., 1:100 year or Timmins Storm model, as applicable) in accordance with provincial guidance. (PPS 2024 hazards framework.)

**“Rural Clusters”** means a small, distinctly identifiable grouping of rural residential and/or rural-servicing uses located outside designated settlement areas, typically consisting of a

limited number of lots or dwellings that have historically developed in proximity to one another, often along a rural road or intersection, and which do not function as, or provide the level of services associated with, a settlement area. Rural clusters are located within the Rural Area of the Township and are characterized by:

- low-density, rural residential land use patterns;
- limited or no municipal services;
- a scale and form that does not constitute a village, hamlet, or other defined settlement area; and
- incremental, compatible infill opportunities where such development maintains rural character and is appropriate for private servicing.

Rural clusters do not have the planned function of a settlement area under the Provincial Planning Statement, 2024, and are recognized solely as small historical or organic groupings within the broader Rural Area.

**“Rural lands”** means lands located outside settlement areas and which are outside prime agricultural areas. (PPS 2024.)

**“Sensitive land use”** means a building, amenity area, or outdoor space where routine or normal activities may be adversely affected by emissions from nearby facilities (e.g., residences, day-care, educational and health facilities). (PPS 2024.)

**“Settlement areas”** means urban areas and rural settlement areas within municipalities that are built-up areas where development is concentrated, and which have a mix of land uses and a range of services. (PPS 2024.)

**“Site alteration”** means activities such as grading, excavation and the placement of fill that change the landform and natural characteristics of a site. (PPS 2024.)

**“Site Plan Control”** means a tool under Section 41 of the *Planning Act* used by the Township to ensure safe, functional and high-quality site development. (Planning Act framework; implemented locally by OP and by-law.)

**“Stormwater management plan”** means a plan prepared by a qualified professional outlining measures to manage quantity and quality of stormwater before, during, and after development. (Common provincial practice; required by OP.)

**“Temporary use”** means a use permitted on a temporary basis in accordance with the *Planning Act* and the Zoning By-law. (Planning Act & ZBL.)

**“Wayside pit or wayside quarry”** means a temporary pit or quarry opened and used by or for a public authority or its agent, solely for the purpose of a particular project or contract of road construction. (PPS 2024.)

**“Wetland”** means land that is seasonally or permanently covered by shallow water, or where the water table is close to the surface, and is treed swamp, cedar swamp, bog, fen or marsh; wetland boundaries and **significance** (e.g., PSW) are identified in accordance with the **Ontario Wetland Evaluation System (OWES)**. (PPS 2024 & OWES.)

**“Wetland evaluation / re-evaluation (OWES)”** means the process by which a trained evaluator applies the current OWES Manual to determine wetland boundaries and significance (including PSW status), with required landowner notification and submission of mapping and evaluation records. (OWES – Northern & Southern Manuals; MECP page.)

**“Wildlife habitat / Significant wildlife habitat”** means areas where plants, animals and other organisms live, and areas on which they depend, including areas important to seasonal concentration of animals, and areas which are necessary to sustain populations of species. “Significant” is as defined by provincial criteria. (PPS 2024.)

**“Zoning By-law”** means the municipal by-law passed under Section 34 of the *Planning Act* to regulate the use of land, buildings and structures. (Planning Act; Township ZBL 56-14.)

## **Appendix 1: Magnetawan Flood Levels and Floodproofing Elevations**

Table 1: 100 Year Flood Levels

Segment Number	Upstream Cross Section Number (m)	100 Year Flood Level (m)	Description
1	Ryerson/Armour boundary	284.9	Estimated flood elevation.
2	27+401	284.73	d/s of Stirling Creek
3	26+401	284.69	Interpolated section
4	24+951	284.58	Interpolated section
5	23+851	284.57	Interpolated section
6	22+601	284.48	Spring Hill Road u/s section
7	22+301	284.44	Interpolated section
8	22+001	284.38	Interpolated section-911#561
9	21+701	284.33	Interpolated section-lot 2
10	21+486	284.32	Interpolated section-lots 9/8
11	21+271	284.29	Interpolated section-lots 18/17
12	21+056	284.28	Interpolated section-lot 23
13	20+841	284.26	Lower Spring Hill Road-lot 31
14	19+700	284.17	u/s of Midlothian Bridge
15	19+660	284.08	Midlothian Bridge u/s section
16	19+640	284.08	Midlothian Bridge d/s section
17	19+520	284.09	d/s of Midlothian Bridge
18	17+640	284.00	Interpolated section
19	17+090	283.96	Interpolated section
20	14+520	283.84	
21	12+420	283.71	Interpolated section
22	11+930	283.71	Interpolated section
23	11+740	283.70	Interpolated section
24	11+460	283.70	Adjacent To Campground
25	11+000	283.63	Magnetawan River Confluence with Lake Cecebe

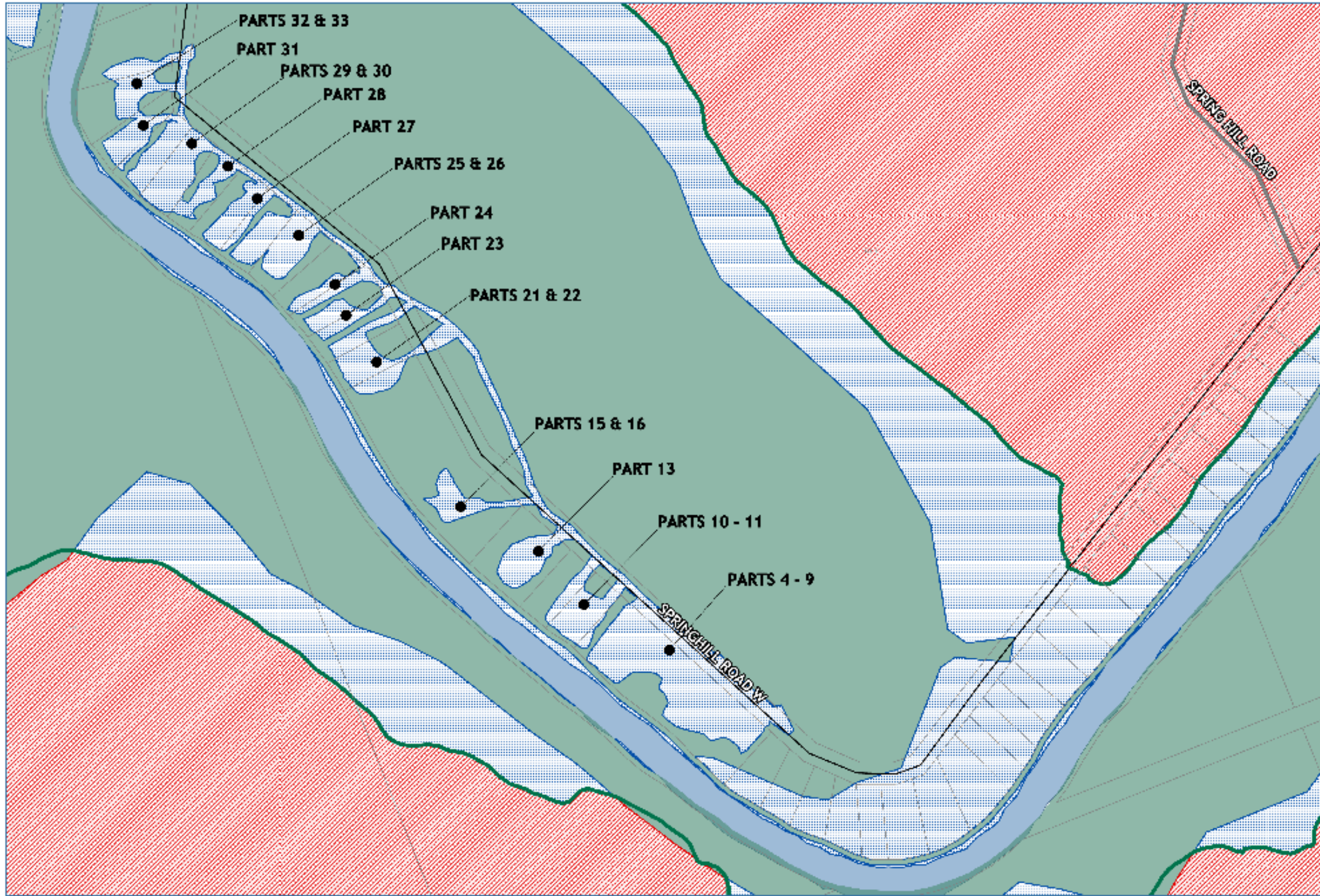
**Notes:**

1. Cross Section numbers shown in italics are interpolated sections.

**Table 2: Floodproofing Elevations for Lower Spring Hill Road**

Section	River Station	Location	Flood Elev. (m)	Minimum Building Opening Elevation (m)	Recommended Road Grade (m)
7	22+301	Spring Hill Road – near 911# 483W	284.44	284.94	284.44
8	22+001	Spring Hill Road – near 911# 543	284.38	284.88	284.38
9	21+701	Spring Hill Road – near 911# 583	284.33	284.83	284.33
10	21+486	Spring Hill Road – near lots 8&9	284.32	284.82	284.32
11	21+271	Spring Hill Road- lots 17&18	284.29	284.79	284.29
12	21+056	Spring Hill Road – near lot 23	284.28	284.78	284.28
13	20+841	Spring Hill Road -near lot 31	284.26	284.76	284.26

## **Appendix 2: Lower Spring Hill Road - Parts**



- LAND USE**
- MAGNETAWAN RIVER FLOODPLAIN
  - MAGNETAWAN RIVER PROVINCIALLY SIGNIFICANT WETLAND
  - MAGNETAWAN RIVER DEVELOPMENT AREA

- 205m CONTOUR**
- PART FABRIC
  - WATERCOURSES
  - WATERBODIES
  - CROWN LAND

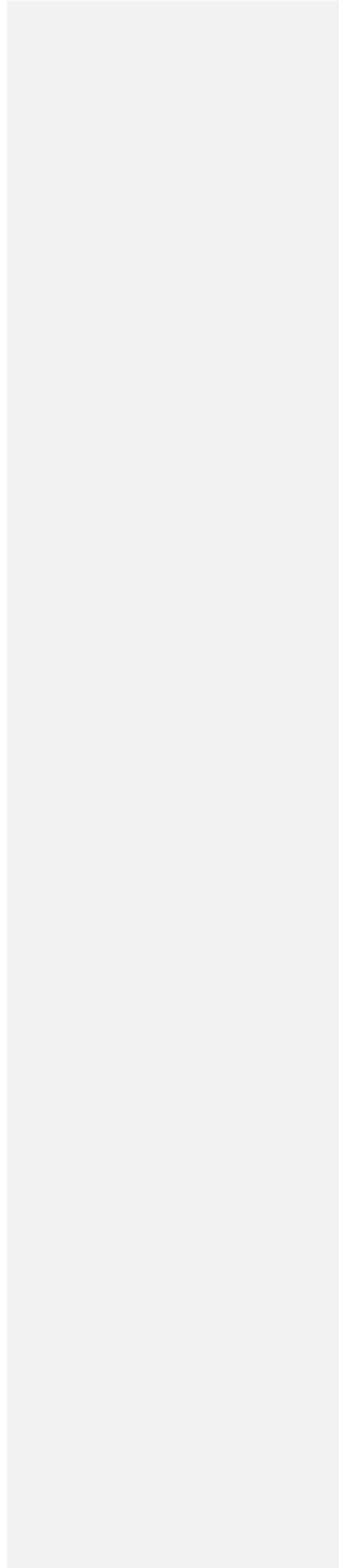
- TRANSPORTATION SYSTEM**
- PROVINCIAL HIGHWAY
  - PUBLIC YEAR ROUND MAINTAINED
  - PUBLIC SEASONAL MAINTAINED
  - PRIVATE ROADS



NOTICE: THIS DOCUMENT IS THE PROPERTY OF THE TOWNSHIP OF RYERSON. IT IS TO BE USED ONLY FOR THE PURPOSES FOR WHICH IT WAS PREPARED. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE TOWNSHIP OF RYERSON.



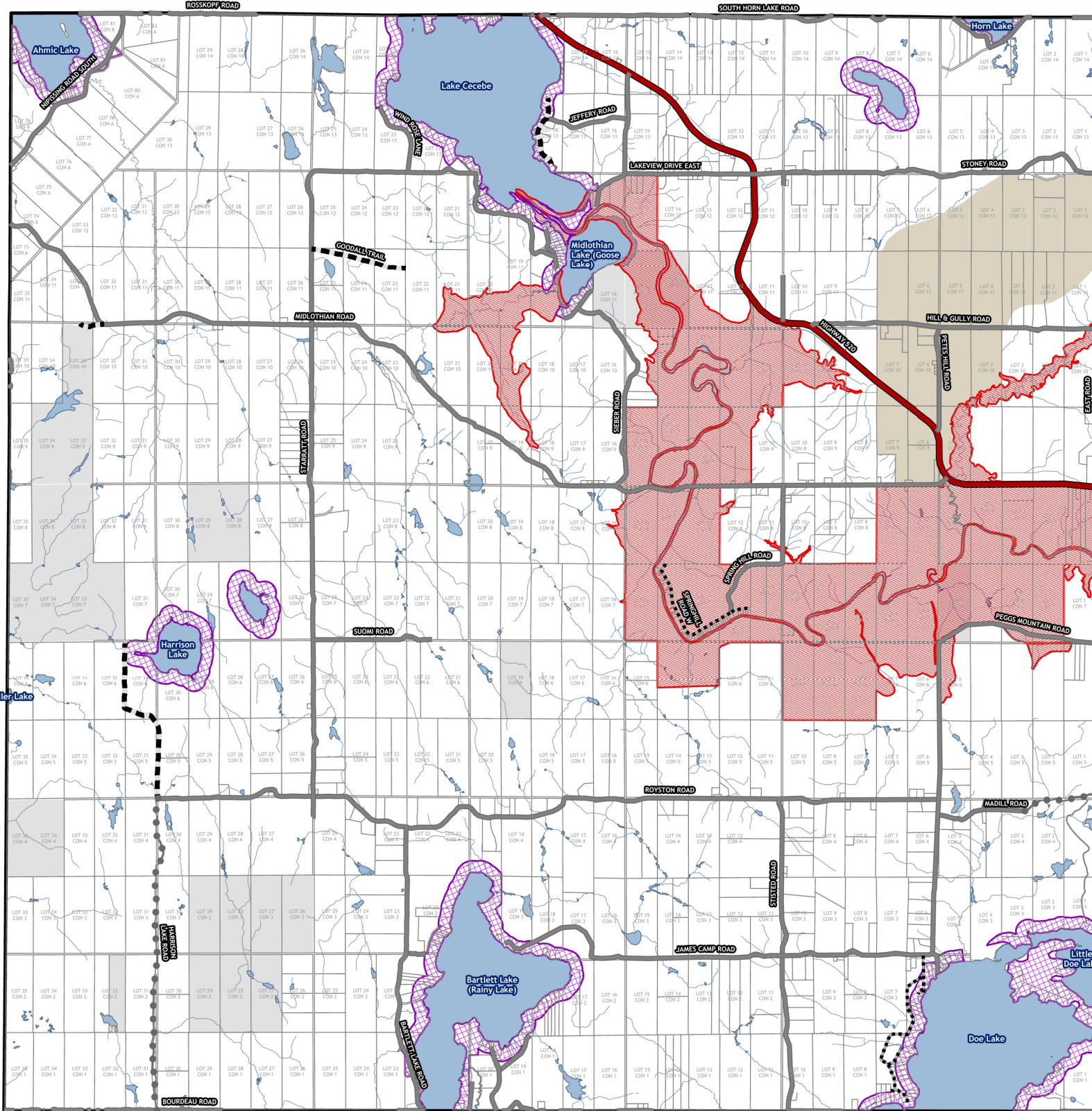
**Official Plan Schedules**



TOWNSHIP OF RYERSON

DRAFT V2  
FEBRUARY 27, 2026

LAND USE DESIGNATIONS - SCHEDULE 'A'



- LAND USE DESIGNATION**
- RURAL
  - SHORELINE DESIGNATION
  - AGRICULTURAL DESIGNATION
  - MAGNETAWAN RIVER DEVELOPMENT AREA (Refer to Section 6.1.3)

- PARCEL FABRIC**
- PARCEL FABRIC
  - WATERCOURSES
  - WATERBODIES
  - CROWN LAND

- TRANSPORTATION SYSTEM**
- PROVINCIAL HIGHWAY
  - MUNICIPAL YEAR ROUND MAINTAINED
  - MUNICIPAL SEASONAL MAINTAINED
  - UNMAINTAINED ROAD
  - PRIVATE ROADS



This map is for illustration purposes only. The information displayed on this map has been created from Ministry of Natural Resources, Ontario Base Mapping & IPAC Property Fabric. While every effort has been made to accurately depict the information, this map should not be relied on as a precise indicator of locations of features or roads.

Base Mapping Source:  
Ministry of Natural Resources and Forestry - Ontario Geohub  
Municipal Property Assessment Corporation



**From:** [Debbie Vandenakker](#)  
**To:** [Nancy Field](#)  
**Cc:** [RyersonOPZBL - 188500](#)  
**Subject:** Confirmation of Submission Hold  
**Date:** February 27, 2026 11:25:36 AM

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Hi Nancy,

As per the request from Council this morning, please take this email as written confirmation that no Draft OP or any other materials will be submitted to MMAH or other Ministries until express written consent by email comes from you. This confirmation supersedes the resolution of Council on February 24, 2026 supporting submission of Draft V1 to MMAH for comment.

Thanks,

Debbie



**DEBBIE VANDENAKKER** (SHE|HER) MCIP RPP PMP  
**SENIOR PLANNER**  
T. 705-645-1556 x 108  
F. 705-645-4500  
DVANDENAKKER@PLANSCAPE.CA



28 Midlothian Road, R.R. No. 1. BURK'S FALLS, ONTARIO P0A 1C0  
705-382-3232 • Fax 705-382-3286 • [www.ryersontownship.ca](http://www.ryersontownship.ca)

March \_\_, 2026

The Township of Ryerson is currently undertaking a comprehensive update to its Official Plan and Zoning By-law to ensure consistency with the Provincial Planning Statement (2024) and direction from the Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) regarding the identification and mapping of agricultural land use designations.

Going through this process, the Township has identified geographic conditions that raise questions regarding the appropriate implementation of the mandatory agricultural designation. Agricultural lands within the Township consist primarily of fragmented Class 3 soils intermixed with significant physical constraints, such as bedrock out crops, floodplains, forested areas, and shallow soil.

In many instances, 100 acres parcels contain much less acreage of actively workable land. Farming operations are predominantly small-scale, family-run businesses operating within a short growing season and challenging climate conditions that are typical of northern Ontario.

Ryerson has no designated settlement areas, and we have not run into any issues such as urban sprawl into our local farms. There is no history of land use conflict between agricultural and non-agricultural uses. There are active farms that are dispersed/spotted throughout the township.

The Provincial Planning Statement (2024) directs that prime agricultural areas be identified and protected for long-term use for agriculture. Prime agricultural areas are defined as areas where prime agricultural lands (Classes 1–3 soils) predominate. These soil classes were identified by the province and plotted on maps possibly up to 50 years ago.

The PPS recognises that the planning authorities have to consider land use patterns in every municipality. A core objective of this is to protect agricultural lands by implementing protection policies such as limiting residential severances.

The Township's concern is whether broadly applying an agricultural designation over the dispersed and physically constrained Class 3 lands even including areas where agriculture does not currently exist, aligns with the PPS definition of "prime agricultural areas" as areas where such lands predominate.

Small, family-operated farms within the Township rely on flexibility for succession planning with the ability to provide residential opportunities to their heirs who are actively involved in the farm operations.

The local farmers have no intention of converting productive farm land to non-agricultural use land, overly restrictive designation policies may limit appropriate, agriculture-supportive consents. This may inadvertently undermine the long-term viability objectives that the PPS seeks to advance. In light of the above, the Township respectfully seeks technical clarification regarding:

1. Whether fragmented and constrained Class 3 lands, where agriculture does not predominate across a broader geographic area, must be designated as prime agricultural area under the PPS (2024);
2. Whether municipalities without settlement areas or urban expansion pressures may apply a more refined agricultural designation framework reflecting local land capability and land use patterns;
3. How the PPS policy objective of long-term agricultural viability may be balanced with the need for limited, succession-supportive residential consents on small family farms.

The Township remains committed to ensuring consistency with provincial policy while recognizing the distinct rural and northern character of our municipality.

Sincerely,

Glenn Miller  
Deputy Mayor

## 2026 DRAFT BUDGET

<b>Projected Revenue 2026</b>	<b>Sub-Total</b>	<b>Taxes</b>	<b>Total</b>
Township of Armour	9,112.48	1,184.62	10,297.10
Village of Burks Falls	3,873.48	503.55	4,377.03
Township of Joly	2,115.88	275.06	2,390.94
Township of Machar	6,455.80	839.25	7,295.05
Township of Ryerson	4,529.20	588.80	5,118.00
Township of Strong	6,983.08	907.80	7,890.88
Village of Sunridge	3,096.08	402.49	3,498.57
Township of McMurrich/Monteith	6,124.56	796.19	6,920.75
Product Care Association Rebates	4,000.00	520.00	4,520.00
Other Income	0.00	0.00	0.00
Interest Earned	0.00	0.00	0.00
Dividend Income	0.00	0.00	0.00
<b>Total Income</b>	<b>46,290.56</b>	<b>6,017.77</b>	<b>52,308.33</b>

<b>2026 Draft Budget</b>	<b>Sub-Total</b>	<b>Taxes</b>	<b>Total</b>
Advertising	50.35	6.55	56.90
Bank Charges	91.00	11.83	102.83
Office Supplies	300.00	39.00	339.00
Professional Services	4,500.00	621.50	5,121.50
Transportation	0.00		0.00
Hazmat Expenses	47,000.00	6,110.00	53,110.00
Electronic Recycling Expenses	0.00	0.00	0.00
Misc.	500.00	65.00	565.00
<b>Total Expenses</b>	<b>52,441.35</b>	<b>6,853.88</b>	<b>59,295.23</b>

<b>Total Left in Bank</b>	11,506.89
Less Expenses	59,295.23
<b>Total needed from household counts</b>	<b>-47,788.34</b>

<b>Household Count</b>	<b>MPAC</b>	<b>6.76 Taxes</b>	<b>Total</b>
Village of Burk's Falls	573	3,873.48	4,377.03
Village of Sundridge	458	3,096.08	3,498.57
Township of Armour	1,348	9,112.48	10,297.10
Township of Joly	313	2,115.88	2,390.94
Township of Machar	955	6,455.80	7,295.05
Township of McMurrich/Monteith	906	6,124.56	6,920.75
Township of Ryerson	670	4,529.20	5,118.00
Township of Strong	1,033	6,983.08	7,890.88
<b>Total</b>	<b>6,256</b>	<b>42,290.56</b>	<b>5,497.77</b>

## 2025 Actuals

### 2025 Expenses Actuals

Advertising	0.00
Bank Charges	85.40
Office Supplies	197.71
Professional Services	3,590.00
Transportation	0.00
Hazmat Expenses	45,216.05
Electronic Recycling Expenses	0.00
Misc.	836.00
<b>Total Expenses</b>	<b>49,925.16</b>

### 2025 Revenue Actuals

Township of Armour	7,967.92
Village of Burks Falls	3,370.59
Township of Joly	1,798.44
Township of Machar	5,639.59
Township of Ryerson	3,936.32
Township of Strong	6,103.98
Village of Sunridge	3,531.37
Township of McMurrich/Monteith	5,359.59
Product Care Association Rebates	\$8,986.69
Village of South River	3,239.57
<b>Total Revenue</b>	<b>49,934.06</b>



# Councilor Report

To:	Ryerson Township Council
From:	Beverly Abbott
Date of Event:	Feb 18 <sup>th</sup> 2026
Topic:	Burk's Falls, Armour & Ryerson Union Public Library Board
Report Date:	March 3, 2026

Discussion re: pay equity which has finally been resolved

Student Grant: which we rely on to hire our summer student. Application has been submitted but the board has been encouraged to write to Scott Aichison to plead our case. Last summer the grant rejected but fortunately the previous student Lily Kyte applied for a grant for the summer reading program. This fund was used to cover her salary in 2025

National Film Day is April 15<sup>th</sup>. The theatre is under renovations and may not be available. If that is the case, the Seniors' space upstairs will hopefully be open for the event.

The building committee will meet March 9<sup>th</sup> to plan for our future library build.



February 24, 2026  
Good Morning CAOs,

I am sending this email as a formal request for members of your council to join the Waste Committee.

I anticipate the first meeting to occur around the last week of March, perhaps 24<sup>th</sup> or 25<sup>th</sup> . This meeting will set the ground work for site review and will provide members an opportunity to review the assets to be discussed. Feel free to add yourself if your schedule allows, however I will provide agenda and minutes for all meetings as follow for all councils.

I had several members approach me after the meeting adjourned, and have them noted, however please discuss with council and advise me of your selection.

Thank you,

*Amy Tilley*  
**Waste Management Administrator**  
Township of Armour  
705-382-3332

**CONFIDENTIALITY**

*Note: The enclosed information is confidential and/or legally privileged. If you have received this information in error, please contact our office immediately. WARNING: Photocopying, distribution and/or disclosing this information to others is a serious offence.*



Council of the Township of Ryerson  
R. R. # 1, 28 Midlothian Road,  
Burks Falls ON P0A 1C0

February 6, 2026

Dear Ryerson Council Members,

I'm writing to you today on behalf of the Almaguin Pride Network. Thank you so much for your support for our mandate and for proclaiming June as Pride Month in 2025.

As you know the Almaguin Pride Network serves the Almaguin region to support the representation, de-stigmatization and growth of community between LGBTQ+ individuals and their allies. Promoting through events, projects and campaigns, the respect, celebration and beauty of the community.

We're happy to report that in 2025 we presented two very well attended events; Steers & Queers at the Northridge Inn and of course our 3rd Annual Pride Party at the Magnetawan Community Centre. We also created a strategic plan - which you can view [here](#), as well as developed an outreach wing of the organization and a more robust volunteer recruitment strategy.

Almaguin Pride is requesting a one-time annual donation of \$500 towards our event budget for 2026. We will host three seasonal events over the course of 2026. These events include:

- Grease Girl Workshop in March 2026
- 4th Annual Pride Party in June 2026
- Karaoke Night in October 2026

Benefits to the ratepayers of Ryerson: All of our events have a pay-what-you-can entry fee. We aim to consistently provide no/low barrier entertainment and gathering opportunities for municipal residents. Additionally, encouraging pride and celebration of our LGBTQ+ community members leads to a sense of happiness, well being and adjustment - having the potential to decrease isolation, depression and anxiety among participants.

These kinds of events spread joy and self love to individuals, of course, but it also has a trickle-down effect on family, co-workers and friends. It would mean so much to those attending to know that the Township of Ryerson stands behind the LGBTQ+ community.

Almaguin Pride is committed to funding our 2026 programming through grants, donations and sponsorships so that we can continue to offer low/no barrier entry to all community members. A Go Fund Me Campaign for this purpose has been started and is circulating through our networks. We will be applying for funding from Fierite Canada's Rural & Remote Projects stream for our 2026 programming. We will also apply to the community streams of the Ontario and Canada Arts Councils to fund arts and entertainment at our future events.

Supporting an organization like Almaguin Pride is a service to the municipality as a whole. Pride events are about human rights. They empower LGBTQ+ individuals while fighting shame and social stigma. Almaguin Pride provides a valuable service to community members and their immediate social networks - we help forge confidence and a sense of happiness in what could otherwise be an isolating existence.

We very much appreciate you considering our request for funding.

Thank you very much,

Karen Hoffman  
Almaguin Pride Network  
[www.almaguinpride.com](http://www.almaguinpride.com)

**Village of Burk's Falls  
Almaguin Highlands Health Centre  
January 1, 2025 to December 31, 2025**

<b>Revenues-Almaguin Highlands Health Centre</b>		<b>2025 Actuals</b>
15-540	Health Centre Rental Revenue	123,839
15-544	Health Centre-Other Revenue	486
<b>Total Revenues-Health Centre</b>		<b>124,325</b>

<b>Expenditures-Almaguin Highlands Health Centre</b>		<b>2025 Actuals</b>
16-5401	Health Centre Wages & Benefits	66,299
16-5402	Hydro	21,346
16-5403	Natural Gas	5,611
16-5404	Fuel Oil	557
16-5406	Cleaning Materials	4,735
16-5407	Pest Control	1,054
16-5408	Water & Sewer	1,764
16-5409	Insurance	11,211
16-541	Health Centre-Capital-Replace Fire Panel	18,852
16-541	Health Centre-Capital-Reline Sewer Pipe	23,130
16-5410	Snow Removal	6,868
16-5411	Elevator R&M	4,414
16-5413	Building Maintenance	27,967
16-5416	Miscellaneous	1,706
16-5418	Telephones	2,338
16-550	Transfer to Reserve-Health Centre	10,000
<b>Total Expenses-Almaguin Highland Health Centre</b>		<b>207,852</b>

**Surplus / Deficit** **-83,527**

<b>2025 Deficit</b>	<b>83,527</b>
<b>Divided by 10 municipalities</b>	<b>8,353</b>

**Village of Burk's Falls  
Almaguin Highlands Health Centre  
January 1, 2024 to December 31, 2024**

<b>Revenues-Almaguin Highlands Health Centre</b>	<b>2024 Actuals</b>
15-540 Health Centre Rental Revenue	131,976
15-544 Health Centre-Other Revenue	3,232
<b>Total Revenues-Health Centre</b>	<b>135,208</b>

<b>Expenditures-Almaguin Highlands Health Centre</b>	<b>2024 Actuals</b>
16-5401 Health Centre Wages & Benefits	58,856
16-5402 Hydro	21,400
16-5403 Natural Gas	4,906
16-5404 Fuel Oil	1,009
16-5406 Cleaning Materials	4,429
16-5406-1 Janitorial Contract	5,156
16-5407 Pest Control	808
16-5408 Water & Sewer	1,280
16-5409 Insurance	10,486
16-541 Health Centre-Roof over Elevator Shaft	
16-541 Health Centre-Capital-Key System	
16-541 Health Centre-Backflow Preventer	
16-541 Health Centre-Capital	
16-5410 Snow Removal	3,248
16-5411 Elevator R&M	7,701
16-5413 Building Maintenance	33,289
16-5416 Miscellaneous	2,558
16-5418 Telephones	3,458
16-550 Transfer to Reserve-Health Centre	10,000
<b>Total Expenses-Almaguin Highland Health Centre</b>	<b>168,584</b>

**Surplus / Deficit** **-33,376**

<b>2024 Deficit</b>	<b>33,376</b>
<b>Divided by 10 municipalities</b>	<b>3,338</b>





**THE MUNICIPAL CORPORATION OF THE TOWNSHIP OF ARMOUR**

**BY-LAW #10-2026**

Being a by-law to authorize the transfer of Part of Lot 5, Concession 7, being Part 1 on Reference Plan 42R-22866, into joint ownership by the Township of Armour, the Village of Burk's Falls and the Township of Ryerson, and to provide for reimbursement to the Township of Armour in accordance with the Interim Fire Services Agreement.

**WHEREAS** the Municipal Corporation of the Township of Armour, the Corporation of the Village of Burk's Falls, and the Corporation of the Township of Ryerson (collectively the "Municipalities") entered into an Interim Fire Services Agreement effective June 24, 2025 (the "Fire Agreement");

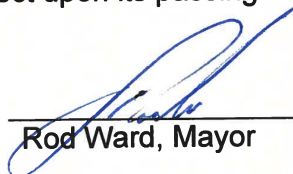
**AND WHEREAS** pursuant to the Fire Agreement, the Township of Armour agreed to transfer ownership of lands now described as Part Lot 5, Concession 7, Part 1 of 42R-22866 to the Municipalities as joint owners with proportionate shares as set out in section 3.1 of the Fire Agreement;

**AND WHEREAS** pursuant to the Fire Agreement, the Village of Burk's Falls and the Township of Ryerson agreed to reimburse the Township of Armour for cost of acquiring the lands that included Part 1, 42R-22866 based upon the foregoing proportionate ownership shares;

**NOW THEREFORE** be it enacted as a by-law of the Municipal Corporation of the Township of Armour that:

1. The Mayor and Clerk are hereby authorized to execute transfer documentation to give effect to the joint ownership of Part 1, 42R-22866 by the Municipalities in the following proportionate shares:
  - a. Armour: 47.84%
  - b. Burk's Falls: 28.60%
  - c. Ryerson: 23.56%.
2. The value of the Part 1, 42R-22866 is Seven Thousand Dollars (\$7,000.00) per acre and its areas is 9.7394 acres rendering a total value of Sixty-Eight Thousand, One Hundred and Seventy-Five Dollars and Eighty Cents (\$68,175.80).
3. The amounts payable by the Village of Burk's Falls and the Township of Ryerson to the Township of Armour based upon the proportionate shares set out in section 1 of this by-law shall be:
  - a. The Village of Burk's Falls - \$19,498.28; and
  - b. The Township of Ryerson - \$16,062.22.
4. The foregoing funds are authorized to be transferred to and received by the Township of Armour and upon the completion thereof, the solicitors for the Municipalities shall register the transfer documentation.
5. That this by-law shall come into effect upon its passing.

Read in its entirety, approved, signed and the seal of the Corporation affixed thereto and finally passed in open Council this 10<sup>th</sup> day of February, 2026.

  
Rod Ward, Mayor

  
Charlene Watt, Municipal Clerk



RESOLUTION NO. 2026-20

FEBRUARY 11, 2026

Moved by: [Signature]

Seconded by: [Signature]

**WHEREAS** reliable, high-speed internet access is essential infrastructure that supports economic development, housing construction, healthcare, education, municipal operations, and overall community well-being;

**AND WHEREAS** the Province of Ontario has recognized the importance of digital infrastructure through the *Accelerating Access to Broadband for Ontario Act, 2021*, which seeks to expand broadband access to all Ontarians, particularly in underserved and rural communities;

**AND WHEREAS** access to affordable high-speed internet is a necessary precondition to achieving provincial and federal housing, economic development, and population growth targets;

**AND WHEREAS** Bell Canada currently offers dedicated fibre internet services at the following indicative rates under a five (5) year term within a regulated area: 100 Mbps / 100 Mbps \$1,010 per month, 500 Mbps / 500 Mbps \$3,090 per month and 1 Gbps / 1 Gbps \$3,250 per month.

**AND WHEREAS** such pricing structures place dedicated fibre services beyond the financial reach of many municipalities, small businesses, housing developments, non-profit organizations, and community facilities;

**AND WHEREAS** unaffordable broadband infrastructure costs undermine the intent of provincial and federal legislation aimed at universal access to high-speed internet, including federal programs administered by Innovation, Science and Economic Development Canada (ISED) and regulatory oversight by the Canadian Radio-television and Telecommunications Commission (CRTC);

**AND WHEREAS** affordable, high-speed internet access is essential infrastructure and a foundational requirement for inclusive growth, housing delivery, and community resilience and municipalities are required to plan for growth, housing, and economic competitiveness, yet have no say in telecommunications pricing and market structures;

**AND WHEREAS** the Council of the Municipality of Magnetawan calls upon the CRTC to examine the affordability of dedicated fibre pricing and its impact on municipal infrastructure, housing development, and equitable internet access;

**AND WHEREAS** the Council of the Municipality of Magnetawan calls upon the Government of Ontario to work with telecommunications providers to ensure that broadband infrastructure costs do not impede the objectives of the *Accelerating Access to Broadband for Ontario Act, 2021* and the *Building Faster Homes and More Choice Act, 2022*;

**AND WHEREAS** the Council of the Municipality of Magnetawan calls upon Bell Canada to review and revise its dedicated fibre pricing models to ensure they are affordable, transparent, and scaled appropriately for municipalities, community institutions, and local development projects;

**NOW THEREFORE BE IT RESOLVED THAT** the Council of the Municipality of Magnetawan calls upon the Government of Canada, including ISED, to strengthen affordability requirements tied to federal broadband funding and universal access programs;

**AND FURTHER THAT** this resolution be circulated to the Prime Minister of Canada Mark Carney, the Honourable Premier Doug Ford, the Honourable Melanie Joly, Minister of Innovation, Science and Industry, the Honourable Kinga Surma, Minister of Infrastructure, the Honourable Rob Flack, Minister of Municipal Affairs and Housing, the Honourable Graydon Smith, MPP for Parry Sound–Muskoka, the Honourable Scott Aitchison, MP for Parry Sound–Muskoka, Bell Canada, the CRTC, FONOM, AMO, NOMA, and all Ontario municipalities through AMCTO.

Carried  Defeated  Deferred

[Signature]  
Sam Dunnett, Mayor

Recorded Vote Called by: \_\_\_\_\_

Recorded Vote

Member of Council	Yea	Nay	Absent
Bishop, Bill			
Hetherington, John			
Hind, Jon			
Kneller, Brad			
Mayor: Dunnett, Sam			



DISTRICT OF PARRY SOUND

56 ONTARIO STREET  
PO BOX 533  
BURK'S FALLS, ON  
POA 1C0

(705) 382-3332

(705) 382-2954

Fax: (705) 382-2068

Email: admin@armourtownship.ca

Website: www.armourtownship.ca

Date: February 24, 2026

Motion # 2026-57

That the Council of the Township of Armour approves the 2026 Armour Ryerson Burk's Falls Memorial Arena budget, in the net amount of \$550,141, with the Township of Armour's share being \$183,380.

<b>Moved by:</b>	Blakelock, Rod	<input checked="" type="checkbox"/>
	Brandt, Jerry	<input type="checkbox"/>
	Haggart-Davis, Dorothy	<input type="checkbox"/>
	Ward, Rod	<input type="checkbox"/>
	Whitwell, Wendy	<input type="checkbox"/>

<b>Seconded by:</b>	Blakelock, Rod	<input type="checkbox"/>
	Brandt, Jerry	<input checked="" type="checkbox"/>
	Haggart-Davis, Dorothy	<input type="checkbox"/>
	Ward, Rod	<input type="checkbox"/>
	Whitwell, Wendy	<input type="checkbox"/>

Carried / Defeated \_\_\_\_\_ *RJ*

**Declaration of Pecuniary Interest by:** \_\_\_\_\_

**Recorded vote requested by:** \_\_\_\_\_

<u>Recorded Vote:</u>	For	Opposed
Blakelock, Rod	<input type="checkbox"/>	<input type="checkbox"/>
Brandt, Jerry	<input type="checkbox"/>	<input type="checkbox"/>
Haggart-Davis, Dorothy	<input type="checkbox"/>	<input type="checkbox"/>
Ward, Rod	<input type="checkbox"/>	<input type="checkbox"/>
Whitwell, Wendy	<input type="checkbox"/>	<input type="checkbox"/>



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Website: www.armourtownship.ca

**Date:** February 24, 2026

**Motion #** 2026-58

That the Council of the Township of Armour approves the 2026 Burk's Falls and District Fire Department budget, in the net amount of \$649,876, with the Township of Armour's share being \$310,901.

<b>Moved by:</b>	Blakelock, Rod	<input type="checkbox"/>	<b>Seconded by:</b>	Blakelock, Rod	<input checked="" type="checkbox"/>
	Brandt, Jerry	<input checked="" type="checkbox"/>		Brandt, Jerry	<input type="checkbox"/>
	Haggart-Davis, Dorothy	<input type="checkbox"/>		Haggart-Davis, Dorothy	<input type="checkbox"/>
	Ward, Rod	<input type="checkbox"/>		Ward, Rod	<input type="checkbox"/>
	Whitwell, Wendy	<input type="checkbox"/>		Whitwell, Wendy	<input type="checkbox"/>

Carried / Defeated 

**Declaration of Pecuniary Interest by:** \_\_\_\_\_

**Recorded vote requested by:** \_\_\_\_\_

<u>Recorded Vote:</u>	For	Opposed
Blakelock, Rod	<input type="checkbox"/>	<input type="checkbox"/>
Brandt, Jerry	<input type="checkbox"/>	<input type="checkbox"/>
Haggart-Davis, Dorothy	<input type="checkbox"/>	<input type="checkbox"/>
Ward, Rod	<input type="checkbox"/>	<input type="checkbox"/>
Whitwell, Wendy	<input type="checkbox"/>	<input type="checkbox"/>



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**Date:** February 24, 2026

**Motion #** 2026-56

That the Council of the Township of Armour approves the 2026 TRI R Waste Management budget, in the net amount of \$285,322, with the Township of Armour's share being \$139,099.

**Moved by:**

Blakelock, Rod	<input type="checkbox"/>
Brandt, Jerry	<input type="checkbox"/>
Haggart-Davis, Dorothy	<input type="checkbox"/>
Ward, Rod	<input type="checkbox"/>
Whitwell, Wendy	<input checked="" type="checkbox"/>

**Seconded by:**

Blakelock, Rod	<input type="checkbox"/>
Brandt, Jerry	<input type="checkbox"/>
Haggart-Davis, Dorothy	<input checked="" type="checkbox"/>
Ward, Rod	<input type="checkbox"/>
Whitwell, Wendy	<input type="checkbox"/>

Carried / Defeated \_\_\_\_\_

**Declaration of Pecuniary Interest by:** \_\_\_\_\_

**Recorded vote requested by:** \_\_\_\_\_

<u>Recorded Vote:</u>	For	Opposed
Blakelock, Rod	<input type="checkbox"/>	<input type="checkbox"/>
Brandt, Jerry	<input type="checkbox"/>	<input type="checkbox"/>
Haggart-Davis, Dorothy	<input type="checkbox"/>	<input type="checkbox"/>
Ward, Rod	<input type="checkbox"/>	<input type="checkbox"/>
Whitwell, Wendy	<input type="checkbox"/>	<input type="checkbox"/>



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**Date:** February 24, 2026

**Motion # 2026-59**

That the Council of the Township of Armour accept the Fire Chief's Report dated February 24, 2026 and approve the purchase and implementation of the First Due software platform at a first-year cost of \$17,150.00, including software, configuration, and initial training;

And Further That Council approve the ongoing annual subscription cost beginning in year two in the amount of \$13,150.00 per year;

And Further That Council acknowledges that the implementation of First Due will replace the existing CodeRED service currently utilized by the three municipalities.

<b>Moved by:</b>	Blakelock, Rod	<input type="checkbox"/>	<b>Seconded by:</b>	Blakelock, Rod	<input type="checkbox"/>
	Brandt, Jerry	<input checked="" type="checkbox"/>		Brandt, Jerry	<input type="checkbox"/>
	Haggart-Davis,	<input type="checkbox"/>		Haggart-Davis,	<input checked="" type="checkbox"/>
	Dorothy			Dorothy	
	Ward, Rod	<input type="checkbox"/>		Ward, Rod	<input type="checkbox"/>
	Whitwell, Wendy	<input type="checkbox"/>		Whitwell, Wendy	<input type="checkbox"/>

Carried / Defeated \_\_\_\_\_

**Declaration of Pecuniary Interest by:** \_\_\_\_\_

**Recorded vote requested by:** \_\_\_\_\_

<u>Recorded Vote:</u>	For	Opposed
Blakelock, Rod	<input type="checkbox"/>	<input type="checkbox"/>
Brandt, Jerry	<input type="checkbox"/>	<input type="checkbox"/>
Haggart-Davis, Dorothy	<input type="checkbox"/>	<input type="checkbox"/>
Ward, Rod	<input type="checkbox"/>	<input type="checkbox"/>
Whitwell, Wendy	<input type="checkbox"/>	<input type="checkbox"/>



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**Date: February 24, 2026**

**Motion # 2026-60**

That the Council of the Township of Armour approves the payments of \$3,338.00 to the Village of Burk's Falls for the Almaguin Highlands Health Centre 2024 Deficit and \$8,353.00 to the Village of Burk's Falls for the Almaguin Highlands Health Centre 2025 Deficit.

<b>Moved by:</b>	Blakelock, Rod	<input checked="" type="checkbox"/>
	Brandt, Jerry	<input type="checkbox"/>
	Haggart-Davis, Dorothy	<input type="checkbox"/>
	Ward, Rod	<input type="checkbox"/>
	Whitwell, Wendy	<input type="checkbox"/>

<b>Seconded by:</b>	Blakelock, Rod	<input type="checkbox"/>
	Brandt, Jerry	<input type="checkbox"/>
	Haggart-Davis, Dorothy	<input checked="" type="checkbox"/>
	Ward, Rod	<input type="checkbox"/>
	Whitwell, Wendy	<input type="checkbox"/>

**Carried / Defeated** 

**Declaration of Pecuniary Interest by:** \_\_\_\_\_

**Recorded vote requested by:** \_\_\_\_\_

<u>Recorded Vote:</u>	For	Opposed
Blakelock, Rod	<input type="checkbox"/>	<input type="checkbox"/>
Brandt, Jerry	<input type="checkbox"/>	<input type="checkbox"/>
Haggart-Davis, Dorothy	<input type="checkbox"/>	<input type="checkbox"/>
Ward, Rod	<input type="checkbox"/>	<input type="checkbox"/>
Whitwell, Wendy	<input type="checkbox"/>	<input type="checkbox"/>



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**Date:** February 24, 2026

**Motion #** 2026-63

That the Council of the Township of Armour hereby approve the draft Terms of Reference for the Shared Services Advisory Committee;

And Further That Council direct staff to circulate the approved Terms of Reference to the Township of Ryerson and the Village of Burk's Falls for consideration and corresponding approval;

And Further That the Terms of Reference take effect upon adoption by all participating municipalities.

<b>Moved by:</b>	Blakelock, Rod	<input checked="" type="checkbox"/>	<b>Seconded by:</b>	Blakelock, Rod	<input type="checkbox"/>
	Brandt, Jerry	<input type="checkbox"/>		Brandt, Jerry	<input type="checkbox"/>
	Haggart-Davis,	<input type="checkbox"/>		Haggart-Davis,	<input checked="" type="checkbox"/>
	Dorothy			Dorothy	
	Ward, Rod	<input type="checkbox"/>		Ward, Rod	<input type="checkbox"/>
	Whitwell, Wendy	<input type="checkbox"/>		Whitwell, Wendy	<input type="checkbox"/>

Carried / Defeated \_\_\_\_\_ 

**Declaration of Pecuniary Interest by:** \_\_\_\_\_

**Recorded vote requested by:** \_\_\_\_\_

<u>Recorded Vote:</u>	For	Opposed
Blakelock, Rod	<input type="checkbox"/>	<input type="checkbox"/>
Brandt, Jerry	<input type="checkbox"/>	<input type="checkbox"/>
Haggart-Davis, Dorothy	<input type="checkbox"/>	<input type="checkbox"/>
Ward, Rod	<input type="checkbox"/>	<input type="checkbox"/>
Whitwell, Wendy	<input type="checkbox"/>	<input type="checkbox"/>

## 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

January 21, 2026

---

**Present were:** Chairperson: Ruth Fenwick

Board Trustees: Bev Abbott  
Rod Blakelock  
Patty Butler  
Nancy Kyte  
Donna Luck  
Tiffany Monk  
Robert Van der Wijst  
Joseph Vella

**Also attending:** McMurrich/Monteith Representative: Vicky Roeder-Martin  
CEO: Nieves Guijarro

- 
- 1 Call to order** With a quorum present CEO called the virtual meeting to order at 7:11 p.m.
- We welcome Councillor Nancy Kyte to the Library Board as councillor representative for the Village of Burk's Falls.***
- 
- 2 Approval of Meeting Agenda** **MOTION 448/26** IT WAS MOVED BY: D. Luck  
AND SECONDED BY: P. Butler
- That the meeting agenda of the Board of Trustees of January 21, 2026 be accepted as presented:
- CARRIED**
- 3 Declaration of conflict of interest** No conflicts were declared
- 4 Approval of consent Agenda** **MOTION 449/26** IT WAS MOVED BY: B. Abbott  
AND SECONDED BY: N. Kyte
- That the consent agenda of the Board of Trustees **virtual meeting** of January 21, 2026 be approved as presented:
- a) Resolution to accept the **minutes of November 2025**
  - b) Resolution to accept the **CEO's Report of November & December 2025**
  - c) Armour Township **Financial Statement of December 2025** **CARRIED**

- 5 Business arising from the minutes** -Armour Township currently offers the Library Board bookkeeping services per Union Library Agreement.  
Dave Gray communicated that Municipal staff will provide cost details in preparation for the 2027 Library Budget.
- 6 Committee Reports** -Building/Fundraising Cmte – Joe, Ruth, Bev, Rod & Tiffany  
**No Report**
- Finance/Budget Cmte – Ruth, Patty & Joe  
**Discussion to adopt the Village of Burk’s Falls By-Law 45-2025 Pay Equity Review & Pay Grid was tabled for next meeting in February.**
- Personnel Cmte – Bob, Bev & Patty  
**Committee members met with CEO re a matter that involved library staff running programs when the library is closed.  
It was decided that library programs will be offered during operating hours and if there is a scheduled program or event taking place outside operating hours, CEO will reach out to Friends of the Library and Board Members to assist with such programs and events.**
- Policy/Planning Cmte – Ruth, Vicky, Bev & Bob  
**The following policies were adopted:**
- F-III-3 Disconnecting from Work**  
Moved by J. Vella and Seconded by N. Kyte
- A-10 Equity, Diversity & Inclusion**  
Moved by P. Butler and Seconded by B. Abbott
- A-11 Respect & Acknowledgement Declaration**  
Councillor Abbott suggested to include an intent to work with local First Nations Peoples when offering programs and events:  
***Section 4: Relationships***  
*Indigenous partners are consulted and invited to participate at the beginning of milestone projects or initiatives to ensure planning and implementation are done “in a good way”.*  
Moved by N. Kyte and Seconded by D. Luck
- Board Self-Evaluation Questionnaire Report will be available at next month’s meeting.
- 7 Correspondence** -Library Digital Rights – collaboration between OLA and ALA to provide access to Digital Resources and Services  
-A letter of support to continue funding the Almaguin News’ Local Journalism Initiative for 2026-2027  
-Township of M/M Confirmation of receipt – Annual payment

**BFARUPL Board Minutes  
January 21, 2026**

- 8 New Business**
- Members were informed that the Village of Burk’s Falls and the Township of Armour passed resolutions in support of Saving Canada’s ILL Program.
  - The Canada Summer Jobs application may require an active request to the area’s Member of Parliament (MP) from members of the Board to help secure funding for 2026.
  - CEO continues to monitor the Charitable Status application and hopes to receive confirmation soon in preparation for the library’s fundraising efforts.
  - The Library received donations from members of the community to support library programming.

- 9 Adjournment**      **MOTION 453/26** by J. Vella at 8 :39 pm to adjourn.

**CARRIED**

*Ruth Fenwick*  
**BOARD CHAIRPERSON**

*February 18<sup>th</sup>, 2026*  
**DATE**



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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, November 17, 2025

Members Present: Diane Brandt – President  
Jarv Osborne – Vice President  
Jenny Hall - Treasurer  
Charlene Watt – Deputy Treasurer/Secretary  
Barry Burton  
Nieves Guijarro  
Peter Hall  
Krista Trulsen  
Nancy Kyte

The Members present constituted a quorum.

Guests: Joe Shillolo  
Ben Collings

### **Call to Order:**

The meeting was called to order at 6:57 p.m.  
Diane Brandt in the Chair.

### **Welcome:**

Diane welcomed Members & Guests. Introductions were made.

### **Approval & Amendments of the Minutes of the Last Meeting:**

Acceptance and adoption of the October 20, 2025 Meeting Minutes as circulated: **Moved by Jarv Osborne, Seconded by Barry Burton. Carried**

### **Treasurer's Report:**

Jenny Hall reported that the balance of the main bank account was \$10,568.18 as of October 1, 2025, and \$7,037.50 as of October 31, 2025. Total expenses for October amounted to \$3,640.68, which included regular fixed monthly operating costs, \$108.39 for Halloween treats, \$65.00 for annual memberships to the Ontario Historical Society, and \$3,405.19 in wages for two part-time summer employees. Revenue for the month totalled \$110.00, consisting of a membership renewal and a \$100.00 donation from Barry Burton. **Motion to**



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---

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**accept the Treasurer's report and pay the monthly invoices: Moved by Nancy Kyte, Seconded by Krista Trulsen. Carried**

**Committee Reports:**

Wiseman's Corner Schoolhouse Update:

The heritage centre has been closed for the season.

Watt Farm House Update:

The farmhouse will be open during the off-season by appointment only. The stairlift has not yet been serviced, and Diane will follow up with the CAO at the Township of Armour regarding its maintenance. Curtains have been installed in the front porch, and Nancy Kyte is working on the next set for the laundry room as well as blinds for the garage.

Membership Committee:

Peter Hall reported that there are 32 active memberships for 2025. The email addresses of members will be forwarded to Charlene Watt to include in the circulation list.

Facilities and Functions Committee:

Diane Brandt reported that the committee met on October 29, 2025, to discuss the new red building. Interior pest control is required, and she will follow up with the CAO at the Township of Armour regarding next steps. Barry Burton advised members that three quotes have been received for the heating system. Prices currently range from \$15,000 - \$20,000 with recommendations to install the system from the ceiling. Once a draft report is prepared, it will be presented to the committee for approval prior to submission to the Township of Armour in support of a grant application. Clarification is still required from the Township's Chief Building Official on whether a heat loss study is necessary, as this may affect the contractors' quotes. Jenny Hall is reviewing flooring options and will present her findings at a future committee meeting.

**Correspondence:**

Jenny Hall reported that she received two conflicting letters from the CRA regarding the income tax submission and will follow up to clarify the filing status.



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## **General Business:**

### **Simcoe County Museum Day Trip:**

Barry Burton and Diane Brandt provided an update on the tour of the Simcoe County Museum. The written report is attached to the meeting minutes. Members thanked Barry for organizing the day trip, noting that it was inspirational and will support long-term planning for the heritage centres.

### **Music Sheet Donation:**

Guest Joe Shillolo attended the meeting to follow up on last month's discussion regarding his potential donation of historic sheet music. Mr. Shillolo presented artifacts dating from the early 1900s to the 1950s. The music sheet circulated to members was a 1935 slumber song written for the Dionne Quintuplets. Members noted that the collection reflects the era represented by the farmhouse and schoolhouse exhibits. The collection contains approximately 200 music sheets. Mr. Shillolo expressed his desire to donate the items, with the hope that they be displayed seasonally or in alignment with themes throughout the year. Diane Brandt advised that the sheets will be displayed once the heritage centres are fully organized, as artifacts will need to be moved between buildings. She proposed displaying the sheets in shadow boxes to ensure their protection. It was agreed that the music sheets will be professionally appraised and that a charitable donation receipt will be issued to Mr. Shillolo. Arrangements will be made to schedule an appointment with the appraiser, Diane Brandt, and Mr. Shillolo. Members thanked Mr. Shillolo for his generous donation and for his contribution to preserving local history.

## **New Business:**

### **Halloween Report:**

Diane Brandt reported that 320 treat bags were purchased for the event, of which 195 were distributed. Members discussed the remaining 125 treat bags and agreed to donate them to the Santa Claus Parade Committee for Santa to hand out at the Burk's Falls Legion on the night of the parade.

### **Meeting Location:**

It was noted that a venue change may be required in the future. Additional information will be gathered, and the topic will be brought forward for discussion in the new year.

### **December Meeting:**

Members discussed a December meeting and agreed to cancel the monthly meeting as we have in the past. **Motion that the Burk's Falls and District Historical Society approve the cancellation of the December 15, 2025 meeting and Members will return to the regularly**



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Wiseman's Corner Schoolhouse  
112 Midlothian Road  
Ryerson Township

**scheduled meeting of January 19, 2026: Moved by Barry Burton, Seconded by Jenny Hall. Carried**

**Adjournment:**

The next meeting will be held on Monday, January 19, 2026 at Fell Homes. There being no further business, **Jenny Hall moved to adjourn the meeting at 8:03 p.m.**

---

Recorded by  
Charlene Watt, Secretary &  
Deputy Treasurer

---

Approved by  
Diane Brandt, President

## Simcoe County Museum Visit Report

**Members Present** Diane Brant (President)  
Jenny Hall (Treasurer)  
Peter Hall (Membership Chair)  
Mike Quinton (Director)  
Barry Burton (Director)  
Krista Trulsen (Member)  
Benn Collings (Guest)

The members above attended a tour of the Simcoe County Museum which was hosted by Kelley Swift Jones ( Museum Curator). In the morning the group was given a guided tour through the various displays and exhibitions through out the interior of Museum. Followed up by an exterior view of their \$16.6 million dollar expansion project which is in the construction stage. We were able see the multiple wood post & beams being used for the new facility.

At the end of the interior tour Kelley indicated that she teaches at Georgian College the Course on Museum and Gallery Studies and specifically Museum and Gallery Management. Kelley inquired if her students could use our facilities as a subject for their studies.

We were then treated a lunch over at the Simcoe County Administration Building.

The afternoon was followed up by a guided tour of all the museums exterior exhibits hosted by Forrest Patenaude (Supervisor of Education and Visitor Engagement) and Daryl (Co-ordinator of Transportation Artifacts) The exterior Historic buildings were well displayed with appropriate artifacts.

The transportation buildings held an amazing collection of various mechanical transportation and farm equipment. The Museum also has an area dedicated to construction equipment.

**CONCLUSION** All who attended walked away with many ideas and innovative thoughts on how to display our artifacts for our new red building and see the need to do some long term planning for future builds at the Watts Century Farm. We all extended many thanks to Kelley and her team for a great day and their hospitality.

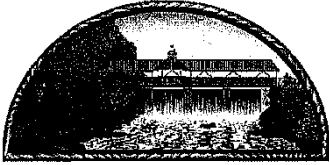
Barry Burton











The Municipality of the  
**VILLAGE OF BURK'S FALLS**

Moved By: RB Date: February 17, 2026

Seconded By: NK Resolution # 2026- 42

Be it resolved;

That the Council for the Village of Burk's Falls hereby receives and approves the Tri-Council Sub-Committee Draft Terms of Reference.

Recorded Vote requested by: \_\_\_\_\_

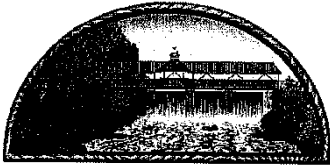
Ryan Baptiste	for / opposed
Ashley Brandt	for / opposed
Sean Cotton	for / opposed
Chris Hope	for / opposed
Nancy Kyte	for / opposed

<u>x</u>	_____	_____
Carried	Defeated	Deferred

Pecuniary Interest declared by:

\_\_\_\_\_  
\_\_\_\_\_

[Signature]  
\_\_\_\_\_  
Mayor



The Municipality of the  
**VILLAGE OF BURK'S FALLS**

Moved By: Se Date: February 17, 2026

Seconded By: RB Resolution # 2026-45

Be it resolved;

That the Council for the Village of Burk's Falls receives Township of Armour draft By-law 10-2026, Transfer Part of Lot 5, Concession 7- Fire Hall;

AND FUTHER direct staff to issue payment as prescribed.

Recorded Vote requested by: \_\_\_\_\_

Ryan Baptiste	for / opposed
Ashley Brandt	for / opposed
Sean Cotton	for / opposed
Chris Hope	for / opposed
Nancy Kyte	for / opposed

<u>10</u>	_____	_____
Carried	Defeated	Deferred

Pecuniary Interest declared by:

\_\_\_\_\_  
\_\_\_\_\_

[Signature]  
\_\_\_\_\_  
Mayor

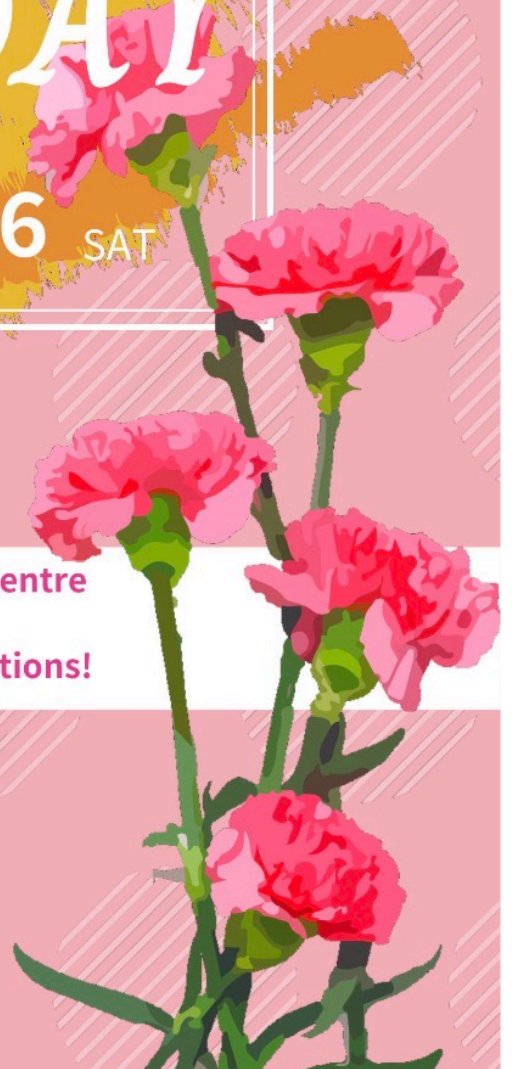
Hope Maki

*HAPPY*  
*80th*  
*BIRTHDAY*

May 9th, 2026 SAT



Sprucedale Community Centre  
2pm to 4pm  
Cake, Coffee, and Celebrations!



**ALMAGUIN COMMUNITY ECONOMIC DEVELOPMENT  
(ACED)**

**MINUTES  
January 22, 2026**

A regular meeting of the ACED Board was held at the Armour Township and virtually on January 22, 2026 at 6:00 pm.

Present: Vicky Roeder-Martin, Township of McMurrich/Monteith  
Sheri Norman, AHCC Representative  
Margaret Ann MacPhail, Township of Perry  
Luke Preston, Village of Sundridge  
Rod Ward, Township of Armour  
Dan Roberston, Township of Ryerson  
Tim Bryson, Township of Strong  
Wendy Whitwell, Township of Armour  
Joe Lumley,  
Trista Porter, MND  
Noel Walker, FedNor

Regrets: Chris Nicolson, Township of Joly

Staff: Courtney Metcalf, Director of Economic Development  
Megan Yemm, Communications and Marketing Officer  
Dave Gray, CAO Armour Township

**Call to Order**

The meeting was called to order at 6:00 pm.

**Minutes**

The minutes of the meeting of Thursday, November 27<sup>th</sup>, 2025 were adopted as presented.

Round table introductions took place.

**Director's Report**

The Director covered the following items from the report:

1. 2025 ACED Annual Report:
2. Some of the updates in the report included:

- a. Regional Results Report/KPI's – The Director reviewed KPIs and job creation. A potential Life Skills Workshop in 2026 was discussed. Increased content production was noted following the addition of a new CMO.
  - b. Regional Results Highlights – Regional results highlights were discussed and outlined. the Board discussed sharing the year-end infographic through municipal and ACED channels to highlight ACED's work to partners, stakeholders, and the community.
  - c. 2025 Longitudinal Survey Results: Key findings were presented and discussed.
  - d. Numbers and key outcomes were discussed as part of the Wrap Up Almaguin 2025 review.
3. 2026 ACED Workplan – The Director discussed 2026 focus will be continuing core focus including Strategic Plan & Signage plan. The board discussed the possibility of hosting a Almaguin Services & Trades Expo and discussions will continue at the next meeting.
  4. Recommendation – Recorded ACED Meetings – Board discussed the value of recording ACED meetings and resolution was moved to record future meetings.
  5. 2026 ACED Municipal Buy-In Packages – Municipal Buy-In Packages were outlined and discussed, a sub-committee will be formed to further discuss and in the interim focus will be spent on member municipalities.

### **FedNor Update**

FedNor update was given, priorities for 2026 were noted as: tariff response, regional defence, manufacturing, and assisting in transitioning companies that don't manufacture themselves.

### **MND Update**

Programs remain consistent with previous years, with a stronger focus on tariff response, economic development, agriculture, tourism, and forestry. Upcoming webinars and a potential in-person session were noted.

### **Resolutions**

1. 2026-01– Moved by Margaret Ann MacPhail; Seconded by Luke Preston  
Be it resolved that the Almaguin Community Economic Development Board approve November 27, 2025, meeting minutes, as circulated. Carried
2. 2026-02 – Moved by Wendy Whitwell; Seconded by Sheri Norman  
Be it resolved that the Almaguin Community Economic Development Board has

received and reviewed the 2025 ACED Annual Report and requests that it be circulated to ACED partners for review at their upcoming council/board meetings. Carried

3. 2026-03 – Moved by Tin Bryson; Seconded by Wendy Whitwell  
Be it resolved that the Almaguin Community Economic Development Board has received and approves the 2026 ACED Department Work Plan as presented. Furthermore, that staff carry out the work set out in the Work Plan and advise the Board of any changes. Carried.
4. 2026-04 – Moved by Sheri Norman; Seconded by Tim Bryson  
Be it resolved that the Almaguin Community Economic Development Board accepts the recommendation to proceed with recording ACED meetings, in a manner consistent with Armour Township's procedural bylaw. Carried
5. 2026-05 – Moved by Luke Preston; Seconded by Wendy Whitwell  
Be it resolved that the Almaguin Community Economic Development Board approves that any 2025 surplus be transferred to the ACED reserve held by Armour Township, less the amounts owing to municipalities who withdrew December 31, 2025.

#### Adjournment

6. 2026 - 06 – Moved by Margaret Ann MacPhail; Seconded by Wendy Whitwell  
Be it resolved that the Almaguin Community Economic Development Board has received the Municipal Fees for Service Staff Report for information and review, and feedback will be provided at the February ACED meeting. Carried
7. 2026 - 07 – Moved by Luke Preston; Seconded by Wendy Whitwell  
Be it resolved that the Almaguin Community Economic Development Board adjourn the January 22<sup>nd</sup>, 2026 ACED Meeting at 8:11PM. Carried

The next meeting will be January 26<sup>th</sup>, 2026, at 6:00 p.m. at the Strong Township Office. If this changes, members will be advised.



## Board Meeting Agenda

Date: Thursday, February 26, 2026  
Time: 6:00PM  
Location: Strong Township Office – 28 Municipal Ln, Sundridge

Join Zoom Meeting

<https://us02web.zoom.us/j/83165937972?pwd=qrFEzEVkKqjocNt6HBLZ8zpJM7sEww.1>

Meeting ID: 831 6593 7972

Passcode: 777303

### AGENDA

1. Call to Order
2. Acceptance of the January 22, 2026 ACED Meeting Minutes (Resolution 2026-08)
3. Round Table Introductions (if required)
4. Staff Report
  - a. Discussion Items
    - i. Use of ACED Reserves for Strategic Plan (Resolution 2026-09)
    - ii. Revised Staff Report: ACED Non-Member Municipal Service Packages (2026-10)
5. Round table comments or updates from Board Members
6. FedNor Updates
7. MND Updates
8. Next Meeting Date: March 26, 2026
9. Adjournment (Resolution 2026-11)



**Director of Economic Development (DoED) Report**  
February 26, 2026

**Core Activity Tracking – (Since last report -January & February)**

<b>Activity:</b>	<b>Interactions</b>	<b>Description</b>
<b>Business Assistance</b>		
Start Up Files	1	Sundridge
Expansion Files	1	South River
Developer Files		
General Support	2	Sundridge (2)
Brand Ambassador	1	Armour
High Priority		
Business Visits	2	Sundridge (2)
Program Referrals		
Non-Member Support Requests	5	Burk's Falls/South River/Magnetawan
<b>Marketing*</b>		
ACED Website Updates	4	Events, Tourism & Lifestyle News, ACED page updates, Lease & Investment Properties
Social Media Posting	25	(EXPLORE)15 (ACED) 10
Facebook/Instagram Reach	13,625	(EXPLORE) 12173 (ACED) 1452
Facebook/Instagram Views	68560	(EXPLORE) 54,160 (ACED) 14,400
Facebook/Instagram Likes/Followers	5892	(EXPLORE Facebook) 2947 (EXPLORE Instagram) 1103 (ACED Facebook) 1842
<b>Website Tracking</b>		
Total Users / Views	4.4k	
Most viewed pages		Events, Business Directory, Almaguin Community Economic Development, Screaming Heads
(besides landing page)		
<b>Communications</b>		
Email Blasts	2	ACED Buisness monthly
Organization Meetings	5	RCIP, NECO, SFEP, AHCC, Community Partners Meeting
Partnership Projects		
Municipal Visits	8	Perry, McMurrich.Monteith, Sundridge, Strong, Joly.
Member Interactions / Support Requests		
Media Comment Requests		

## Current Files & Projects

### Project 1A – Business Support

#### *RCIP Update*

The RCIP Board met on February 10<sup>th</sup>, with another 22 applicants reviewed and approved.

#### *Contractors and Trades Support*

A QuickBooks Workshop will be held on April 8 in partnership with the AHCC and The Business Centre. This introductory session is designed to support self-employed trades and contractors and will also serve as an initial engagement opportunity with the local trades sector. Participants will be invited to complete a survey to help identify industry needs, desired supports, and interest in an Almaguin Trades Show, including preferred timing and format.

### Project 1C – AHCC Partnerships

No updates at this time.

### Project 2B – Regional Recreation & Municipal Support

#### *Village of Sundridge Support*

The DoED developed a survey for Councillors to help collect further input and feedback for the proposed development project. Next steps include coordinating a follow up meeting with the private business and the Councillors that have been assigned to the planning sub-committee.

#### *McMurrich/Monteith Support*

The DoED developed a survey for McMurrich/Monteith businesses to collect business information for both the ACED and Municipal business directory, as well as to determine supports requested from the business community. The survey will be shared via website, email, social media, and municipal mail-out.

### Project 3A – Almaguin Housing Task Force

*No updates at this time.*

### Project 3B – Transportation

#### *Almaguin Community Transportation Committee*

*No updates at this time.*

#### *The Return of Passenger Rail Service*

The ACED Team had a phone call with Ontario Northland on Friday February 13<sup>th</sup> to discuss first-mile/last-mile supports. Further updates regarding potential projects and opportunities will be provided at the March meeting.

### Project 3C AHSS Student Engagement

The DoED is scheduled to attend classroom presentations on March 4<sup>th</sup>, in partnership with The Business Centre's Summer Company Program presentations, to engage with students, speak about entrepreneurship, and request students complete the yearly student survey.

The DoED is also in communication with the Student Council representatives to continue building on the momentum created for the Life Skills Workshops, which began in 2024.

### Project 3D Almaguin RED Strategic Plan Update

A resolution will be presented to The Board with a request to utilize up to \$25,000 of ACED reserves to hire a consultant to facilitate the development of the RED Strategic Plan Update. A Request for Proposals is being drafted, with the intention to promote the RFP at the end of March.

### Project 4A – Brand Strategy Implementation

#### *Phase 2 – Physical Brand Roll Out*

The ACED Team received funding approval from the ROD Program for the Signage Plan. Currently we are awaiting an update from FedNor regarding the application that was submitted for funding. Depending on timelines, a re-application may be required for the ROD Program if an extension is not granted as we await confirmation for funding.

#### *Social Media/Explore Almaguin Website/ Email Marketing/Content*

The CMO developed the *Winter in Almaguin* campaign, including a Valentines feature article, as well as 3 Reels, 3 carousel posts, and 2 additional website articles featuring local businesses that are open for business all winter. The campaign generated a total of 14K views and over 300 likes.

The CMO refreshed the Brand Ambassador Spotlight, posting 3 features on local businesses that received 3,339 total views.

### 2026 ACED Department Workplan

The 2026 ACED Department Workplan has been updated to include exploring the development of an Almaguin Trades Show. As mentioned under 1A-Business Support, ACED Staff will begin by surveying business owners and gauging their interest and preference for time of year.

### ACED Shared Services Agreement, Evolution of Service Delivery, ETC.

#### *Finalizing the Revised Shared Services Agreement & Funding Formula*

The Revised Shared Service Agreement and Funding Formula are currently being circulated to participating municipalities, which require signatures from the Clerks and Mayors. The Villages of South River and Burk's Falls have opted not to participate. To date, participation decisions have been received from all municipalities except Powassan.

A Municipal Service Packages Staff Report was presented and discussed at the January ACED meeting, outlining a new proposal for consideration by non-member municipalities. Following this discussion, a Sub-Committee was established to refine and finalize the proposal.

The Sub-Committee has discussed various considerations related to offering services to non-members. Discussions are ongoing, and a verbal report / presentation of options will be made at the February ACED meeting (or circulated beforehand if available). It was recommended that ACED staff prepare a letter emphasizing the importance of regional collaboration, along with an infographic highlighting key successes and measurable impacts of regional marketing efforts.

Subject to ACED Board approval, the full package will be distributed to all non-member municipalities, along with a formal invitation to participate.



**RESOLUTION**

2026-08

Be it resolved that the Almaguin Community Economic Development Board approve the January 22, 2025 ACED meeting minutes as: (please circle).

**CIRCULATED**

**AMENDED**

MOVED BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

CARRIED:        Yes            No

Comments:



**RESOLUTION**

2026-09

Be it resolved that the Almaguin Community Economic Development Board approve the allocation of up to \$25,000 from ACED reserves for the purpose of retaining a consultant to support the development of the Regional Economic Development Plan Update.

MOVED BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

CARRIED:                      Yes /        No

Comments:



**RESOLUTION**

2026-10

Be it resolved that the Almaguin Community Economic Development Board has received the amended Municipal Fees for Service Staff Report, inclusive of feedback provided by the sub-committee; approves the report as presented; and further directs that it be circulated to all non-member municipalities for consideration.

MOVED BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

CARRIED:                      Yes   /      No

Comments:



**RESOLUTION**

2026-11

Be it resolved that the Almaguin Community Economic Development Board adjourn the February 26<sup>th</sup>, 2026, ACED Meeting at \_\_\_\_\_ P.M.

MOVED BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

CARRIED:           Yes           No

Comments:

# **Proposal to Update the Province's Black Bear Management Approach**

Additional feedback request to municipalities for local information to support the development of population objectives

ERO # 025-0761

Ministry of Natural Resources

February 27, 2026

Ontario 


# Proposal consultation period

## Proposal to update the province's black bear management approach

ERQ number	025-0761
Notice type	Policy
Act	Fish and Wildlife Conservation Act, 1997
Posted by	Ministry of Natural Resources
Notice stage	<b>Proposal</b>
Proposal posted	November 21, 2025
Comment period	November 21, 2025 - January 5, 2026 (45 days) <b>Closed</b>
Last updated	November 21, 2025

This consultation was open from:

**November 21, 2025  
to January 5, 2026**

 [Follow this notice](#)

### Proposal summary

We are seeking feedback on draft *Black Bear Population Objective Setting and Harvest Management Guidelines* and preliminary population objective ranges. We are also proposing regulatory amendments to extend protections for cubs and females accompanied by cubs to the fall hunting season and to clarify the prohibition on the possession of bear bile.



**Population  
Objective Setting  
and Harvest  
Management  
Guidelines**



**Regulatory  
amendments**

\*Please see appendix for more information about the full proposal

**This proposal is in the feedback-gathering and review stage and will be adjusted based on comments.**

# Overview: Black Bear Management in Ontario

## Current Approach

No Population Objectives for black bear

Open allocation for residents

Limited management tools to adjust harvest pressure

Inconsistent distribution of hunting opportunities within the tourism industry

## Proposed Approach

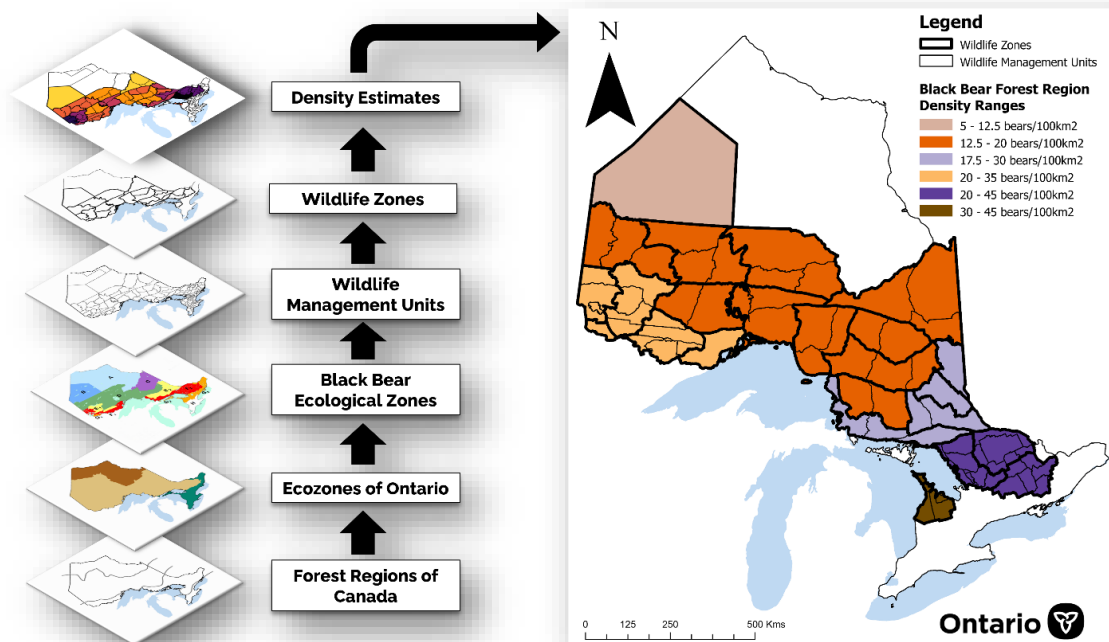
Population Objectives are established for black bears

Population Objectives inform resident allocation

Additional management tools available to respond to new information

Area-based allocation for operators (quota matches proportional land area)

# How the Preliminary Population Objectives were Developed



More details can be found in the *Black Bear Preliminary Population Objective Ranges* document (click image to take you to the document)

The preliminary objectives were **developed in wildlife zones where bears are mostly found**, aligning closely to the forested Ontario Shield Ecozone.

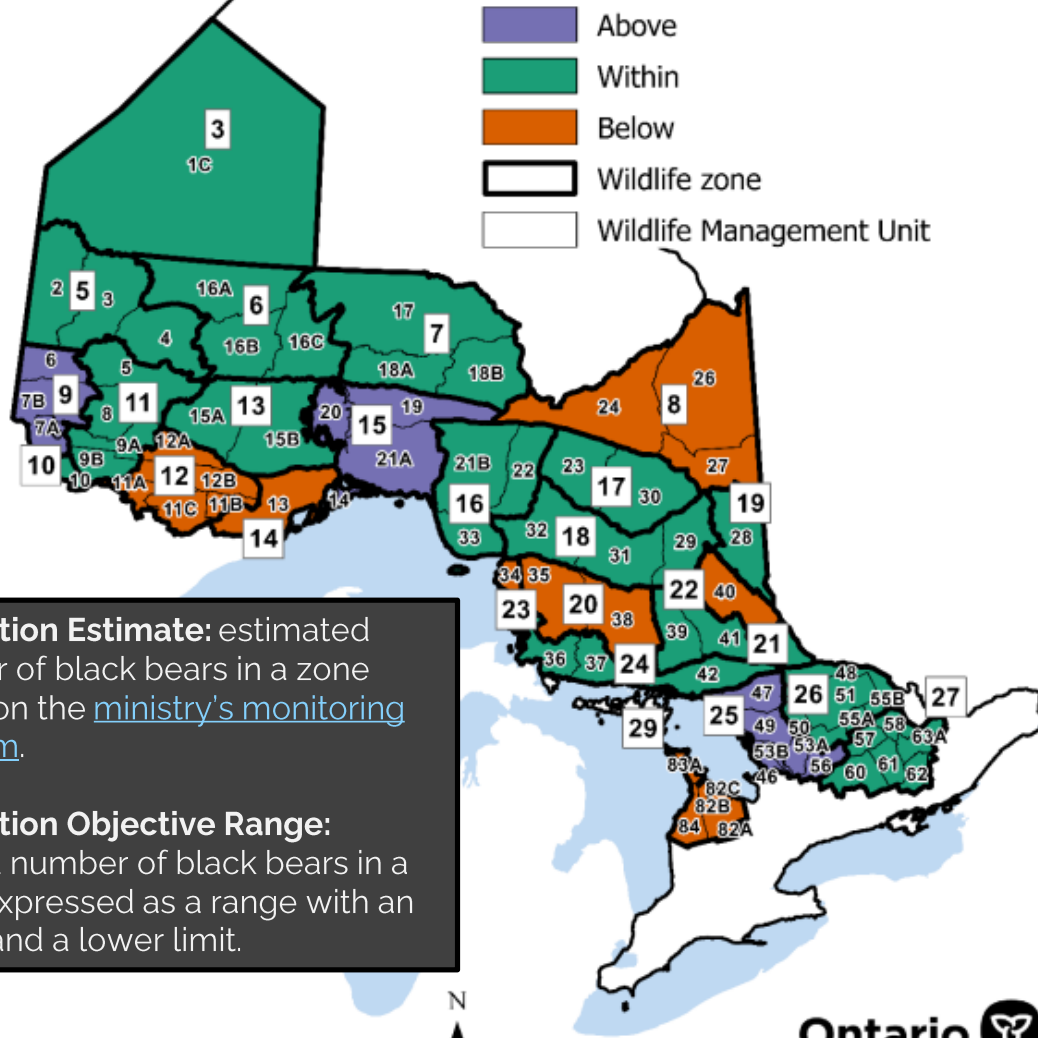
To estimate how many bears each zone could support, we used two main pieces of information:

1. **How many bears** typically live in a zone, and
2. **How much suitable bear habitat** exists in each zone

Suitable bear habitat is tied to habitat productivity, which varies across Ontario. Some zones have very productive forests, while others have less productive or more mixed habitats in relation to the needs of bears. Using information from forest and ecological maps, zones with similar habitat quality were given the same range of **bear forest region density ranges**.

These forest region density ranges are then multiplied by the area of suitable habitat in each zone, to get a preliminary Population Objective Range.

### Recent Black Bear Population Estimates Compared to Preliminary Population Objective Ranges



**Population Estimate:** estimated number of black bears in a zone based on the [ministry's monitoring program](#).

**Population Objective Range:** desired number of black bears in a zone, expressed as a range with an upper and a lower limit.

## Preliminary Population Objectives

At the provincial level, our monitoring program is indicating that Ontario's black bear population is stable. However, there are some regional differences.

This map displays how each zone's recent population estimate compares to its preliminary population objective range:

**Zones Within** the objective are areas where the number of bears may be what is desired.

**Zones Above** the objective are areas where the number of bears may be higher than desired.

**Zones Below** the objective are areas where there may be fewer bears than desired.

## Why your feedback matters

A key component of the proposal is establishing black bear **Population Objectives** across the province, because the final objectives would guide harvest management decisions. The ministry developed **preliminary objectives** based on ecological information – how many bears the habitat and landscape in each zone can support – which gives us **an initial, science-informed range** for each zone.

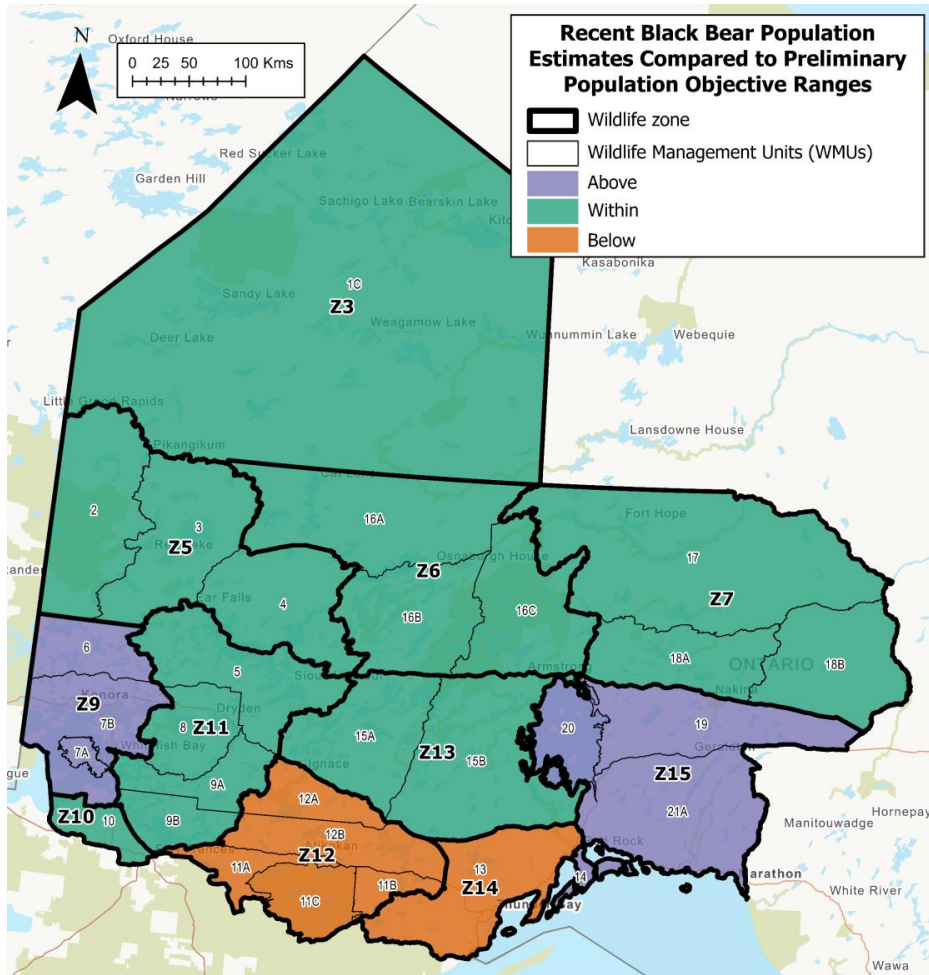
To finalize the objectives, we are asking:

What **social, cultural, or economic considerations** – such as community priorities, tourism, land use, or local safety concerns – should the ministry be aware of in your area?

As you review the preliminary objectives in your area, consider the recent black bear population estimate and whether the lower and upper range of the objective reflect your experience and knowledge with bears in your area.

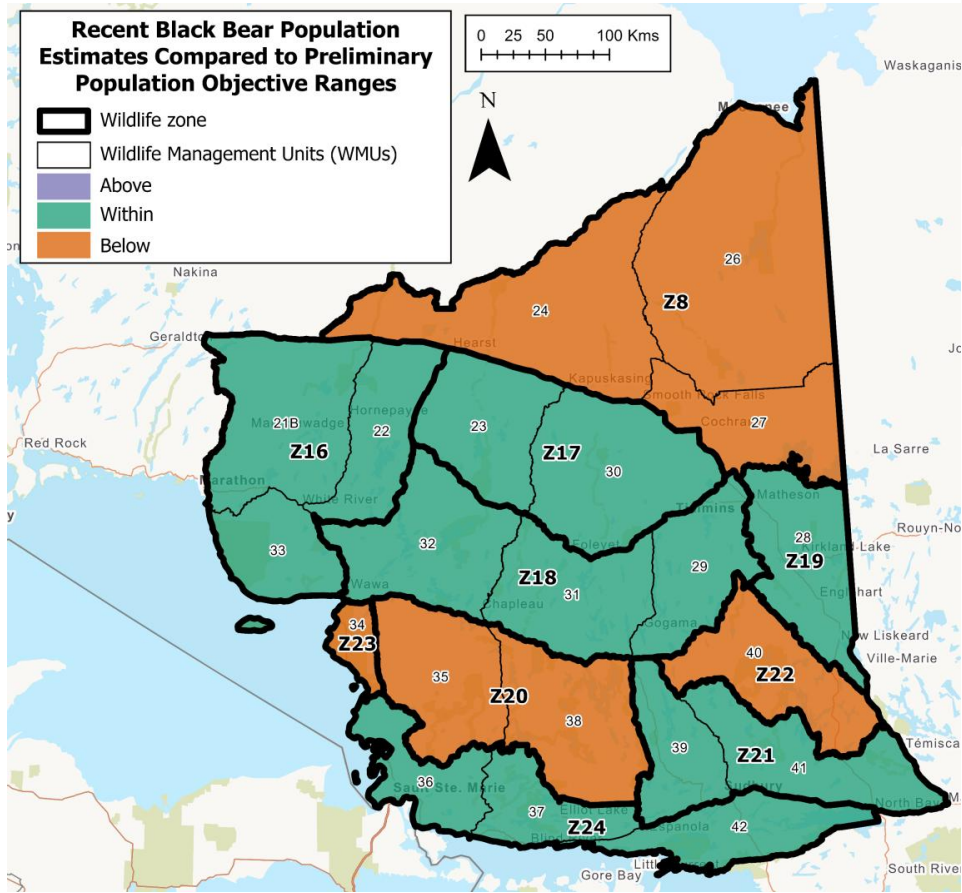
Your input – especially when it includes **local, measurable, and/or experience-based insight** – can help refine these objectives to reflect the values and realities of each zone.

# Preliminary Population Objective Ranges: Northwestern Ontario



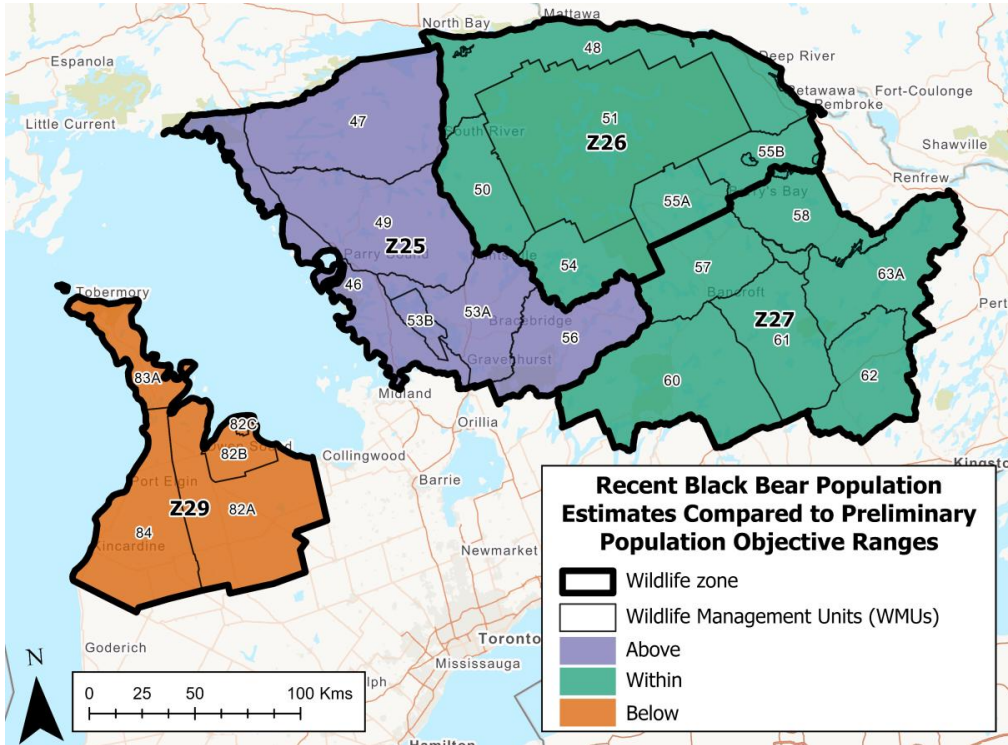
Wildlife Management Unit (Zone)	Lower Limit (preliminary objective)	Upper Limit (preliminary objective)	Most Recent Population Estimate
1C (Z3)	2150	5400	2759
2, 3, 4 (Z5)	3600	5750	4735
16A, 16B, 16C (Z6)	3900	6250	5607
17, 18A, 18B (Z7)	3500	5600	3814
6, 7A, 7B (Z9)	1900	3300	3424
10 (Z10)	450	750	535
5, 8, 9A, 9B (Z11)	3650	6400	5061
11A, 11B, 11C, 12A, 12B (Z12)	3150	5500	2619
15A, 15B (Z13)	2850	4600	3059
13 (Z14)	2100	3650	1659
14, 19, 20, 21A (Z15)	2900	4650	5364

# Preliminary Population Objective Ranges: Northeastern Ontario



Wildlife Management Unit (Zone)	Lower Limit (preliminary objective)	Upper Limit (preliminary objective)	Most Recent Population Estimate
24, 26, 27 (Z8)	3600	5750	2622
21B, 22, 33 (Z16)	3100	4950	3170
23, 30 (Z17)	2700	4350	4082
29, 31, 32 (Z18)	3300	5300	3580
28 (Z19)	1550	2650	1992
35, 38 (Z20)	2350	3800	2179
39, 41 (Z21)	2350	4050	3912
40 (Z22)	1500	2600	1380
34 (Z23)	300	550	211
36, 37, 42 (Z24)	2650	4500	3215

# Preliminary Population Objective Ranges: Southern Region



Wildlife Management Unit (Zone)	Lower Limit (preliminary objective)	Upper Limit (preliminary objective)	Most Recent Population Estimate
46, 47, 49, 53A, 53B, 56 (Z25)	2450	5550	6071
48, 50, 51, 54, 55A, 55B (Z26)	2900	6550	4437
57, 58, 60, 61, 62, 63A (Z27)	2600	5850	4105
82A, 82B, 82C, 83A, 84 (Z29)	400	600	270

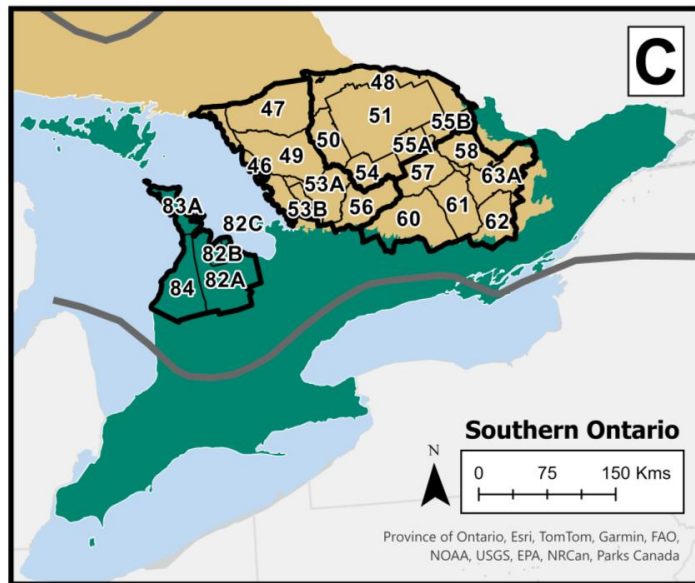
### Special Note: Wildlife zone 29

- This zone has good habitat but is becoming more fragmented, especially in the south.
- Black bears here are isolated from other populations in Ontario and are genetically distinct.

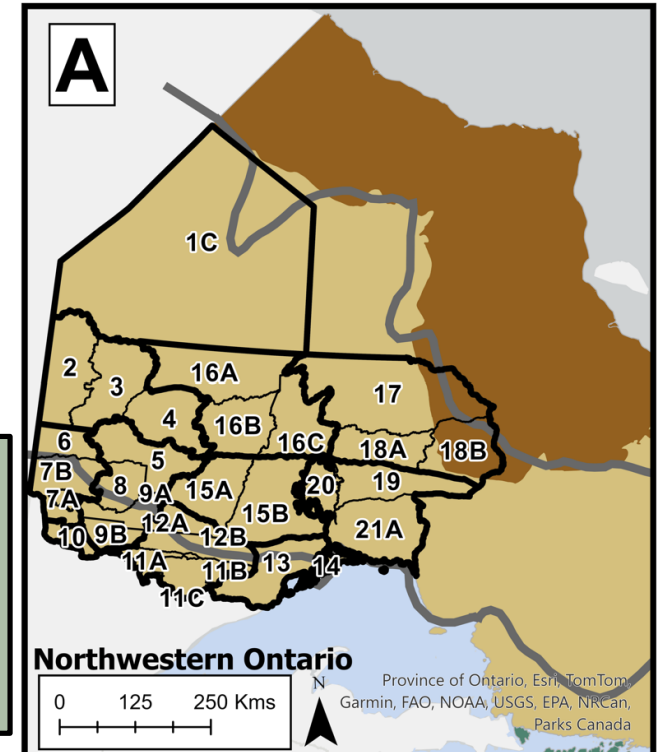
# Areas where we haven't developed Population Objectives

## Mixedwood Plains in Southern Ontario

- Black bears live in areas where suitable forest habitat remains, but are largely absent from areas with large cities and intensive agriculture.
- Black bears regularly move from the primary range into these areas.



The objective for these areas is to maintain bears on the landscape, measured and managed through harvest sustainability indicators from hunter reporting data.

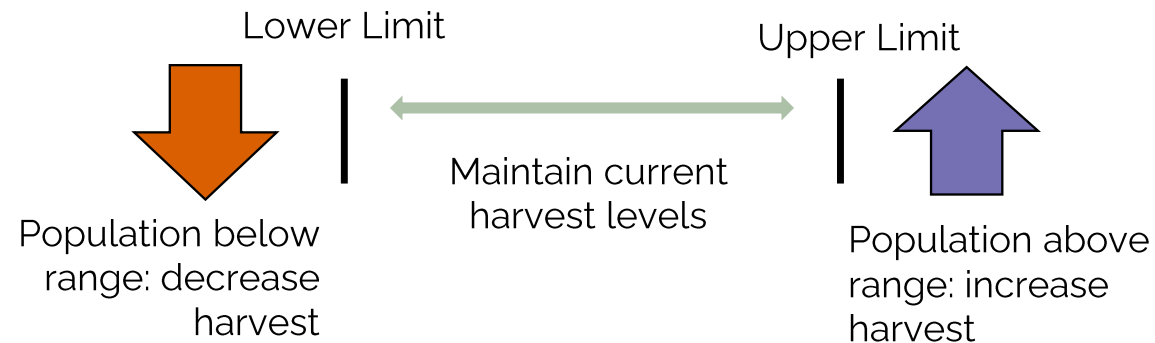


## Hudson Bay Lowlands in Northern Ontario

- Has sparse forests, wetlands, and tundra.
- Black bears occur at low densities and are lightly harvested in this area.

# Using final Population Objectives to inform harvest management decisions:

## Decision based on population status



Lower limit of the objective range should describe the abundance of black bears needed to maintain ecosystem function, support sustainable population management and resilience over the long term, and allow for harvest opportunities.

Upper limit of the range should represent the abundance of black bears that supports high or increased harvest, while remaining within the objective range over the long term while reflecting socio-economic carrying capacity.

## Request

The ministry is requesting any additional information or comments to support the development of black bear population objectives across the province by **March 16th.**

# Appendices

# Proposal Overview

## Establish Population Objectives ← We are looking for feedback on this part!

- Population objectives are the number of bears desired in an area –the objective becomes the basis for future management decisions.
- Preliminary population objective ranges (PORs) based on ecological considerations (e.g. bear abundance, habitat productivity) and feedback from the public will help to incorporate social, cultural, and economic considerations to develop final PORs.

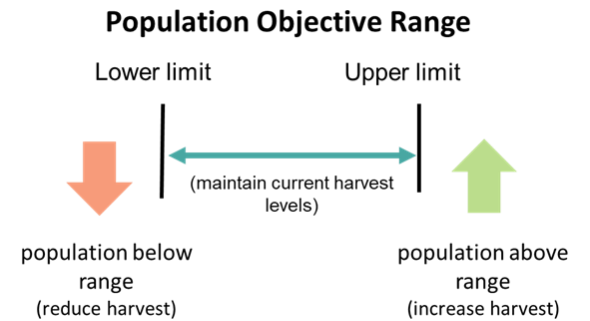
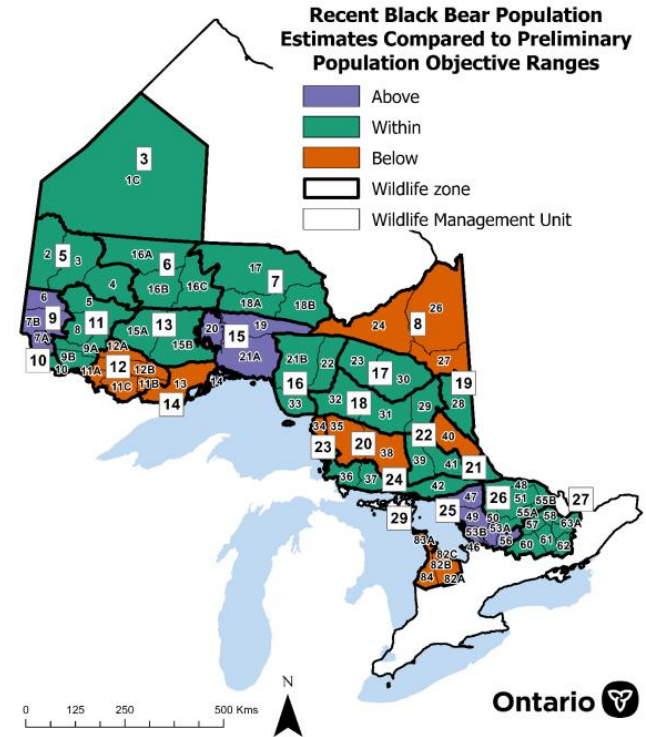
## Draft Guidelines to Support Management

- Would use new information such as population objectives, monitoring surveys, hunter reporting information, etc. to be more responsive.
- Would establish new management tools to support management needs and guide the allocation of harvest opportunities.
- Would enhance transparency and better respond to population changes that may warrant targeted management actions.

## Black Bear Regulations Updates

- New regulatory amendments would be required to implement the proposed guidelines.
- Proposal to extend the existing spring prohibitions on the hunting of black bear cubs or females accompanied by cubs to the fall hunting season.
- Proposal to strengthen enforcement of the prohibition on the possession of bear gall bladders to explicitly prohibit the possession of bear bile outside of the gall bladder.

14



## 5- Year Implementation Plan

- If approved, the ministry has proposed a phased, 5-year transition plan for the province. Management decisions would not be applied for 5 years.
- With the exception of earlier implementation on the Saugeen Peninsula (potentially as early as 2027).



# Proposal Summary

**DRAFT**

Black Bear Population Objective Setting and Harvest  
Management Guidelines



November 2025

This proposal focuses on **long-term sustainability** of black bear populations, with decisions guided by principles to ensure black bears can fulfill their ecological role and their cultural importance for present and future generations:

- **Recognize the inherent and treaty rights** of Indigenous communities to harvest black bears and the cultural significance of bears.
- Ensure **regulated harvest opportunities are managed sustainability.**
- Aim to **improve transparency and consistency** in how black bear population objectives and regulated harvest decisions are made.

Mon. March 2, 2026 1:42 PM

Greetings,

The ministry recently posted the proposal to [update the province's black bear management approach](#) on the Environmental Registry of Ontario (ERO), which closed January 5, 2026. During that feedback period we received valuable feedback from individuals and groups related to municipal perspectives on black bear management.

I am reaching out again to ensure we have captured the full range of considerations across different areas of the province. I recognize that the timing of the posting may not have allowed all interested groups sufficient opportunity to provide meaningful or local-specific feedback. To ensure the proposal accurately reflects the views and experiences of municipalities, the ministry welcomes any additional comments you may wish to share.

I have attached a PDF that provides a high-level detail on the components of the proposal with a focus on the *preliminary black bear Population Objectives* for areas across the province. If possible, we are looking for additional, local information to help us inform those population objectives.

If it would be helpful, I am happy to set up a meeting to walk through the materials and/or to clarify this request. If you'd like to share any additional comments, please respond to this email with feedback by **March 16<sup>th</sup>**.

Thanks for your time,

Shannon

**Shannon Fera**

Senior Wildlife Policy Advisor | Fish and Wildlife Policy Branch

Ministry of Natural Resources | Ontario Public Service

705-772-8508 | [shannon.fera@ontario.ca](mailto:shannon.fera@ontario.ca)



*Taking pride in strengthening Ontario, its places and its people*

Greetings,

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Thanks for your time,  
Shannon

**Shannon Fera**

Senior Wildlife Policy Advisor | Fish and Wildlife Policy Branch  
Ministry of Natural Resources | Ontario Public Service  
705-772-8508 | [shannon.fera@ontario.ca](mailto:shannon.fera@ontario.ca)



*Taking pride in strengthening Ontario, its places and its people*



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Heritage Centres  
Watt Century Farm House  
827 Chetwynd Road  
Armour Township  

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Wiseman's Corner Schoolhouse  
112 Midlothian Road  
Ryerson Township

**MINUTES**  
**Burk's Falls & District Historical Society**  
**Fell Homes, Burk's Falls**  
**Monday, February 16, 2026**

Members Present: Diane Brandt – President  
Jarv Osborne – Vice President  
Jenny Hall - Treasurer  
Charlene Watt – Secretary / Deputy Treasurer  
Nieves Guijarro  
Krista Trulsen  
Peter Hall  
Nancy Kyte  
Barry Burton  
Jarv Osborne

The Members present constituted a quorum.

**Call to Order:**

The meeting was called to order at 7:00 p.m.  
Diane Brandt in the Chair.

**Welcome:**

Diane welcomed Members.

**Approval & Amendments of the Minutes of the Last Meeting:**

Acceptance and adoption of the November 17, 2025 Meeting Minutes as circulated: **Moved by Krista Trulsen, Seconded by Nancy Kyte. Carried**

**Treasurer's Report:**

Treasurer's / Financial Report presented by Jenny Hall. The Treasurer reported that the main bank account balance was \$7,037.50 as of November 1, 2025, and \$8,227.17 as of January 31, 2026. During this period, expenses totaled \$383.79, including \$186.30 for internet and telephone services, \$151.83 for office materials, and \$17.20 for courier fees. Revenue received during the same period included \$1,545.00 from the Heritage Organization



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Development Grant (HODG) and a \$100.00 donation, resulting in an overall increase in the account balance. **Motion to accept the Treasurer's report and pay the monthly invoices: Moved by Jarv Osborne, Seconded by Barry Burton. Carried**

### **Committee Reports:**

#### Wiseman's Corner Schoolhouse Update:

The heritage centre has been closed for the season.

#### Watt Farm House Update:

Diane Brandt advised members that she checks in on the farm house on a regular basis.

#### Membership Committee:

Peter Hall advised members that 2026 memberships will be due prior to the Annual General Meeting scheduled for March. Memberships received at the meeting included Charlene Watt and family, Krista Trulsen, Barry Burton, Jarv Osborne, Diane Brandt, and Nieves Guijarro. Peter will circulate an email to current members notifying them of the upcoming membership renewal deadline and providing details regarding the Annual General Meeting.

#### Facilities and Functions Committee:

The Facilities and Function Committee met on February 4, 2026, to discuss heating requirements for the Red Building. The discussion included input from the Township of Armour's CAO. It was confirmed that Armour Township will complete the required heat loss study. A quotation from Tasso Lake Heating in the amount of \$17,301.11 plus HST was selected as the preferred option for the heating installation. It was also suggested that any cost savings realized through a reduction in the Heritage Festival budget by Armour Township could be allocated toward capital improvements at the Watt Century Farm House property.

A resolution was presented to the Members outlining the furnace replacement quotations for the Red Building and identifying next steps. Members agreed that Barry Burton would attend a Township of Armour Council meeting as a delegation to seek clarification on how the heating requirements for the Red Building will be addressed. As the property is owned by the Township, the Historical Society may be able to contribute up to \$5,000 toward the project; however, it does not have sufficient funds to cover the full cost. Members expressed concern regarding investing capital funds in a property not owned by the Historical Society. While it was acknowledged that heating in the building is necessary, Members emphasized that the Society does not have the financial capacity to assume full responsibility for the project.



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Diane Brandt advised Members that the Society's laptop was experiencing charging issues and was no longer operating reliably. Given the importance of having dependable computer equipment for administrative and operational purposes, MuniSoft replaced the battery.

**Moved by Nancy Kyte, Seconded by Jenny Hall; WHEREAS the Burk's Falls and District Historical Society has received three quotes for the installation of a heating system in the Red Building, with estimated costs ranging from \$19,550.00 to \$22,343.83, as reviewed by the Functions and Facility Committee;**

**AND WHEREAS the Historical Society has a current bank balance of \$8,373.97, and estimates that the cost of a summer employee in 2026 will be approximately \$3,500, to be supplemented by a Federal Grant through Young Canada Works (grant approval is pending and will be determined in February/March 2026);**

**AND WHEREAS the Society has received a \$5,000 donation from the Township of Armour, which will be used for operational expenses;**

**BE IT RESOLVED that the Burk's Falls and District Historical Society may contribute \$5,000 toward the installation of the heating system in the Red Building, if needed.**

**BE IT FURTHER RESOLVED that the Society will continue to monitor the outcome of the Young Canada Works grant application and will adjust financial plans based on its success or failure in securing funds for the summer employee position. Carried**

### **Correspondence:**

Diane Brandt advised Members that a social media feature recognizing Heritage Week was received from the Ministry of Citizenship and Multiculturalism. Diane responded to the correspondence and provided information highlighting the Historical Society's heritage centres.

### **General Business:**

#### **Annual General Meeting & Election of Directors Notice:**

Charlene Watt advised members that a public notice was circulated the first week of February, 2026 to advise of the AGM per the terms of our new constitution. The notice was posted to the website and Facebook. Nieves Guijarro has posted the public notice at the library as well. The AGM will be held on March 16, 2026.

#### **Consent to Act as a First Director:**

Members were informed that a form must be completed to be a Director of a non-profit organization. In a director's consent, an individual agrees in writing to be a director. Every director who is elected or appointed needs to sign a consent and it must be signed within 10 days of being elected or appointed as a director. Once completed, the form is submitted to the



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Ministry of Public and Business Service Delivery. Charlene Watt will contact Mike Quinton to file the documents. Jenny will follow up with the insurance company after the election and provide the new list of directors and executives.

Parry Sound Life Magazine Article by Andrew Hind:

Jarv Osborne circulated a copy of the Parry Sound Life Magazine Article about the Burk Family dated December, 2025 that was written by Andrew Hind. The Burk family holds the rare distinction of founding two communities in the District of Parry Sound: Seguin Falls and Burk's Falls. Beginning with David Francis Burk Jr., whose temperance hotel along the Nipissing Colonization Road sparked the growth of Seguin Falls, and continuing with his son Frank, who established Burk's Falls around the Magnetawan River, hotels served as the cornerstone of both settlements. Though financial success proved elusive and both hotels ultimately disappeared, the Burks' vision and perseverance left a lasting legacy in the region's history. A copy of the article has also been shared to our website.

Audit of the Books:

Diane Brandt advised Members that auditors are needed for the review of the fiscal year end's financial statement. Jarv Osborne and Krista Trulsen agreed to audit the Treasurer's books.

Heritage Festival 2026:

Members discussed the February 10, 2026 resolution from the Township of Armour refocusing Heritage Festival to reflect a heritage-based mandate and reduced budget model. Members preferred to see funds from the Township directed to capital investments at the Watt Farm House. Members will contact the Township of Armour's Recreation Department regarding Heritage Festival 2026 to plan a smaller community event. A Heritage Festival Committee was created to represent the Historical Society consisting of Barry Burton, Nancy Kyte and Peter Hall.

A resolution was passed to support the discussion. **Moved by Barry Burton, Seconded by Peter Hall; THAT the Burk's Falls and District Historical Society supports the Council of the Township of Armour directing staff to refocus the Heritage Festival to better reflect a heritage-based mandate, including a direct connection to the Watt Century Farm House Museum and Armour Township heritage assets; AND FURTHER THAT the Society supports directing staff to explore alternative locations within Armour Township, revised programming, and a scaled budget model for Council's consideration prior to the 2026 budget deliberations; AND FURTHER THAT the Burk's Falls and District Historical Society respectfully requests that Council consider investing funds allocated for the celebration into capital improvements for the Red Building at the Watt Century Farm House Heritage Centre,**



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thereby strengthening the long-term sustainability and functionality of this important heritage site;

**AND FURTHER THAT the Society supports refocusing the event in coordination with the Township of Armour's Recreation Department to ensure effective planning, community engagement, and alignment with the Township's heritage objectives. Carried**

### **New Business:**

#### **Change of Monthly Meeting Venue:**

Jarv Osborne provided Members with a follow-up to the discussion held in November 2025 regarding meeting space. Charlene Watt advised that the matter was brought forward to an Armour Council meeting for their consideration and the request for use of the Council Chambers for the monthly Historical Society meeting was approved. Members reviewed the Council resolution. The facility was noted to offer several advantages, including improved parking availability, an accessible entrance, and adequate exterior lighting for evening meetings. Members expressed their appreciation to Armour Township Council for its continued support and cooperation. **Motion to move the monthly meetings of the Burk's Falls and District Historical Society to the Township of Armour's Council Chambers effective March, 2026: Moved by Jarv Osborne, Seconded by Peter Hall. Carried**

Members discussed formally expressing their gratitude to Fell Homes for generously permitting use of the common room since the establishment of the Historical Society. Members were invited to consider a creative and meaningful token of appreciation to present to Fell Homes and to bring forward their suggestions at a future meeting for further discussion.

### **Adjournment:**

The next meeting will be held on Monday, March 16, 2026 at the Township of Armour Council Chambers, 56 Ontario Street, Burk's Falls. There being no further business, **Krista Trulsen moved to adjourn the meeting at 8:32 p.m.**

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Recorded by  
Charlene Watt, Secretary &  
Deputy Treasurer

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Approved by  
Diane Brandt, President

**JOINT BUILDING COMMITTEE  
ANNUAL PERMIT SUMMARY  
2026**

Month	No. of Permits	Permit Fees	Project Values	Size (sq.m)
January	3	\$1,950.00	\$110,000.00	137
February	3	\$5,380.50	\$338,765.00	154
March	0	\$0.00	\$0.00	0
April	0	\$0.00	\$0.00	0
May	0	\$0.00	\$0.00	0
June	0	\$0.00	\$0.00	0
July	0	\$0.00	\$0.00	0
August	0	\$0.00	\$0.00	0
September	0	\$0.00	\$0.00	0
October	0	\$0.00	\$0.00	0
November	0	\$0.00	\$0.00	0
December	0	\$0.00	\$0.00	0
<b>TOTALS</b>	<b>6</b>	<b>\$7,330.50</b>	<b>\$448,765.00</b>	<b>New Construction 291</b>
				<b>Demolitions 0</b>

**JOINT BUILDING COMMITTEE  
ANNUAL PERMIT SUMMARY  
2026**

Month	No. of Permits	Permit Fees	Project Values	SFD'S, Seasonal Dwellings and Multi-Unit Dwellings	
				2025	2026
Burks Falls	0	\$0.00	\$0.00	0	0
Joly	0	\$0.00	\$0.00	0	0
South River	1	\$220.00	\$8,000.00	1	0
Machar	3	\$6,330.00	\$402,000.00	1	1
Strong	0	\$0.00	\$0.00	0	0
Ryerson	2	\$780.50	\$38,765.00	0	0
Sundridge	0	\$0.00	\$0.00	0	0
<b>TOTALS</b>	<b>6</b>	<b>\$7,330.50</b>	<b>\$448,765.00</b>		<b>1</b>
<b>Permit activity at end of February 28, 2026</b>					
<b>TOTALS</b>	<b>12</b>	<b>\$31,656.00</b>	<b>\$2,029,900.00</b>	<b>3</b>	
<b>Permit activity at end of February 28, 2025</b>					
<b>TOTALS</b>	<b>-6</b>	<b>\$24,325.50</b>	<b>\$1,581,135.00</b>		<b>-2</b>
<b>Difference from previous year</b>					

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**File No. 044272.000001**

February 3, 2026

**DELIVERED BY EMAIL**  
**(clerk@armourtownship.ca)**

Township of Armour  
56 Ontario Street, P.O.# Box 533  
Burk's Falls, ON, P0A 1C0

Attention: Municipal Clerk

Dear Ms. Watt:

**Re: Notice of Appeal – Official Plan Amendment and Zoning By-law Amendment  
PowerBank Corporation  
219 Peggs Mountain Road, Armour  
Municipal File No.: OPA-2025-01 and ZBA 2025-01**

We are counsel for PowerBank Corporation (formerly SolarBank Corporation) (“**Applicant**”) who, on behalf of the landowner, David Creasor, made applications to amend the Township of Armour Official Plan (“**Township OP**”) and Township of Armour Zoning By-law 27-95, as amended (“**Township ZBL**”) for the lands municipally known as 219 Peggs Mountain Road in the Township of Armour (“**Subject Lands**”).

The applications for Official Plan Amendment pursuant to Section 22 of the *Planning Act*, R.S.O. 1990, c. P.13 (“**Planning Act**”), and Zoning By-law Amendment pursuant to Section 34 of the *Planning Act*, were assigned municipal file numbers OPA-2025-01 and ZBA 2025-01 respectively (“**Applications**”). The Applications were deemed complete on January 21, 2025. The Applications proposed to facilitate development of the Subject Lands for a battery energy storage system (“**BESS**”).

The Applicant submitted an application for site plan approval to the Township related to the proposed BESS on January 13, 2026 (“**SPA Application**”).

**Decision Being Appealed**

On January 13, 2026, Township Council refused the Applications, despite extensive public consultation, the submission and peer-review of numerous plans and studies, and Township planning staff having recommended that the Applications be approved.

The reasons for the decision to refuse the Applications are provided in the Notice of Decision dated January 16, 2026 as follows:

*“Council determined that the proposal does not adequately address public safety and hazard management, emergency response planning, emergency services capacity, firefighter training, infrastructure, and inter-municipal and cross-boundary impacts. The application was absent of finalized emergency response planning, firefighter training, and stormwater management documentation.”*

To the extent the reasons for the refusal are land use planning grounds, these are matters that are appropriately studied, addressed and resolved through the site plan approval process.

### **Background to Appeal**

#### ***The Subject Lands***

The Subject Lands are approximately 32.37 ha in size, and are located on the south side of Peggs Mountain Road, generally located south of the Burks Falls Settlement Area and west of Highway 11.

The Subject Lands are developed with an existing solar array that currently operates to capture and generate solar electricity. The Applications would add a BESS as an expressly-permitted use on the Subject Lands.

BESSs are an application of commonly used existing technology, which function to capture and store excess electrical energy from the power grid, to then be supplied back to the power grid (such as during peak demand periods or electrical outages). The Applicant was awarded a contract from the Independent Electricity Systems Operator (“**IESO**”) as part of the Expedited Long-Term RFP to secure new capacity into service by 2027. Among the common categories of use in the field of land use planning, the BESS facility can best be categorized as a utility and/or infrastructure type use.

Within the Armour Official Plan, the Subject Lands are designated “Rural Community”. The Armour Zoning By-law zones the subject lands as zoned “Rural (RU)”.

#### ***The Applications***

The Applicant initially met with the municipality in late 2022, and on November 17, 2022 Township of Armour Council granted a Municipal Support Resolution for the proposed BESS.

Following this, the Applicant submitted the Applications to the Township on May 16, 2024, which were deemed complete on January 21, 2025, despite multiple submissions to the municipality and numerous meetings (including two pre-consultation meetings).

As part of the submission of the Applications, the Applicant went above and beyond standard consultation requirements, including holding four meetings with the public (November 2, 2022, April 7, 2025, November 18, 2025, and January 13, 2026). The Applicant has addressed the concerns of the public, the Township and the peer review technical experts that the Township retained.

What became clear through the unorthodox processing of the Applications, was that there was no technical concern with the proposed BESS, its location or its function that would warrant refusal of the Applications, which is a fact agreed upon by all experts involved. The technical review of the proposed amendments to the Township OP and ZBL was extensive and has now spanned several years, including peer review of all technical materials (enclosed to this letter is a list of reports and studies prepared and peer reviewed).

The reports and studies filed in support of the Applications have been peer-reviewed by the municipality's chosen consultants, all at the expense of the Applicant. The Applications are sound from a technical perspective and from a compatibility perspective, as confirmed by the prepared materials and the peer review of those materials, which did not identify any concern that would warrant refusal of the Applications. The outstanding comments on the Applications are minor in nature, and the municipality's own planner confirmed in their staff report that a subsequent site plan approval process is the appropriate mechanism to resolve these remaining details.

Through the public consultation process, the Applicant hosted two applicant-initiated Public Information Sessions (November 2, 2022 and April 7, 2025), attended the statutory public meeting on November 18, 2025, and attended the council meeting on January 13, 2026. The Applicant reviewed all submissions and comments from the public, and presented 19 pages of responses to comments to Council, dated January 7, 2026. Further, the technical submissions and peer review of those submissions (as summarized in the enclosure), addressed the common questions/concerns raised by the public.

The Township retained an external planning consultant to peer review the Applications and provide independent recommendations. The recommendation to Council by their retained land use planner was to “adopt Official Plan Amendment Application OPA-2025-01 and approve Zoning By-law Amendment Application ZBA-2025-01”, subject to their recommended amendments to the instruments. The January 13, 2026 staff report that recommended approval of the Applications authored by TULLOCH states:

*“Subject to the recommended revisions to the draft by-laws, the proposed BESS is considered consistent with the Provincial Planning Statement, 2024, conforming to the Growth Plan for Northern Ontario and the Township of Armour Official Plan, and compliant with the Township’s Zoning By-law (as amended), with remaining site design, access, servicing, buffering, and mitigation requirements to be addressed through implementation mechanisms available to the Township, including Site Plan Control”*

There was no land use planning analysis before Council that would warrant refusal of the Applications. This is a fact acknowledged by Council in their verbal comments prior to their decision. During the Council meeting, a municipal councillor stated that “*Sometimes you have to go with your heart*”, and that “*We have to listen to the people*”. These statements evidence a political, not a principled, decision.

The decision by Council is despite years of effort and cost by the Applicant to work with the municipality, and no rational land use planning reason to refuse the application. To the contrary, it was stated by the Mayor that the entirety of the planning and technical analysis was appropriately conducted, and commended the Applicant for their efforts to put forward comprehensive Applications.

### **The BESS is Permitted on the Subject Lands “As of Right”**

The Applicant submitted the Applications to amend the Township OP and ZBL at the request of the Township, despite the use being existing permitted uses, and rationale being provided to the municipality for the same.

The result of PowerBank’s cooperative efforts was a 4-year long process that resulted in a refusal. However, the proposed BESS facility is permitted as of right on the Subject Lands in both the Official Plan and Zoning By-law, and this interpretation and opinion has been conveyed to the municipality.

The Township OP designates the lands as “Rural Community”, and Policy 3.9 of the Official Plan permits “the installation of facilities essential to the operation of a public utility” on lands designated Rural Community. The BESS will be part of the hydro electricity system in Ontario.

The Township ZBL, defines the term “public utility”, which can include a corporation related to the providing of a service to the public. Section 5.23 of the Zoning By-law establishes that the provisions of the zoning by-law shall not apply to the use of any lot or erection of any building or structure for the purposes of public services.

Thus the Applications are a formality, which were filed at the request of the Township, to facilitate the preparation and third-party review of reports and studies. Despite the Applicant’s good faith efforts to ensure the Township had the necessary information and reports to understand the nature of the BESS use and the various planning and technical opinions that recommended approval of the Applications, Township Council refused the Applications.

### **Reasons for Appeal**

PowerBank appeals Council’s decision to refuse the Applications for reasons that follow and additional reasons that may be provided at a hearing of the appeal. The Applications represent good planning, have regard for matters of provincial interest, are consistent with the Provincial Planning Statement, conform to the Growth Plan for Northern Ontario, and conform with the goals and objectives of the Township OP.

Council’s decision to refuse the Applications was made despite the recommendation of their land use planner from TULLOCH, and the opinion of the land use planner retained by the Applicant from Zelinka Priamo Ltd. Township’s Council decision to refuse the Applications does not have regard to matters of provincial interest, is not consistent with the Provincial Planning Statement, 2024 and does not conform to the Growth Plan for Northern Ontario or the Township OP.

#### **1. The Applications Have Regard To Matters Of Provincial Interest**

Section 2 of the *Planning Act* outlines matters of provincial interest, and states that “The council of a municipality... in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as,”. Matters of provincial interest include:

- a) the protection of ecological systems, including natural areas, features and functions;
- b) the protection of the agricultural resources of the Province;

- c) the conservation and management of natural resources and the mineral resource base;
- e) the supply, efficient use and conservation of energy and water;
- g) the minimization of waste;
- l) the protection of the financial and economic well-being of the Province and its municipalities;
- o) the protection of public health and safety;
- p) the appropriate location of growth and development;
- s) the mitigation of greenhouse gas emissions and adaptation to a changing climate.

The Applications will facilitate the implementation of a BESS facility on the Subject Lands. The proposed BESS facility implements matters of provincial interest, especially in light of the contract with IESO for the Expedited Long-Term RFP. In particular, the BESS will contribute to an efficient use of energy and resources, minimize waste and is a technology that is responsive to a changing climate.

## **2. The Applications are consistent with the Provincial Planning Statement**

The Provincial Planning Statement, 2024 (“PPS”) establishes a policy context for the creation of communities that plan to reduce greenhouse gas emissions, and that provide opportunity for the expansion of energy supply systems. Relevant policies include Policy 2.5.1, 2.6, 2.9.1, 3.1, 3.5.1, 3.8.1, and 6.1, as well as definitions for “energy storage system” and “major facilities”. We note in particular Policy 3.8.1, which states:

- **Policy 3.8.1** *Planning authorities should provide opportunities for the development of energy supply including electricity generation facilities and transmission and distribution systems, energy storage systems, district energy, renewable energy systems, and alternative energy systems, to accommodate current and projected needs.*

“Energy Storage System” is defined in the PPS to mean “a system or facility that captures energy produced at one time for use at a later time to reduce imbalances between energy demand and energy production, including for example, flywheels, pumped hydro storage, hydrogen storage, fuels storage, compressed air storage, and battery storage.” A BESS is an energy storage system.

The Applications will facilitate the proposed BESS, which is explicitly permitted and encouraged by the PPS, which states that municipalities should provide opportunities for this use, and that infrastructure shall be provided in an efficient manner. Municipalities are required by the PPS to plan to reduce greenhouse gas emissions and prepare for climate change. The proposed BESS is a use that will enhance clean energy opportunities by storing underutilized energy for use at peak demand times, reducing energy waste and making efficient use of existing power generation, and is an integral part of the future energy infrastructure system to meet increasing demand. The use is compatible with surrounding land uses, and is an appropriate use on rural lands, particularly those already functioning with energy infrastructure (such as the solar generation facilities on Subject Lands).

## **3. The Applications conform with the Growth Plan for Northern Ontario**

The Growth Plan for Northern Ontario (“GPNO”) is a strategic growth framework for northern communities, providing policy direction to guide development and decision making. The Applications conform with the GPNO.

Leveraging energy production, including “Renewable Energy and Services” is a key theme and priority of the Province for northern communities as noted in the GPNO. Relevant policies include 2.2.2, 2.2.3, 2.3.9.1, 5.2.1, 5.2.2, 5.2.4, 5.2.5, 5.6.1, 5.6.2 and 5.6.3. The policies of the GPNO prioritize development of certain economic sectors, including (renewable) energy and services. Policies encourage the growth and development of the (renewable) energy sector, and seek a coordinate approach for planning for infrastructure investments that contribute to establishing a culture of conservation.

The Applications will facilitate the proposed BESS, which is an appropriate use of rural lands in northern Ontario, particularly where lands are already utilized for energy generation as the Subject Lands are. The proposed use is encouraged by the GPNO.

#### **4. Township of Armour Official Plan**

The Township OP is the land use planning framework that guides the long-term growth, development, and conservation of lands within the municipality. The Subject Lands are designated “Rural Community” in the Official Plan, which is defined by Policy 2.1.1 and provides for a wide range of land uses that shall be predominantly located in this designation (in addition to policies that allow for a range of land uses in all designations):

**Policy 2.2.1** *The predominant use of land in this category shall be for farming activities, forestry, conservation, detached residential dwellings, golf courses, summer camps for children, woodland retreats, recreational clubs and lodges, highway commercial uses, recreational and tourist commercial uses, private aircraft fields, Crown lands, home occupations and industries, small scale low water use industrial operations, schools, parks, community recreation facilities, churches, nursing homes, day nurseries and institutional uses, affordable housing developments, churches and cemeteries, mineral extraction including wayside pits and quarries, and waste disposal sites.*

**Policy 3.9** *Uses such as public parks and similar recreational facilities, and the installation of facilities essential to the operation of a public utility, with the exception of landfill and/or waste disposal sites, shall be permitted within the Rural and Waterfront Communities of this Plan, provided that such uses will be compatible with surrounding uses.*

Objectives of the Rural Community are outlined by Policy 2.1.2, and include:

- *To promote businesses and low water using industries thereby increasing sustainable employment opportunities for Armour Township residents, both seasonal and permanent;*
- *To ensure that new development or redevelopment is compatible with and appropriately separated from surrounding uses and that negative environmental impacts and land use conflicts are avoided or minimized; and*
- *To promote the use of alternative/renewable energy systems such as wind turbines, solar panels, bio-diesel, ethanol and wood hot water heating systems.*

Other relevant policies of the Official Plan include Policy 4.4 and 4.5.

The proposed BESS facility conforms with the Township OP, and it is unclear why the municipality would have required any amendment to the Official Plan. The Official Plan contains numerous goals and objectives intended to respond to climate change, promote energy conservation and encourage development that minimizes energy consumption “*to the extent practicable and feasible*”.

The proposed BESS will be privately owned, but will be integrated with Ontario’s hydro network, which is managed through the IESO. Policy 3.9 of the Official Plan permits as of right in the Rural Community designation, “*the installation of facilities essential to the operation of a public utility*”, which the proposed development is considered to be.

There is no justified concern with respect to land use compatibility or the location of the proposed BESS, and the Applicant has designed the site to adequately separate and screen the facility from neighbouring land uses, while co-locating the energy storage use with existing energy production use. The Subject Lands are an ideal location for the proposed BESS, which is encouraged and indeed permitted by the Official Plan.

#### **5. The Applications Represent Good Planning and are in the Public Interest**

The Applications represent good planning and are in the public interest. This is the opinion agreed to by all land use planners that were involved in the Applications (Zelinka Priamo Ltd., TULLOCH, and DeLoyde Development Services).

Energy conservation and adapting to climate change is a critical land use planning issue that communities in Ontario are faced with, and this is reflected in all levels of planning policy. Given the existing solar-generation use of the Subject Lands and absence of any land use compatibility concerns associated with the BESS, the Subject Lands are the appropriate location for this type of development.

The proposed BESS contributes to addressing energy supply needs and is an important component of a healthy energy infrastructure system, which must respond to growing demand. The energy infrastructure system in Ontario is exactly that – a system of interconnected facilities that supply affordable electricity across Ontario to power our economy. It is through this multi-layered system of interconnected electrical production and distribution that Ontario stays powered. Communities across Ontario must respond responsibly to respond to the growing electrical needs of residents of Ontario.

#### **Conclusion**

For the foregoing reasons, as well as others that may become evident prior to the hearing of this appeal, the Applicants appeal Township Council’s decision to refuse the Applications on January 16, 2026.

We enclose a completed A1 Appellant Form for the appeals and a certified cheque made payable to the Minister of Finance in the amount of \$2,200 for the required filing fees. Also enclosed is a cheque payable to the Township in the amount of the \$700 for the Township’s filing fee.

Notwithstanding the filing of this appeal, the Applicant hopes to continue dialogue with the Township with respect to its vision for the development of the Subject Lands.

Yours very truly,  
**BORDEN LADNER GERVAIS LLP**



Piper Morley  
PM/LE

cc Client  
Zelinka Priamo Ltd.

encl List of Studies

### List of Completed Studies

- Conceptual Site Plan dated November 28, 2024
- Planning Justification Report dated October 3, 2024, prepared by DeLoyde Development Solutions
  - Supplementary Planning Justification Report, dated July 23, 2025, prepared by Zelinka Priamo Ltd.
  - Peer Reviewed by Tulloch and accepted September 2025
- Acoustic Assessment Report, dated October 3, 2024, prepared by EXP
  - Peer reviewed by Cambium and accepted August 18, 2025
- Air and Gas Emissions Memo, dated September 26, 2024, prepared by EXP
  - Peer reviewed by Cambium and accepted August 18, 2025
- Vibration Letter, dated March 5, 2025, prepared by EVLO
  - Peer reviewed by Cambium and accepted August 18, 2025
- Environmental Impact Study, including addendum dated September 9, 2025, prepared by SLR Consulting (Canada) Ltd.
  - Peer Reviewed by Tulloch and accepted September 11, 2025
- Vegetation Management Plan prepared by PowerBank
  - Peer Reviewed by Tulloch and accepted August 2025
- Environmental Site Assessment, including revisions, prepared by EXP
  - Peer Reviewed by Tulloch and accepted July 14, 2025
- Commissioning Plan prepared by PowerBank
  - Peer Reviewed by BBA Inc. and accepted July 29, 2025
- Decommissioning Plan, latest revision July 17, prepared by PowerBank
  - Peer Reviewed by BBA Inc and accepted July 29, 2025
- Hazard Mitigation Analysis, latest revision August 6, 2025, prepared by Fire and Risk Alliance
  - Peer Reviewed by PLC Fire and accepted November 5, 2025
- Stormwater Management Report prepared by PRI Engineering
  - Peer Review by TULLOCH, dated December 12, 2025. As agreed by Tulloch, the outstanding comments are appropriate to be resolved through detailed design (Site Plan Approval)
- Emergency Response Plan and addendums, prepared by Fire and Risk Alliance
  - Peer reviewed by PLC Fire
- Firefighter Training Plan, including response letter, prepared by PowerBank and Fire and Risk Alliance
  - Peer reviewed by PLC Fire, and confirmed that outstanding comments to be addressed through detailed design (site plan approval)
- Community Engagement Plan prepared by PowerBank



## Ontario Land Tribunal

655 Bay Street, Suite 1500, Toronto, ON M5G 1E5  
 Tel: 416-212-6349 | 1-866-448-2248  
 Web Site: olt.gov.on.ca

## Appeal Form (A1)

<b>Municipal/Approval Authority Date Stamp</b>	<b>Receipt Number</b> (OLT Office Use Only)	<b>Date Stamp – Appeal Received by OLT</b>
	<b>OLT Case Number</b> (OLT Office Use Only)	

### Section 1 – Contact Information (Mandatory)

#### Applicant/Appellant/Objector/Claimant Information

Last Name:		First Name:	
<b>Lila</b>		<b>Ina</b>	
Company Name or Association Name (Association must be incorporated – include copy of letter of incorporation):			
<b>PowerBank Corporation</b>			
Email Address:			
<b>ina.lila@powerbankcorp.com</b>			
Daytime Telephone Number:		Alternative Telephone Number:	
<b>647.835.5503</b>	ext.		
Mailing Address			
Unit Number:	Street Number:	Street Name:	P.O. Box:
<b>803</b>	<b>505</b>	<b>Consumers Road</b>	
City/Town:	Province:	Country:	Postal Code:
<b>Toronto</b>	<b>ON</b>	<b>Canada</b>	<b>M2J 4V8</b>

Representative Information				
X I hereby authorize the named company and/or individual(s) to represent me				
Last Name:		First Name:		
<b>Morley</b>		<b>Piper</b>		
Company Name or Association Name (Association must be incorporated – include copy of letter of incorporation):				
<b>Borden Ladner Gervais LLP</b>				
Email Address:				
<b>pmorley@blg.com</b>				
Daytime Telephone Number:			Alternative Telephone Number:	
<b>416-367-6591</b>	ext.			
Mailing Address				
Unit Number:	Street Number:	Street Name:		P.O. Box:
<b>3400</b>	<b>22</b>	<b>Adelaide Street E</b>		
City/Town:	Province:	Country:	Postal Code:	
<b>Toronto</b>	<b>ON</b>	<b>Canada</b>	<b>M5H 4E3</b>	
<p><b>Note:</b> If your representative is not licensed under the <i>Law Society Act</i>, please confirm that they have your written authorization, as required by the <i>OLT Rules of Practice and Procedure</i>, to act on your behalf and that they are also exempt under the Law Society's by-laws to provide legal services. Please confirm this by checking the box below.</p>				
<p>I certify that I understand that my representative is not licensed under the <i>Law Society Act</i> and I have provided my written authorization to my representative to act on my behalf with respect to this <input type="checkbox"/> matter. I understand that my representative may be asked to produce this authorization at any time along with confirmation of their exemption under the Law Society's by-laws to provide legal services.</p>				

Location Information	
Are you the current owner of the subject property?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Address and/or Legal Description of property subject to the appeal:	
<b>219 Peggs Mountain Road, Township of Armour</b>	
<b>Lot 3, Concession 6 Armour, save and except Part 1 and 2, Plan 42R22137 and Parts 1, 2 and 3, Plan 42R22689</b>	

Municipality:
<b>Township of Armour</b>
Upper Tier (Example: county, district, region):
<b>NA</b>

Language Requirements	
Do you require services in French?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

To file an appeal, please complete the section below. Complete one line for each appeal type			
Subject of Appeal		Type of Appeal (Act/Legislation Name)	Reference (Section Number)
Examp e	Minor Variance	<i>Planning Act</i>	45(12)
1	<b>Official Plan Amendment</b>	<b><i>Planning Act</i></b>	<b>22(7)</b>
2	<b>Zoning By-law Amendment</b>	<b><i>Planning Act</i></b>	<b>34(11)</b>
3			
4			
5			

### Section 2 – Appeal Type (Mandatory)

Please select the applicable type of matter		
Select	Legislation associated with your matter	Complete Only the Section(s) Below
<input checked="" type="checkbox"/>	Appeal of <i>Planning Act</i> matters for Official Plans and amendments, Zoning By-Laws and amendments and Plans of Subdivision, Interim Control By-laws, Site Plans, Minor Variances, Consents and Severances	3A
<input type="checkbox"/>	Appeal of <i>Development Charges, Education Act, Aggregate Resources Act, Municipal Act</i> matters	3A
<input type="checkbox"/>	Appeal of or objection to <i>Ontario Heritage Act</i> matters under subsections 29, 30.1, 31, 32, 33, 40.1 and 41	3A

<input type="checkbox"/>	Appeal of <i>Planning Act</i> (subsections 33(4), 33(10), 33(15), 36(3)), <i>Municipal Act</i> (subsection 223(4)), <i>City of Toronto Act</i> (subsection 129(4)) and <i>Ontario Heritage Act</i> (subsections 34.1(1), 42(6)) matters	3A & 3B
<input type="checkbox"/>	Appeal of <i>Clean Water Act</i> , <i>Environmental Protection Act</i> , <i>Nutrient Management Act</i> , <i>Ontario Water Resources Act</i> , <i>Pesticides Act</i> , <i>Resource Recovery and Circular Economy Act</i> , <i>Safe Drinking Water Act</i> , <i>Toxics Reduction Act</i> , and <i>Waste Diversion Transition Act</i> matters	4A
<input type="checkbox"/>	Application for Leave to Appeal under the <i>Environmental Bill of Rights, 1993</i>	4B
<input type="checkbox"/>	Appeal under the <i>Niagara Escarpment Planning and Development Act (NEPDA)</i>	5
<input type="checkbox"/>	Appeal of <i>Conservation Authorities Act</i> , <i>Mining Act</i> , <i>Lakes and Rivers Improvement Act</i> , <i>Assessment Act</i> , and <i>Oil, Gas and Salt Resources Act</i> matters	6
<input type="checkbox"/>	Legislation not listed above	Contact OLT before filing your appeal

### Section 3A – Planning Matters

#### Appeal Reasons and Specific Information

Number of new residential units proposed:

**NA**

Municipal Reference Number(s):

**OPA-2025-01 and ZBA 2025-01**

List the reasons for your appeal:

**Please see enclosing correspondence dated February 3, 2026.**

Has a public meeting been held by the municipality?  Yes  No

For appeals of Official Plans, Official Plan Amendments, Zoning By-laws and Zoning By-law Amendments, please indicate if you will rely on one or more of the following grounds:
A: A decision of a Council or Approval Authority is:
<input type="checkbox"/> Inconsistent with the Provincial Policy Statement issued under subsection 3(1) of the <i>Planning Act</i> <input type="checkbox"/> Fails to conform with or conflicts with a provincial plan <input type="checkbox"/> Fails to conform with an applicable Official Plan
<b>And</b>
B: For a non-decision or decision to refuse by council:
<input checked="" type="checkbox"/> Consistency with the provincial policy statement, issued under subsection 3(1) of the <i>Planning Act</i> <input checked="" type="checkbox"/> Conformity with a provincial plan <input checked="" type="checkbox"/> Conformity with the upper-tier municipality's Official Plan or an applicable Official Plan
If it is your intention to argue one or more of the above grounds, please explain your reasons:
<b>Please see enclosing correspondence dated February 3, 2026. We note that, in the case of appeals under s. 22(7) and s. 34(11) of the <i>Planning Act</i>, there is no statutory requirement to explain how a decision is inconsistent with the Provincial Planning Statement of does not conform to an applicable provincial or official plan, as the case may be.</b>

<b>Oral/Written Submissions to Council</b>
Did you make your opinions regarding this matter known to council?
<input type="checkbox"/> Oral submissions at a public meeting of council <input type="checkbox"/> Written submissions to council <input checked="" type="checkbox"/> Not applicable

<b>Related Matters</b>
Are there other appeals not yet filed with the Municipality?
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Are there other matters related to this appeal? (For example: A consent application connected to a variance application).
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If yes, please provide the Ontario Land Tribunal Case Number(s) and/or Municipal File Number(s) for the related matters:
<b>Related site plan application filed with Township.</b>

**Section 3B – Other Planning Matters**

Appeal Specific Information (Continued)

Date application submitted to municipality if known (yyyy/mm/dd):

Date municipality deemed the application complete if known (yyyy/mm/dd):

Please briefly explain the proposal and describe the lands under appeal:

There are required documents and materials to be submitted to the Ontario Land Tribunal (OLT) based on the type of legislation and section you are filing under. Please see the Section 3B Checklist(s) located here and submit all documents listed.

**Section 4A – Appeals under Environmental Legislation**

Appeal Specific Information

Outline the grounds for the appeal and the relief requested:

Reference Number of the decision under appeal:

Portions of the decision in dispute:

Date of receipt of Decision or Director's Order (yyyy/mm/dd):

Applying for Stay? <input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, outline the reasons for requesting a stay:
There are required documents and materials to be submitted to the Ontario Land Tribunal (OLT) based on the type of legislation and section you are filing under. Please see the <a href="#">Section 4A Checklist(s)</a> located <a href="#">here</a> and submit all documents listed on the checklist.

**Section 4B – Environmental Application for Leave to Appeal**

Are you filing an Application for Leave to Appeal under the <i>Environmental Bill of Rights, 1993</i> ? <input type="checkbox"/> Yes <input type="checkbox"/> No
Identify the portions of the instrument you are seeking to appeal:
Identify the grounds you are relying on for leave to appeal. Your grounds should include reasons why there is good reason to believe that no reasonable person, having regard to the relevant law and to any government policies developed to guide decisions of that kind could have made the decision; and why the decision could result in significant harm to the environment:
Outline the relief requested:
There are required documents and materials to be submitted to the Ontario Land Tribunal (OLT) based on the type of legislation and section you are filing under. Please see the <a href="#">Section 4B Checklist(s)</a> located <a href="#">here</a> and submit all documents listed on the checklist.

**Section 5 – Appeal regarding Development Permit Application under the *Niagara Escarpment Planning and Development Act***

**Appeal Specific Information**

Development Permit Application File No:

Address or legal description of the subject property:

Reasons for Appeal: Outline the nature and reasons for your appeal. Specific planning, environmental and/or other reasons are required. (The Niagara Escarpment Plan is available on the Niagara Escarpment Commission’s website ([www.escarpment.org](http://www.escarpment.org)))

**Section 6 – Mining Claim and Conservation Matters**

**Appeal Specific Information**

List the subject Mining Claim Number(s) (for unpatented mining claims) and accompanying Townships, Areas and Mining Division(s) where mining claims are situated. List all “Filed Only” Mining Claims, if appropriate: (This is to be completed for *Mining Act* appeals only.)

List the Parcel and the Property Identifier Numbers (PIN), if rents or taxes apply to mining lands, if appropriate (mining claims only):

Provide the date of the Decision of the Conservation Authority or the Provincial Mining Recorder, as appropriate:

Provide a brief outline of the reasons for your application/appeal/review. If other lands/owners are affected, please include that information in the outline being provided below:

**Respondent Information**

Conservation Authority:

Contact Person:			
Email Address:			
Daytime Telephone Number:		Alternative Telephone Number:	
	ext.		
Mailing Address or statement of last known address/general area they were living and name of local newspaper if address is not available			
Unit Number:	Street Number:	Street Name:	P.O. Box:
City/Town:	Province:	Country:	Postal Code:
There are required documents and materials to be submitted to the Ontario Land Tribunal (OLT) based on the type of legislation and section you are filing under. Please see the <a href="#">Section 6 Checklist(s)</a> located <a href="#">here</a> and submit all documents listed on the checklist.			

Section 7 – Filing Fee			
Required Fee			
Please see the attached link to view the <a href="#">OLT Fee Chart</a> .			
Total Fee Submitted: <b>\$2,200</b>			
Payment Method	<input type="checkbox"/>	Certified Cheque	<input type="checkbox"/>
		Money Order	<input checked="" type="checkbox"/>
		Credit Card	<input type="checkbox"/>
			Lawyer's general or trust account cheque
If you wish to pay the appeal fee(s) by credit card, please check the box above and OLT staff will contact you by telephone to complete the payment process upon receipt of the appeal form. <b>DO NOT INCLUDE YOUR CREDIT CARD INFORMATION ON THIS FORM. YOU WILL BE CONTACTED TO COMPLETE YOUR PAYMENT OVER THE PHONE.</b>			
If a request for a fee reduction is being requested, please pay the minimum filing fee for each appeal and complete/submit the <a href="#">Fee Reduction request form</a> .			
<input type="checkbox"/> Request for Fee Reduction form is attached (if applicable – see Appeal Form Guide for more information)			

## Section 8 – Declaration (Mandatory)

### Declaration

I solemnly declare that all the statements and the information provided, as well as any supporting documents, are true, correct and complete.

By signing this appeal form below, I consent to the collection of my personal information.

Name of Appellant/Representative	Signature of Appellant/Representative	Date (yyyy/mm/dd)
Piper Morley		2026/02/03

Personal information or documentation requested on this form is collected under the authority of the *Ontario Land Tribunal Act* and the legislation under which the proceeding is commenced. All information collected is included in the Ontario Land Tribunal (OLT) case file and the public record in this proceeding. In accordance with the *Freedom of Information and Protection of Privacy Act* and section 9 of the *Statutory Powers Procedure Act*, all information collected is available to the public subject to limited exceptions.

We are committed to providing services as set out in the *Accessibility for Ontarians with Disabilities Act, 2005*. If you have any accessibility needs, please contact our Accessibility Coordinator at [OLT.Coordinator@ontario.ca](mailto:OLT.Coordinator@ontario.ca) or toll free at 1-866-448-2248 as soon as possible.

## Section 9 – Filing Checklists (Mandatory)

### Filing/Submitting your form and documentation

You must file your Appeal Form with the appropriate authority(s) by the filing deadline.

If the completed Section is:	Refer to the relevant checklist and submit all documents listed on the checklist when filing your Appeal Form.
Section 3B	Review the Section 3B Checklist(s) and attach all listed documents.
Section 4A	Review the Section 4A Checklist(s) and attach all listed documents.
Section 4B	Review the Section 4B Checklist(s) and attach all listed documents.

If the completed Section is:	You must file with the following:
Section 3A	<p>Municipality or the Approval Authority/School Board</p> <p>*If you are filing under the <i>Ontario Heritage Act</i>, including under <b>s. 34.1(1)</b>, please carefully review the specific section of that legislation to determine if your appeal needs to be filed with the Tribunal <b>in addition</b> to the Municipality or Approval Authority.</p>

<p>Section 3A &amp; 3B or Section 4A or Section 4B or Section 6</p>	<p>Ontario Land Tribunal 655 Bay Street, Suite 1500 Toronto, ON M5G 1E5</p>	<p>Phone: 416-212-6349   1-866-448-2248 Website: <a href="http://www.olt.gov.on.ca">www.olt.gov.on.ca</a></p>
<p>Section 5</p>	<p><b>For the Areas of:</b> Dufferin County (Mono) Region of Halton Region of Peel Region of Niagara City of Hamilton</p> <p><b>File with:</b> NIAGARA ESCARPMENT COMMISSION 232 Guelph Street, 3<sup>rd</sup> Floor Georgetown, ON L7G 4B1 Phone: 905-877-5191 Fax: 905-873-7452 Website: <a href="http://www.escarpment.org">www.escarpment.org</a> Email: <a href="mailto:necgeorgetown@ontario.ca">necgeorgetown@ontario.ca</a></p>	<p><b>For the Areas of:</b> Bruce County Grey County Simcoe County Dufferin County (Mulmur, Melancthon)</p> <p><b>File with:</b> NIAGARA ESCARPMENT COMMISSION 1450 7<sup>th</sup> Avenue Owen Sound, ON N4K 2Z1 Phone: 519-371-1001 Fax: 519-371-1009 Website: <a href="http://www.escarpment.org">www.escarpment.org</a> Email: <a href="mailto:necowensound@ontario.ca">necowensound@ontario.ca</a></p>

**NOTE:** Please review the notice of the decision you are appealing to determine the appeal deadline and the specific official with whom the appeal should be filed (e.g. Secretary-Treasurer, Clerk, Minister, Ontario Land Tribunal).

**NOTE:** Relevant portions of the applicable legislation should be reviewed before submitting this form. Please ensure that a copy of this Appeal Form is served in accordance with the requirements of the applicable legislation.

DOCUMENT INCLUDES CHEMICAL REACTIVE PROPERTIES AND FEATURES A FOIL HOLOGRAM

**Borden Ladner Gervais LLP**  
 Borden Ladner Gervais LLP  
 A Ontario Limited Liability Partnership  
 Bay Adelaide Centre, East Tower  
 102 Adelaide Street West  
 Toronto, ON, Canada M5H 4E3

44 KING STREET WEST  
 TORONTO, ON  
 80002-002

PAY TO THE ORDER OF:  
**Minister of Finance**  
 393 University Ave. Suite 200  
 Toronto, ON M5G 2M2

**The Bank of Nova Scotia**  
 Scotia Plaza, 44 King St W  
 Toronto, ON, Canada M5H 1H1

CHEQUE NUMBER **489577**  
 CHEQUE DATE **01-27-2026**  
 MM-DD-YYYY

Two thousand two hundred and 00/100\*\*\*\*\*

GEN \$\*\*\*2,200.00\*\*\*

Borden Ladner Gervais LLP

*Jay A. Burt*  
 AUTHORIZED SIGNATURE

**CERTIFIED CHEQUE DO NOT DESTROY**

HEAT SENSITIVE RED IMAGE DISAPPEARS WITH HEAT SAFEGUARD SECURE

⑈489577⑈ ⑆800020002⑆ 14221111⑈

Payee: Minister of Finance  
 Vendor ID: 101557

Check #: 489577  
 Check Date: Jan 27/26

Invoice Num	Reference	Invoice Date	Invoice Amount	HST/GST	Payment Amt
202601261	050051821605 VENDOR: Minister of Finance INVOICE#: 202601261 DATE: 1/26/2026 CRINV PKUP Disha Doshi Payable to Minister of Finance	Jan 26/26	2,200.00	0.00	2,200.00
<b>Totals:</b>			<b>\$2,200.00</b>		<b>\$2,200.00</b>

DOCUMENT INCLUDES CHEMICAL REACTIVE PROPERTIES AND FEATURES A FOIL HOLOGRAM

**Borden Ladner Gervais LLP**  
 An Ontario Limited Liability Partnership  
 Bay Adelaide Centre, East Tower  
 22 Adelaide Street West  
 Toronto, ON, Canada M5H 4E3  
 Seven hundred and 00/100\*\*\*\*\*

44 KING STREET WEST  
 TORONTO, ON  
 80002-002

PAY TO THE ORDER OF:  
**The Municipal Corporation of the Township of Armour**  
 56 Ontario St. Po Box 533  
 Burk's Falls, ON P0A 1C0

**The Bank of Nova Scotia**  
 Scotia Plaza, 44 King St W  
 Toronto, ON, Canada M5H 1H1

CHEQUE NUMBER **489578**  
 CHEQUE DATE **01-27-2026**  
 MM-DD-YYYY

GEN \$\*\*\*700.00\*\*\*

Borden Ladner Gervais LLP

*James A. Bubb*  
 AUTHORIZED SIGNATURE

**CERTIFIED CHEQUE**  
**DO NOT DESTROY**

HEAT SENSITIVE RED IMAGE DISAPPEARS WITH HEAT

TRUE WATERMARK PAPER - HOLD TO LIGHT TO VIEW

⑈ 489578 ⑆ ⑆ 8000 2000 21 ⑆ 14 22 100 1 1 ⑆

Payee: The Municipal Corporation of the Townsh  
 Vendor ID: 124901

Check #: 489578  
 Check Date: Jan 27/26

Invoice Num	Reference	Invoice Date	Invoice Amount	HST/GST	Payment Amt
202601262	050051821723 VENDOR: The Municipal Corporation of the Townshi INVOICE#: 202601262 DATE: 1/26/2026 CRINV PKUP Disha Doshi Payable to The Municipal	Jan 26/26	700.00	0.00	700.00
<b>Totals:</b>			<u>\$700.00</u>		<u>\$700.00</u>



P.O. Box 463, Burk's Falls, Ontario P0A 1C0  
Phone: 705-571-3308  
Email: [info@burksfallsdistricthistoricalsociety.com](mailto:info@burksfallsdistricthistoricalsociety.com)  
[www.burksfallsdistricthistoricalsociety.com](http://www.burksfallsdistricthistoricalsociety.com)  
Like us on Facebook

**Heritage Centres**  
Watt Century Farm House  
827 Chetwynd Road  
Armour Township  
  
Wiseman's Corner Schoolhouse  
112 Midlothian Road  
Ryerson Township

Date: February 16, 2026

Notice of Motion #2026-02-16-2

Resolution for Burk's Falls and District Historical Society:

THAT the Burk's Falls and District Historical Society supports the Council of the Township of Armour directing staff to refocus the Heritage Festival to better reflect a heritage-based mandate, including a direct connection to the Watt Century Farm House Museum and Armour Township heritage assets;

AND FURTHER THAT the Society supports directing staff to explore alternative locations within Armour Township, revised programming, and a scaled budget model for Council's consideration prior to the 2026 budget deliberations;

AND FURTHER THAT the Burk's Falls and District Historical Society respectfully requests that Council consider investing funds allocated for the celebration into capital improvements for the Red Building at the Watt Century Farm House Heritage Centre, thereby strengthening the long-term sustainability and functionality of this important heritage site;

AND FURTHER THAT the Society supports refocusing the event in coordination with the Township of Armour's Recreation Department to ensure effective planning, community engagement, and alignment with the Township's heritage objectives.

Moved By: Barry Burton

Seconded By: Peter Hall



Carried



Defeated

Diane Brandt  
Diane Brandt, President

