



## CORPORATION OF THE TOWNSHIP OF ARMOUR

### RESOLUTION

**Date:** July 8, 2025

**Motion #** 213

That the Council of the Township of Armour rescind resolution #189 dated June 24, 2025 and support in principle, the subdivision application submitted by Ralph Prentice, No. S-01/24, Concessions 1 & 2, Lot 23, subject to the following:

- That the subdivision plan confirms that all proposed lots meet the Armour Township Zoning By-law Definition of "Lot Area" meaning "the total horizontal area within the lot lines of a lot but shall not include any area below the high water mark," each having a minimum area of 2 acres (0.80 ha.) but not constituting "development or site alteration of Adjacent Lands to Fish Habitat" as per Section 4.1.8 of the Provincial Planning Statement 2024 (PPS) or involve Wetlands as also regulated and defined therein, to the satisfaction of the municipality.
- That the applicant convey the required cash in lieu of parkland dedication to the Township of Armour as per the current by-law.
- That the applicant provide written evidence from the MNRF confirming that Lots 1 – 5 are not a confirmed deer habitat to allow for a reduced minimum frontage of 120 metres to 61-70 metres. Upon confirmation from the MNRF, that a zoning by-law amendment be applied for and received which recognizes a minimum lot frontage for proposed Lots 1 – 5 requires variations in the minimum lot frontage requirement for winter deer habitat.
- That a zoning by-law amendment be applied for and received to rezone the proposed lots to Lakeshore Residential (LR) Zone, Flood Plain (FP) Zone and Wetlands Protection Zone to allow residential uses on a year-round basis.
- That the lands identified as "additional lands owned by applicant" be merged with lands to the north and a zoning by-law amendment be applied for and received to prevent any future residential development or further land division.
- That the owner shall give special attention to the drainage of storm water away from its proposed outlet onto Cherry Hill, a municipal road, at its intersection with the condominium road. The owner shall design and finance the entire cost to the Township of Armour for the installation of storm water drainage facilities if required, from the condominium road intersection.
- That the owner shall agree to the provision of wording in the subdivision agreement verifying that the entire property is subject to Site Plan control and that the Township of Armour shall require future site plan control applications for all proposed development within the boundaries of the plan of subdivision.
- That the final development agreement include topography and location of proposed wooded areas, flood plain areas, protected wetlands areas and the proposed building envelopes.

- That a 0.3-metre (one-foot) reserve be established along the limits of Blocks 16 and 17 where they abut the adjacent "additional" lands, as well as across the road stub in Block 16 extending beyond the cul-de-sac and approaching Nulty Lane, which is privately owned but not in the name of the applicant. The reserve shall be conveyed to the appropriate authority to prevent unauthorized access and to control future road connections, to the satisfaction of the Township.
- That the proponent is responsible for all costs incurred by the Township of Armour, including legal, engineering, surveying and planning consultant fees for completing the subdivision and common element condominium agreements.

**Moved by:**

Blakelock, Rod ☐  
 Brandt, Jerry ☐  
 Haggart-Davis, Dorothy ☒  
 Ward, Rod ☐  
 Whitwell, Wendy ☐

**Seconded by:**

Blakelock, Rod ☒  
 Brandt, Jerry ☐  
 Haggart-Davis, Dorothy ☐  
 Ward, Rod ☐  
 Whitwell, Wendy ☐

Carried / Defeated

*[Handwritten signature]*

**Declaration of Pecuniary Interest by:**

**Recorded vote requested by:**

Recorded Vote:

Blakelock, Rod  
 Brandt, Jerry  
 Haggart-Davis, Dorothy  
 Ward, Rod  
 Whitwell, Wendy

**For**

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**Opposed**

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