

THE MUNICIPAL CORPORATION OF TOWNSHIP OF ARMOUR

Agenda

July 22, 2025

VIDEO RECORDING DISCLAIMER AND LAND ACKNOWLEDGEMENT:

REGULAR MEETING AT 7:00 P.M.:

- Confirmation of the minutes of the public meeting of July 8, 2025 (ZBA M Zone) (1)
- Confirmation of the minutes of the public meeting of July 8, 2025 (ZBA CH/MH Zone) (2)
- Confirmation of the minutes of the regular meeting of July 8, 2025 (3)
- List of proposed resolutions (4)

DECLARATION OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF:

DELEGATIONS:

- Danika McCann, Recreation Co-ordinator – July 2025 Report and Heritage Festival Summary (5)
- Doug Godin, Chief Building Official – July 2025 Report and Staff Report on Septic Approvals (6)

ACCOUNTS FOR APPROVAL: None

APPLICATIONS:

- Consent Applications: B-032/25 & B-033/25: Plan M632, Lot 10 – 123E Nicolia Drive - Hodge (7)
- Site Plan Application: Plan M675, Lot 9 – Millie's Way – Chauhan (8)
- Site Plan Application: Conc. 5, Part Lot 17 – 943 Relative Road – Bowering (9)
- Site Plan Application: Conc. 5, Part Lot 11 – 39 Mag View Drive – Baker (10)

BY-LAW(S):

- By-law #47-2025 – To enter into a site plan agreement – 39 Mag View Drive – Baker (11)
- By-law #48-2025 – To enter into a site plan agreement – 868 Skyline Drive – Johnstone (12)

REPORTS:

- TRI Council Informal Sub-Committee – Meeting Minutes of July 2, 2025 (13)
- ACED Request for Support In Principle – Signage Plan Applications (*resolution*) (14)
- Mayor's Report: Preparing for the Future of Almaguin Highlands – 6 month summary (15)
- MAHC – Political Leaders Forum Meeting Minutes of July 10, 2025 (16)
- Library Board – Meeting of July 16, 2025
- Agricultural Society – Meeting of July 17, 2025
- Historical Society – Meeting of July 21, 2025
- Any other reports?

CORRESPONDENCE:

#17 TO #25

UNFINISHED BUSINESS: None

NEW BUSINESS:

- Invitation – Live Fire Unit Tour (26)
- Invitation – 2025 Northeastern Municipal Council Workshop (27)
- TRI Council – Request for agenda items

ADJOURNMENT:

DATES TO REMEMBER:

- July 23, 2025 – Planning Board Meeting
- July 24, 2025 – ACED Board Meeting
- July 31, 2025 – Live Fire Unit Tour for Council Members
- August 4, 2025 – Civic Holiday – Office Closed, Landfill Open
- August 12, 2025 – Regular Council Meeting



Any member of the public who wishes to attend the virtual Council meeting may contact the Clerk by 4:00 pm on Tuesday, July 22, 2025 via telephone at 705-382-3332 or by email at clerk@armourtownship.ca

THE MUNICIPAL CORPORATION OF THE TOWNSHIP OF ARMOUR

PUBLIC MEETING MINUTES

July 8, 2025

Participants were informed that the meeting will be recorded to provide a record of discussions and agreements held within the meeting. By staying in the meeting, virtually or in-person, participants consented to being recorded. Participants also agreed to recordings being posted to YouTube or other distribution services.

Council acknowledged the traditional lands of the Anishinaabe and recognized the historical and contemporary contributions of the local First Nations and the peoples of Turtle Island.

The Council of the Corporation of the Township of Armour held a hybrid public meeting on Tuesday, July 8, 2025 at 6:30 p.m., in the Armour Township Council Chambers to consider an amendment to By-Law #27-95, as amended, the Armour Township Comprehensive Zoning.

Those in attendance were: Mayor Rod Ward; Councillors Jerry Brandt, Dorothy Haggart-Davis, Wendy Whitwell, and Rod Blakelock; Staff: Dave Gray, CAO, Charlene Watt, Clerk, Kaiyla Hoffmann, Building/Planning – Administrative Assistant.

This public meeting is with respect to consideration of the proposed Zoning By-Law amendment under Section 34 of the *Planning Act* to amend by By-Law No. 27-95, as amended. The purpose of this By-law is to remove the restriction on a single detached dwelling being not permitted as an accessory use to a large number of permitted uses in the Rural Industrial M Zone of the Armour Township Zoning By-law. This By-law applies to permitted uses in the Rural Industrial M Zone of the Armour Township Zoning By-law with the exception of financial institutions, firehall/police station/ambulance, institutional uses, public utilities yard or any public agency building. This Zoning By-law Amendment conforms with the Armour Official Plan and creates no changes to the land use mapping designations. Notice of the public meeting was given by prepaid first class mail on June 11, 2025 to the ministries and agencies as required by the *Planning Act*. Notice was also published in the digital Almaguin News for one month, on June 12, 2025 and on the Township of Armour website.

No written submissions were received.

No one spoke in support of the amendment.

No one spoke in opposition to the amendment.

No questions were asked.

Council will consider all the comments from the public in attendance before making a decision.

The public meeting for the proposed zoning by-law amendment to amend the zoning by-law to remove restrictions on a Single Detached Dwelling being not permitted as an accessory use to a large number of permitted uses in the Rural Industrial M Zone, to the Armour Township comprehensive Zoning By-law adjourned at 6:34 p.m.

Rod Ward, Mayor

Charlene Watt, Clerk

THE MUNICIPAL CORPORATION OF THE TOWNSHIP OF ARMOUR

PUBLIC MEETING MINUTES

July 8, 2025

Participants were informed that the meeting will be recorded to provide a record of discussions and agreements held within the meeting. By staying in the meeting, virtually or in-person, participants consented to being recorded. Participants also agreed to recordings being posted to YouTube or other distribution services.

Council acknowledged the traditional lands of the Anishinaabe and recognized the historical and contemporary contributions of the local First Nations and the peoples of Turtle Island.

The Council of the Corporation of the Township of Armour held a hybrid public meeting on Tuesday, July 8, 2025 at 6:45 p.m., in the Armour Township Council Chambers to consider an amendment to By-Law #27-95, as amended, the Armour Township Comprehensive Zoning.

Those in attendance were: Mayor Rod Ward; Councillors Jerry Brandt, Dorothy Haggart-Davis, Wendy Whitwell, and Rod Blakelock; Guests: Marina Hammond; Staff: Dave Gray, CAO, Charlene Watt, Clerk, Kaiyla Hoffmann, Building/Planning – Administrative Assistant.

This public meeting is with respect to consideration of the proposed Zoning By-Law amendment under Section 34 of the *Planning Act* to amend by By-Law No. 27-95, as amended. The purpose of this By-law is to loosen restrictions on the permitted uses of lands zoned Commercial Holding / Rural Industrial Holding (CH MH) without removing the Holding (H) symbol, thereby retaining the designation of long term employment lands fronting no load limit roads as a commercial redevelopment corridor. This By-law applies to lands in the Commercial Holding / Rural Industrial Holding (CH MH) Zone of the Armour Township Zoning By-law. This Zoning By-law Amendment conforms with the Armour Official Plan and creates no changes to the land use mapping. Notice of the public meeting was given by prepaid first class mail on June 6, 2025 to the ministries and agencies as required by the *Planning Act*. Notice was also published in the digital Almaguin News for one month, on June 7, 2025 and on the Township of Armour website.

No written submissions were received.

Marina Hammond spoke in support of the amendment.

No one spoke in opposition to the amendment.

Questions were asked and answered.

Council will consider all the comments from the public in attendance before making a decision.

The public meeting for the proposed zoning by-law amendment to amend the zoning by-law to add a selection of additional permitted uses on lands zoned Commercial Holding / Rural Industrial Holding (CH MH) without removal of the Holding (H) Symbol, to the Armour Township comprehensive Zoning By-law adjourned at 6:49 p.m.

Rod Ward, Mayor

Charlene Watt, Clerk

THE MUNICIPAL CORPORATION OF THE TOWNSHIP OF ARMOUR

MINUTES

July 8, 2025

The regular meeting of the Council of the Township of Armour was held on Tuesday, July 8, 2025 at 7:00 p.m. Those in attendance were: Mayor Rod Ward; Councillors Rod Blakelock, Wendy Whitwell, Dorothy Haggart-Davis and Jerry Brandt; Delegations: Joe Readman, Fire Chief, Amy Tilley, Waste Administrator, Dave Creasor, Roads Supervisor, Nell Thomas, and Lanny Dennis; Guests: Alice Hewitt, Nieves Guijarro, Rowan Hildebrand and Don Murphy; Staff: Dave Gray, CAO and Charlene Watt, Municipal Clerk.

VIDEO RECORDING DISCLAIMER:

Participants were informed that the meeting will be recorded to provide a record of discussions and agreements held within the meeting. By staying in the meeting, virtually or in-person, participants consented to being recorded. Participants also agreed to recordings being posted to YouTube or other distribution services.

INDIGENOUS LAND ACKNOWLEDGEMENT:

Council acknowledged the traditional lands of the Anishinaabe and recognized the historical and contemporary contributions of the local First Nations and the peoples of Turtle Island.

AMENDED AGENDA:

Council passed a resolution approving the amended agenda for the meeting to include a staff report recommending the emergency replacement of the municipal office's septic system.

CONFIRMATION OF THE MINUTES OF THE PREVIOUS MEETINGS:

The minutes of the regular Council meeting held on June 24, 2025 was approved as circulated.

DECLARATION OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF:

No pecuniary interest and general nature thereof were declared.

DELEGATIONS:

Joe Readman, Fire Chief discussed Council's tabled resolution #194 requesting support from the Township of Black River-Matheson. The Chief did not support the exemption from the proposed mandatory firefighter certification requirements under Ontario Regulation 343/22. Mandatory certification promotes accountability, reduces risk, and aligns training across departments, ensuring all firefighters meet a common benchmark regardless of municipality size or resources. Supporting the regulation also demonstrates the fire department's commitment to public and firefighter safety, as well as to building trust and credibility with the community and governing bodies. The Fire Chief supports the regulation and the level of training requirements. The Burk's Falls Firefighters have met the certification requirements. Council did not pass a supporting resolution.

Mayor Rod Ward commended the Roads Department and Staff on the response and dedication to addressing the emergency stormwater response. Dave Creasor, Roads Supervisor, presented his July 2025 report which detailed equipment usage and maintenance summaries. The trailer and solar radar speed sign were installed along Doe Lake Road as a traffic calming measure. A status update was given on the stormwater damage from the July 6, 2025 storm. A Significant Weather Event was declared today in response to extreme rainfall and stormwater flooding. The declaration is being made in accordance with Ontario Regulation 239/02 and filed with the appropriate provincial ministries. At this time water levels are continuing to rise. North Pickerel Lake rose approximately 3 feet today. Repairs to municipal roads and resident driveways will take weeks. Residents have been asked to contact their insurance company regarding damages; details of a claim must be in writing. The storm would have delayed the North Pickerel Lake Road Bridge replacement until early September. Questions were asked and answered.

THE MUNICIPAL CORPORATION OF THE TOWNSHIP OF ARMOUR

MINUTES

July 8, 2025

DELEGATIONS: cont'd:

Council reviewed a report from the Roads Supervisor regarding the tender issued by the Township for Micro Surfacing of specific roads. After some discussion, Council passed a resolution awarding the contract.

Council reviewed a report from the Roads Supervisor regarding the tender issued by the Township for Gravel of specific roads. After some discussion, Council passed a resolution awarding the contract.

Council reviewed a report from the Roads Supervisor regarding the tender issued by the Township for Winter Sand. After some discussion, Council passed a resolution awarding the contract.

Nell Thomas, daughter of Richard Thomas and Jenny Thomas presented to Council a request to place a memorial plaque at the Richard Thomas Memorial Park. Council passed a resolution approving the request with conditions.

Lanny Dennis from Lanny Dennis Planning spoke on behalf of Jamey Prentice and presented concerns over the Council resolution #189 detailing conditions for the Prentice Subdivision S-01/24. Two pre-consultation meetings were held and supported the proposed 15 lots, there was no mention on reducing the number of lots to the 1995 OMB order. Council expressed concern in development of the wetlands over time, specifically on lots 13-15. It was agreed that the Planning Board must enforce the wetlands protection in the subdivision agreement. Two reports from Riverstone Environmental Solutions and a revised draft survey were presented and reviewed. The reports addressed the environmental impacts and provided recommendations. The Municipal Planner's concern of confirmed deer habitat on Lots 1-5 and the already reduced frontage from 120 metres to 90 metres in the environmental protection area through the OMB Order and a further requested reduction requires MNR input. Council passed a resolution amending the conditions and rescinded resolution #189 dated June 24, 2025.

Don Murphy advised he is supportive of condition #3 regarding the winter deer habitat requirement but not dwellings on lots 13 to 15 with the wetlands.

Amy Tilley, Waste Management Administrator, presented her July 2025 report which detailed the monthly bag counts for 2025 with comparisons to previous years and an up-to-date budget. A change notice for the Depot Operations Agreement Number 2024-00-142 from Circular Materials Ontario was reviewed. Council passed a resolution opposing the amendments and directed staff to negotiate revised compensation terms that reflect fair and equitable remuneration for the Township's continued provision of depot and promotion and education services. Questions were asked and answered. As for the current flood situation on Pickerel Lake and area, a review of the 2019 flood file regarding property damage and the handling of waste will be reviewed and a plan will be communicated to property owners within the Township.

Amy Tilley, CEMC provided a verbal update on the completion of the emergency management compliance reporting for the Municipality.

ACCOUNTS FOR APPROVAL:

The list of accounts for July 2025 was approved by resolution.

APPLICATIONS:

Council reviewed an application for a site plan agreement from William Johnstone, 868 Skyline Drive, Plan M237, Lot 24. Council passed a resolution accepting the application and requested the municipal planner proceed with drafting the site plan agreement.

THE MUNICIPAL CORPORATION OF THE TOWNSHIP OF ARMOUR

MINUTES

July 8, 2025

BY-LAWS:

By-law #43-2025 being a by-law to amend zoning by-law 27-95 to permit additional uses on lands zoned Commercial Holding / Rural Industrial Holding (CH/MH) without removing the Holding (H) symbol was read in its entirety and passed by resolution.

By-law #44-2025 being a by-law to amend zoning by-law 27-95 to remove the restriction on a single detached dwelling of not being permitted as an accessory use to permitted uses in the Rural Industrial M Zone was read in its entirety and passed by resolution.

By-law #45-2025 being a by-law to confirm the proceedings of Council at its June meetings was read in its entirety and passed by resolution.

By-law #46-2025 being a by-law to enter into a site plan agreement with Laura Glen Sclater, Heather Elizabeth Gray, David Austen Gray and Michael Alan Gray, Concession 3, Part Lot 1, 42R-10213 Part 7 and 42R22771 Part 1, described as 98 Doe Lake Peninsula was read in its entirety and passed by resolution.

REPORTS:

Council reviewed the July 2025 Planning Report.

Council reviewed the July 2025 Building Permit Report.

Council reviewed the Heritage Festival 2025 Report from the Recreation Co-ordinator.

Council reviewed the Township's Financial Statement dated July 3, 2025.

A verbal report was given on the June 25, 2025 Planning Board meeting. An intern is being interviewed to assist the Secretary.

Council reviewed the June 2025 statements from the Eastholme Home for the Aged.

Council reviewed the report on the June 24, 2025 Library Building Committee meeting. The Armour CAO will obtain an estimated cost for architectural and engineering services to support the development of an RFP. A project specific agreement is to be drafted between the TRI partners

Council reviewed the Director's Report, Student Engagement Report and minutes from the ACED June 26, 2025 meeting. A report regarding the percentage-of-tax-levy contribution model was presented to the ACED Board at the June 26, 2025 ACED Board Meeting. Council reviewed the ACED resolution accepting the report and requesting that it be circulated to all councils and the Almaguin Highlands Chamber of Commerce for inclusion in their upcoming council meetings. The Board welcomes questions and comments from municipalities regarding ACED membership and the contribution concept. The Board advised that they are in the process of creating a new shared services agreement to begin in 2026. Council was supportive of the proposed contribution concept and the need for a regional approach to ACED.

A verbal update was provided on the July 2, 2025 TRI Council Sub Committee meeting. A lot of productive communications were conducted. The focus of the meeting was on the library. It was mentioned by Council that the upstairs of the current location be used to assist with additional programming. Clauses for a draft library agreement were discussed with recommendations.

A verbal report was given on the July 3, 2025 AHHC meeting. The next meeting will be in September.

There is no DSSAB meeting in July.

THE MUNICIPAL CORPORATION OF THE TOWNSHIP OF ARMOUR

MINUTES

July 8, 2025

CORRESPONDENCE:

Council reviewed a donation request from Almaguin Pride Network and details on their community impact and the 2025 events/initiatives. Council passed a resolution approving a donation.

Council reviewed a donation request from Karis Disability Services and an invitation to the community BBQ. Council passed a resolution approving a donation.

Council reviewed a news release from Ontario News advising the Province is protecting workers and jobs in rural communities and accepting applications for the Rural Ontario Development Program.

Council reviewed a news release from Muskoka Algonquin Healthcare recognizing the recipients of the 18th annual Board Award of Excellence.

Council reviewed a news release from Ontario News advising the Province is reducing wait times for MRIs, CT scans and endoscopies.

Council reviewed a news release from Ontario News advising the Province is acting to restore school board financial stability and has appointed four supervisors to four school boards to ensure every dollar spent is invested in students' success.

Council reviewed a news release from Ontario News advising the Province is taking action to make conservation authorities more effective.

Council reviewed a memorandum from the Office of the Registrar General advising that the effective July 1, 2025, that the Province has expanded the scopes of practice for nurse practitioners and registered nurses to allow them to certify deaths and signing medical certificates of death in specific situations.

Council reviewed the May 2025 monthly jobs report and the June 2025 Labour Focus report from the Labour Market Group.

UNFINISHED BUSINESS:

Council reviewed a resolution from the Township of Ryerson accepting the request for proposal from Domm Construction for the design and build for the new fire hall in the amount of \$3,634,900.50 + HST subject to receiving supporting resolutions from the TRI partners. Council passed a supporting resolution.

Council reviewed a resolution from the Township of Ryerson supporting the application under the NOHFC's Community Enhancement Program for the new fire hall build project and the commitment to cover their share of the project, along with any project cost overruns. Council passed a resolution supporting the program and committed to financing their share of the project as well.

NEW BUSINESS:

Council reviewed a staff report concerning the emergency replacement of the septic system at the municipal office. Council members posed several questions, which were addressed during the discussion. Staff was advised to ensure that the contractor exercises caution around the heat lines connected to the ground source heating system. Following the discussion, Council passed a resolution approving the replacement of the septic system.

CLOSED SESSION:

The purpose of the closed meeting under Section 239(2) (c) of the Municipal Act to discuss a proposed or pending acquisition or disposition of land by the municipality or local board.

A resolution was passed to move into closed session at 10:13 p.m.

THE MUNICIPAL CORPORATION OF THE TOWNSHIP OF ARMOUR

MINUTES

July 8, 2025

CLOSED SESSION: cont'd:

A resolution was passed to move out of the closed session at 10:30 p.m. The Mayor reported on the items that were discussed in the closed session.

RESOLUTIONS:

Resolution #207a - Moved by Jerry Brandt, seconded by Rod Blakelock; That the Council of the Township of Armour approve the amended agenda for the July 8, 2025 Council Meeting to include a Staff Report regarding the emergency replacement of the septic system at the municipal office. Carried

Resolution #207 - Moved by Dorothy Haggart-Davis, seconded by Rod Blakelock; That the Council of the Township of Armour approve the minutes of the regular council meeting held on June 24, 2025 as circulated. Carried

Resolution #194 - Moved by Dorothy Haggart-Davis, seconded by Jerry Brandt; That the Council of the Township of Armour supports the Township of Black River-Matheson and opposes the mandatory firefighter certification requirements as currently outlined in Ontario Regulation 343/22. **Defeated**

Recorded Vote:

Councillor Jerry Brandt - Opposed

Councillor Wendy Whitwell - Opposed

Councillor Rod Blakelock - Opposed

Councillor Dorothy Haggart-Davis - Opposed

Mayor Rod Ward - Opposed

Resolution #209 - Moved by Wendy Whitwell, seconded by Jerry Brandt; That the Staff Report from the Roads Supervisor dated July 8, 2025, regarding Tender #RDS 2025-02 for Micro-Surfacing be received and that Council award the contract to Duncor Enterprises Inc., for a tender price of \$126,360 plus HST. Carried

Resolution #210 - Moved by Dorothy Haggart-Davis, seconded by Rod Blakelock; That the Staff Report from the Roads Supervisor dated July 8, 2025, regarding Tender #RDS 2025-03 for Gravel be received and that Council award the contract to Fowler Construction Company Ltd., for a tender price of \$100,873 plus HST. Carried

Resolution #211 - Moved by Rod Blakelock, seconded by Wendy Whitwell; That the Staff Report from the Roads Supervisor dated July 8, 2025, regarding Tender #RDS 2025-04 for Winter Sand be received and that Council award the contract to A. Miron Topsoil Ltd., for a tender price of \$42,250 plus HST. Carried

Resolution #212 - Moved by Jerry Brandt, seconded by Wendy Whitwell; That the Council of the Township of Armour hereby grants permission to Dr. Nell Thomas and her family to install a memorial stone at Richard Thomas Memorial Park that commemorates Richard Thomas (1932–2006) and Jenny Thomas (1932–2024), measuring approximately 2 feet wide and 2 inches thick at a suitable location near the water's edge and that does not interfere with public use or access, subject to site approval by the Roads Supervisor. Carried

Resolution #213 - Moved by Dorothy Haggart-Davis, seconded by Rod Blakelock; 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

THE MUNICIPAL CORPORATION OF THE TOWNSHIP OF ARMOUR

MINUTES

July 8, 2025

RESOLUTIONS: cont'd:

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 includes 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.
Carried

Resolution #208 - Moved by Rod Blakelock, seconded by Jerry Brandt; WHEREAS Circular Materials Ontario (CMO) has issued a Change Notice proposing amendments to the Depot Operations Agreement No. 2024-00-142, including significant changes to the compensation structure effective January 1, 2026;

AND WHEREAS the proposed amendments include a reduction in Residential Depot Operation Costs from \$4,080 to \$1,223, and a reduction in Promotion and Education compensation from \$1.00 to \$0.35 per household, representing a 65% decrease;

AND WHEREAS Council for the Township of Armour considers these proposed reductions in compensation to be unreasonable and not reflective of the actual costs and responsibilities borne by the Township in providing these services;

THE MUNICIPAL CORPORATION OF THE TOWNSHIP OF ARMOUR

MINUTES

July 8, 2025

RESOLUTIONS: cont'd:

NOW THEREFORE BE IT RESOLVED THAT the Council of the Township of Armour does not accept the proposed reductions in compensation under the Change Notice issued by CMO dated June 27, 2025;

AND FURTHER THAT Township staff be directed to communicate Council's position to Circular Materials Ontario and to negotiate revised compensation terms that reflect fair and equitable remuneration for the Township's continued provision of depot and promotion and education services. Carried

Resolution #214 - Moved by Rod Blakelock, seconded by Dorothy Haggart-Davis; That the Council of the Township of Armour approve the July 2025 accounts, in the amount of \$866,229.96 for payment, and the Mayor and the Treasurer are hereby authorized to sign cheques for same. Carried

Resolution #215 - Moved by Jerry Brandt, seconded by Wendy Whitwell; That the Council of the Township of Armour accept the application for site plan approval, submitted by William Robert Charles Johnstone, Plan #M237, Lot 24, described as 868 Skyline Drive, and request the municipal planner proceed with drafting the site plan agreement. Carried

Resolution #216 - Moved by Dorothy Haggart-Davis, seconded by Jerry Brandt; That the Council of the Township of Armour approve By-law #43-2025 being a by-law to permit additional uses on lands zoned Commercial Holding / Rural Industrial Holding (CH/MH) without removing the Holding (H) symbol, thereby retaining the designation of long-term employment lands fronting no load limit roads as a commercial redevelopment corridor and that we authorize the Mayor and Clerk to sign this by-law and affix the seal of the Corporation thereto. Carried

Resolution #217 - Moved by Rod Blakelock, seconded by Dorothy Haggart-Davis; That the Council of the Township of Armour approve By-law #44-2025 being a by-law to remove the restriction on a single detached dwelling of not being permitted as an accessory use to permitted uses in the Rural Industrial M Zone and that we authorize the Mayor and Clerk to sign this by-law and affix the seal of the Corporation thereto. Carried

Resolution #218 - Moved by Wendy Whitwell, seconded by Dorothy Haggart-Davis; That the Council of the Township of Armour approve By-law #45-2025 being a by-law to confirm the proceedings of Council at its June meetings and that we authorize the Mayor and Clerk to sign this by-law and affix the seal of the Corporation thereto. Carried

Resolution #219 - Moved by Jerry Brandt, seconded by Wendy Whitwell; That the Council of the Township of Armour have read and approve By-law #46-2025 being a by-law to enter into a site plan agreement with Laura Glen Sclater, Heather Elizabeth Gray, David Austen Gray and Michael Alan Gray, Concession 3, Part Lot 1, 42R-10213 Part 7 and 42R-22771 Part 1, described as 98 Doe Lake Peninsula in the Township of Armour and that we authorize the Mayor and the Clerk to sign this by-law and affix the Seal of the Corporation thereto. Carried

Resolution #220 - Moved by Dorothy Haggart-Davis, seconded by Wendy Whitwell; That the Council of the Township of Armour approve a donation, in the amount of \$500 to Almaguin Pride to support the events they wish to hold in our region in 2025. Carried

Resolution #221 - Moved by Rod Blakelock, seconded by Jerry Brandt; That the Council of the Township of Armour approve a donation, in the amount of \$250 to Karis Disability Services to support the events they are hosting to provide supports for vulnerable people within our area. Carried

Resolution #222 - Moved by Jerry Brandt, seconded by Dorothy Haggart-Davis; That the Council of the Township of Armour supports the Township of Ryerson's acceptance of the request for proposal 2025-007 for the design and build for the new firehall from DOMM Construction in the amount of \$3,634,900.50 plus HST. Carried

THE MUNICIPAL CORPORATION OF THE TOWNSHIP OF ARMOUR

MINUTES

July 8, 2025

RESOLUTIONS: cont'd:

Resolution #223 - Moved by Rod Blakelock, seconded by Jerry Brandt; That the Council of the Township of Armour supports the Township of Ryerson's application under the NOHFC's Community Enhancement Program for the Burk's Falls and District Fire Hall Project;

Furthermore, the minimum bid was submitted in the amount of \$3,698,874.75. Should the Township of Ryerson be successful in securing a grant of \$1,849,437.38, the Township of Armour is committed to providing its share of funding for the project, estimated at \$884,770.84, as well as covering any potential cost overruns that may arise. Carried

Resolution #228 - Moved by Rod Blakelock, seconded by Dorothy Haggart-Davis; WHEREAS the septic system at the Armour Township Municipal Office, located at 56 Ontario Street, has been identified as failing and in urgent need of replacement; and

WHEREAS the failure of the system poses an immediate risk of disruption to municipal operations and may result in further damage to municipal property; and

WHEREAS the anticipated cost of the emergency replacement is expected to exceed \$35,000; and

WHEREAS the Township of Armour's Procurement Policy permits emergency expenditures in circumstances where immediate action is required to prevent damage to property and maintain essential services;

NOW THEREFORE BE IT RESOLVED THAT the Council of the Township of Armour hereby authorizes the emergency replacement of the septic system at 56 Ontario Street in accordance with the Township's Procurement Policy; and

FURTHER THAT the necessary funds be allocated for this purpose from the appropriate budget line or reserves as determined by the Treasurer. Carried

Resolution #224 – Moved by Dorothy Haggart-Davis, seconded by Jerry Brandt; That Council of the Township of Armour hereby move into a closed session a 10:13 p.m. as per Section 239(2) (c) of the Municipal Act to discuss a proposed or pending acquisition or disposition of land by the municipality or board. Carried

Resolution # 226 – Moved by Dorothy Haggart-Davis, seconded by Wendy Whitwell; That the Council of the Township of Armour hereby adjourn and move out of closed session at 10:30 p.m. and report. Carried

Resolution #227 - Moved by Rod Blakelock, seconded by Wendy Whitwell; That the Council of the Township of Armour adjourn this regular council meeting at 10:31 p.m. until the next regular council meeting scheduled for July 22, 2025 or at the call of the Mayor or the Clerk. Carried

Rod Ward, Mayor

Charlene Watt, Clerk

LIST OF PROPOSED RESOLUTIONS FOR JULY 22, 2025

ITEM # ON AGENDA

(1)

That the Council of the Township of Armour approve the minutes of the zoning by-law amendment public meeting to amend permitted uses in the M Zone held on July 8, 2025 as circulated.

ITEM # ON AGENDA

(2)

That the Council of the Township of Armour approve the minutes of the zoning by-law amendment public meeting to amend permitted uses in the CH/MH Zone held on July 8, 2025 as circulated.

ITEM # ON AGENDA

(3)

That the Council of the Township of Armour approve the minutes of the regular council meeting held on July 8, 2025 as circulated.

ITEM # ON AGENDA

(6)

That the Council of the Township of Armour hereby support and directs that a formal request be submitted to the Minister of Municipal Affairs and Housing to delegate authority to the Municipal Corporation of the Township of Armour under the Building Code Act for the administration and enforcement of the Ontario Building Code, specifically as it relates to sewage systems for all properties within the Township of Armour;

And That Council confirms the Township of Armour has fully qualified and capable municipal staff to undertake and fulfill the responsibilities of this delegated authority.

ITEM # ON AGENDA

(7)

That the Council of the Township of Armour hereby support the severance applications B-032/25 & B-033/25, Part Lot 22, Concession 10, Plan M632, Lot 10, 123 E Nicolia Drive submitted by Richard Hodge subject to the following conditions:

- That the applicant convey the required cash in lieu of parkland dedication to the Township of Armour as per the current by-law.
- That, should consent approval for the retained parcel be requested by the applicant, whether upon application or by amendment to the conditions/approval, then the requirement for cash-in-lieu shall apply to the retained parcel as well.

ITEM # ON AGENDA

(8)

That the Council of the Township of Armour accept the application for site plan approval, submitted by Pavitar Preet Singh Chauhan, Plan #M675, Lot 9, fronting onto Millie's Way, and request the municipal planner proceed with drafting the site plan agreement.

ITEM # ON AGENDA

(9)

That the Council of the Township of Armour accept the application for site plan approval, submitted by Daniel Bowering and Lesley Kataric, Concession 5, Part Lot 17, known municipally as 943 Relative Road, and request the municipal planner proceed with drafting the site plan agreement.

ITEM # ON AGENDA

(10)

That the Council of the Township of Armour accept the application for site plan approval, submitted by Jeffrey Baker, Concession 5, Part Lot 11, known municipally as 39 Mag View Drive, and request the municipal planner proceed with drafting the site plan agreement.

ITEM # ON AGENDA

(11)

That the Council of the Township of Armour have read and approve By-law #47-2025 being a by-law to enter into a site plan agreement with Jeffrey Baker with respect to Part of Lot 11, Concession 5 fronting on the Magnetawan River and that we authorize the Mayor and Clerk to sign this by-law and affix the seal of the Corporation thereto.

ITEM # ON AGENDA

(12)

That the Council of the Township of Armour have read and approve By-law #48-2025 being a by-law to enter into a site plan agreement with William Robert Charles Johnstone with respect to Lot 24 of Plan M237; Part of Road Allowance in Front of Part Lot 21 Concession 4 Armour Part 10 42R-7266; known municipally as 868 Skyline Drive on the east shore of Three Mile Lake and that we authorize the Mayor and Clerk to sign this by-law and affix the seal of the Corporation thereto.

ITEM # ON AGENDA

(14)

WHEREAS The Township of Armour has adopted and supported the implementation of the 2018 Almaguin Highlands Regional Economic Development Strategic Plan and the 2021 Almaguin Brand Strategy which call for the establishment of a unified regional brand;

AND WHEREAS The Township of Armour recognizes the importance of aligning physical and digital elements within the collective brand strategy throughout the Almaguin Highlands Region as well as the efforts of the ACED to implement the Brand Strategy;

AND WHEREAS the ACED Brand Alignment & Regional Signage Project will enhance the use of the regional brand while promoting recreational, tourism, and business activity throughout the region;

AND WHEREAS the ACED Members' contribution to the project shall be funded through the ACED reserve;

NOW THEREFORE BE IT RESOLVED THAT the Council of the Township of Armour hereby declare their support in principle for the ACED Brand Alignment & Regional Signage Project as well as associated applications for financial assistance to complete the project.

ITEM # ON AGENDA

(17)

WHEREAS the Northern Ontario Resource Development Support (NORDS) pilot program was introduced to help Northern Ontario municipalities address infrastructure pressures resulting from natural resource sector activities;

AND WHEREAS the funding provided through the NORDS pilot was very well received by the municipal sector, as it delivered timely and much-needed financial support to many communities across the North;

AND WHEREAS the program has allowed municipalities, such as the City of North Bay, to strategically stack multi-year allocations in order to support large-scale infrastructure initiatives critical to community development and economic growth;

AND WHEREAS the NORDS pilot program has clearly demonstrated its value and effectiveness in helping Northern municipalities address the infrastructure challenges tied to resource development and extraction;

AND WHEREAS rural and northern municipalities are also facing infrastructure degradation resulting from the increasing size and frequency of agricultural machinery and activity, which is currently outside the scope of the pilot;

THEREFORE BE IT RESOLVED THAT the Council of the Township of Armour strongly urges the Government of Ontario to make the Northern Ontario Resource Development Support (NORDS) program a permanent fixture of its support to Northern municipalities;

AND FURTHER THAT the Province consider expanding program eligibility to recognize the significant impact that agricultural equipment and operations have on municipal infrastructure, particularly in rural communities.

AND FURTHER THAT municipalities be encouraged to continue utilizing the ability to stack NORDS allocations over multiple years to support the planning and delivery of major infrastructure projects.

ITEM # ON AGENDA

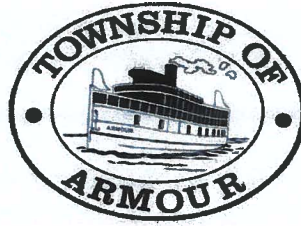
(18)

That the Council of the Township of Armour supports FONOM in urging both the Government of Canada and the Government of Ontario to:

1. Make the resolution of the softwood lumber dispute a top priority in ongoing bilateral trade discussions with the United States;
2. Work directly with forestry stakeholders and municipalities to develop and implement support measures that protect workers, communities, and local economies;
3. Publicly acknowledge the urgency of this issue for rural and Northern Ontario and commit to coordinated and concrete actions to support the forest sector.

ITEM # ON AGENDA

That the Council of the Township of Armour adjourns this regular council meeting at _____ p.m. until the next regular council meeting scheduled for August 12, 2025 or at the call of the Mayor or the Clerk.



STAFF REPORT

Date: July 15, 2025
To: Council
From: Danika McCann – Recreation Coordinator
Subject: July 2025

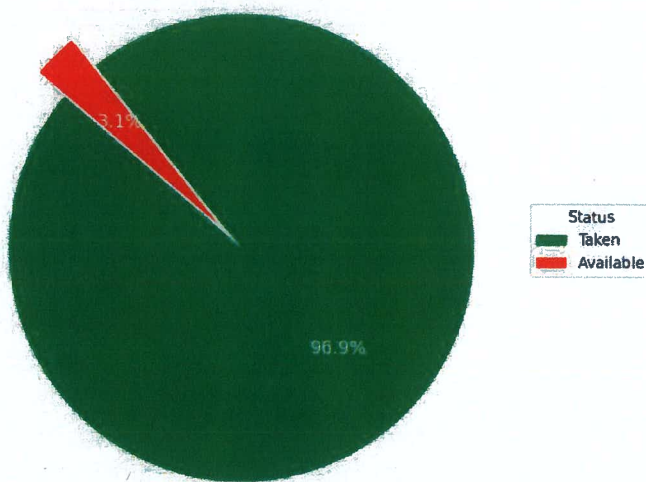
Summer Day Camp

Our summer day camp program has had a strong and successful start. We have 115 children registered, with only 34 of 1,110 available spots remaining—a clear sign of high community interest.

We have been offering flexible options including full weeks or individual days, which has proven extremely beneficial to families and has helped us maximize attendance while staying within our daily limit of 30 participants.

Campers have enjoyed swimming lessons, outdoor activities, and weekly visits to Crooked Creek Ranch. Our day camp staff have been outstanding, consistently demonstrating attentiveness, good judgment, and excellent rapport with the children.

Day Camp Booking Status (Out of 1110 Spots)



Family Baseball Tournament

This year's tournament was a great success, with 8 teams participating in a fun and community-driven weekend. Congratulations to the Rodgers team for winning first place, and to the Leggetts for taking second.

We are currently exploring two enhancements for future tournaments:

- Allowing a local food vendor (for a \$200 fee) to help reduce staffing costs.
- Hosting a Friday night dance before the tournament to raise funds for field improvements.

Fitness Classes

Fitness classes have been paused for July and August due to a seasonal dip in attendance. We plan to resume programming September through December and will monitor participation for future planning.

Cornhole League

Our Fall Cornhole League was very popular, with weekly attendance ranging from 12 to 32 people. We discovered that broadcasting hockey games during sessions significantly increased turnout, and we will continue to build on this success.

Due to its popularity, we will offer bi-annual sessions, with the next 10-week series starting in mid-September.

Gala

Gala planning is well underway. We have secured a caterer and are waiting on final DJ pricing to finalize event costs.

We will be selling 108 tickets, with early-bird pricing launching in the last week of July. Ticket prices will increase after the promotional period.



STAFF REPORT

Date: July 14, 2025
To: Council
From: Danika McCann – Recreation Coordinator
Subject: Heritage Festival

Recommendation:

- Purchase of 6 additional walkie talkies and 8 traffic cones to improve logistical coordination and site safety.
- Strategic adjustments to event timing and layout to retain attendees for the full event duration.
- Reallocation of the Historical Society donation tent and Sprinkler Run to higher-traffic zones of the fairgrounds.
- Re-evaluation of underused services, such as shuttle transportation and large-scale water delivery.
- Improved live performance scheduling for live entertainment to better align with the festival's peak periods.

History:

The Heritage Festival is a cornerstone annual event in the Township of Armour, traditionally held in July at the Armour, Ryerson & Burk's Falls Agricultural Fairgrounds. It celebrates our local heritage through a mix of entertainment, classic vehicle displays, local vendors, family-friendly attractions, and community partners.

The 2025 Heritage Festival was hosted amid significant weather-related challenges, with over 16 inches of rain recorded in the days leading up to the event. Despite these conditions, staff successfully managed the grounds by barricading off compromised areas and adjusting the site layout accordingly.

Community participation remained strong and the introduction of new logistics and programming enhancements resulted in overwhelmingly positive feedback from attendees, vendors, and partners.

Event Summary:

Car Show:

- 87 cars arrived and participated in the show.
- 81 vehicles were pre-registered, and of those, approximately 6 emailed to cancel due to concerns about weather and travel safety.
- A new traffic flow plan directed car show participants through the arena entrance rather than the lower field entrance. This change was positively received and helped preserve the integrity of the field.
- Feedback from car owners was highly favorable, with many citing the ease of access and better parking surfaces as major improvements from previous years.

Vendor Market:

- 85 vendors were registered.
- 62 vendors attended and set up their booths.
- 7 vendors formally canceled during the week of the event due to weather-related issues.
- 16 vendors were no-shows on the day of the event. Roughly two-thirds of these provided advance notice, primarily citing the tornado warning/ rain in the region as their reason for withdrawal.
- Despite these absences, vendor booths were well spaced, and the overall market atmosphere was lively and well-trafficked.

Community Feedback & Highlights:

Use of the Fairgrounds:

- A major change this year was the full utilization of the fairgrounds for activities and vendors. This reduced crowding, improved navigation, and created a more immersive festival feel, while also allowing the flow of foot traffic to enhance the vendors at the end of vendor rows sales.
- Vendors appreciated the generous spacing and ease of access. Visitors commented positively on the improved event flow and ability to explore without congestion.

Attractions and Programming:

- The Mechanical Bull and Petting Zoo were consistently cited as the most popular attractions.
 - The Mechanical Bull, in particular, was praised for offering engaging entertainment for older youth and adults, addressing previous feedback about the lack of 12yrs+ activities.
- Families made great use of the Kids' Zone, and children were engaged throughout the day.

Event Infrastructure:

- The 20x40 tent near the stage was a major asset, offering much-needed shelter from the blazing sun all day. It served as a central resting area and gathering point for many families.
- The walkie talkies borrowed from the day camp program significantly improved staff communication across the grounds.
- The donation of two side-by-sides by Rickwards Polaris proved invaluable for:
 - Transporting supplies and staff
 - Shuttling seniors and guests with mobility issues
 - Providing quick response capability for any issues across the property

Promotion & Outreach:

When asked how they heard about the event, the most common responses were:

1. Local Radio ads
2. Returning visitors from previous years
3. Posts on local Buy & Sell Facebook pages

This confirms the effectiveness of traditional and grassroots promotional methods in reaching our target audience.

Challenges & Operational Notes:

Shuttle Transportation:

- Only 11 people used the shuttle service throughout the day, despite promotion.
- Usage has been low for the second year in a row.
- Staff recommends reconsidering the shuttle offering in 2026, as it may not be cost-effective or necessary given the event layout.

Water Distribution:

- Only 12 of 84 cases of bottled water were consumed.
- The process of acquiring, transporting, distributing, and recollecting the unused cases over a two-day period is highly labor-intensive.
- Staff recommends re-evaluating the provision of free bottled water for the 2026 event, as it may no longer be cost-effective or necessary. Additionally, two vendors noted that water sales are a key revenue source during hot weather, and the availability of free water may negatively impact their business.

Historical Society Tent Location:

- Its current placement resulted in low foot traffic and visibility.
- In 2026, staff recommends moving the Historical Society closer to the top of the track, where pedestrian traffic is highest upon entry.

Event Timing & Entertainment Scheduling:

- After the Fire Challenge concluded at 1:00 PM, a large portion of attendees began leaving the grounds.
- Similarly, following the Car Show Awards at 2:00 PM, many car owners and spectators began to pack up.
- Although entertainment was contracted from 11:00 AM to 3:00 PM, the performance window was limited to 12:17 PM to 2:04 PM due to the performer's late arrival. This missed a key opportunity to retain the crowd into the final hour of the event. Had the entertainment continued until at least 2:45 PM, it is likely that more attendees would have remained on-site. Instead, once the performance ended and the Car Show Awards concluded around 2:00 PM, many attendees began to leave, and several vendors also started to pack up. This left the fairgrounds feeling noticeably quieter from 2:00 PM to 3:00 PM, with only the vendor row and Kids' Zone still actively operating. Extending entertainment beyond the awards ceremony in future years would help maintain energy and engagement for families and visitors arriving later in the afternoon.

Sprinkler Run Placement:

- The Sprinkler Run remains a popular children's activity, but its current location receives less attention.
- Moving it to the mid-field near the tractor show will increase visibility and participation.

Financial Considerations:

Recommended Purchases for 2026:

- 6 Walkie Talkies: Estimated cost: \$200
 - For improved staff communication across the full grounds
- Traffic Cones: Estimated cost: \$300
 - To assist with vehicle control, safety barriers, and directing foot traffic

Cost-Saving Opportunities:

- Reassess the shuttle service, which had limited use and represents an unnecessary expenditure. (Approx. \$700)
- Reassess bottled water and ice ordered (Approx. \$400)

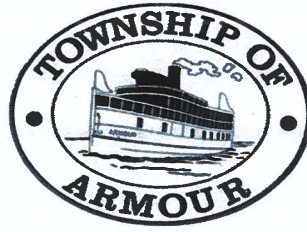
Entertainment Optimization:

- Ensure full delivery of contracted entertainment timeframes.
 - Consider splitting sets into pre- and post-award segments to encourage attendees to stay longer, maximizing value.
-

Conclusion:

The 2025 Heritage Festival was a successful and well-received community event, made possible through the efforts of staff, volunteers, and community partners. Despite inclement weather warning and a few operational challenges, feedback was overwhelmingly positive, particularly regarding the event layout, attractions, and overall atmosphere.

By implementing the suggested improvements—particularly in event flow, vendor placement, and resource management—the Township will be well-positioned to build on this year's success and deliver an even more efficient and engaging Heritage Festival in 2026, should Council choose to proceed with the event next year.



STAFF REPORT

Date: July 22, 2025
To: Council
From: Doug Godin, CBO
Subject: Building permit inspection results

Recommendation:

That the staff report from the CBO dated July 22, 2025 be received for informational purposes.

Background:

In response to the Council discussion on July 8, 2025, please find below a summary of the building permit report's inspection listing details. Inspection failure reasons vary and fall under specific categories which are not detailed on the public reports.

Reasons for Inspection Failures:

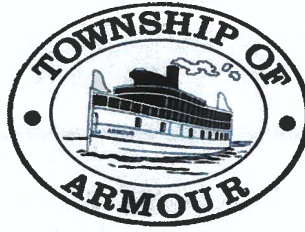
- **Non-compliance** with the Ontario Building Code (OBC).
- **Missing documentation**, e.g., ESA inspection report, engineer sign-off (Peng), water test, HRV balancing report, WETT certification.
- **Site not ready**, i.e., inspection booked before the site was prepared.

The department's goal is not to obstruct permit completion but to assist applicants in achieving compliance with the Ontario Building Code and Applicable Law through the inspection process.

Discussion:

Inspection Result Types:

1. **Passed** – Work complies with approved drawings and the OBC.
2. **Inspection Not Complete** – Used when inspections span multiple visits.
3. **No Access to Site** – Due to obstacles or weather.
4. **Failed** – Work does not meet OBC requirements or lacks required documents.



STAFF REPORT

Date: July 22, 2025
To: Council
From: Doug Godin, CBO
Subject: Septic System Authority

Resolution:

THAT the Council for the Township of Armour hereby supports and directs that a formal request be submitted to the Minister of Municipal Affairs and Housing to delegate authority to the Corporation of the Township of Armour under the Building Code Act for the administration and enforcement of the Ontario Building Code, specifically as it relates to sewage systems for all properties within the Township of Armour;

AND THAT Council confirms the Township of Armour has fully qualified and capable municipal staff to undertake and fulfill the responsibilities of this delegated authority.

Discussion:

In support of the Province's mandate and in the interest of improving customer service, reducing turnaround times, and supporting responsible growth, it is recommended that the Township of Armour request delegated authority to manage sewage system approvals internally under the Building Code Act.

Assuming this authority would provide the following benefits:

- **Streamlined Permit Process:** By consolidating sewage system approvals with the Township's Building Department, applicants will experience a more cohesive and efficient permit process.
- **Improved Customer Service:** Direct access to local staff enhances communication, consistency, and responsiveness.
- **Cost and Time Savings:** Reducing the need for third-party coordination can lower processing costs and shorten project timelines, thereby encouraging more timely housing development.
- **Alignment with Provincial Objectives:** This change supports the intent of Bill 23 by removing barriers to building more homes, faster.

The Township of Armour has fully qualified and certified staff, including an experienced Chief Building Official, who is capable of fulfilling the responsibilities associated with this

-RESOLUTION-

delegated authority. Necessary training and certifications under the Building Code Act and Ontario Building Code Part 8 have been obtained and maintained by staff.

Financial Considerations:

While there may be modest initial administrative costs associated with transitioning the authority in-house (such as updates to application forms, staff training refreshers, or software adjustments), these are expected to be offset over time by greater operational efficiency and potential increases in building activity.

Others Consulted:

CBO, Perry Township
MPP Graydon Smith, James King

RECEIVED

JUN 17 2025

TOWNSHIP OF ARMOUR

B-032/25 : B-033/25

Application for Consent Under Section 53 of the Planning Act

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

Completeness of the Application

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

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

Submission of the Application

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

For Help

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

1. Applicant Information

▶ 1.1 Name of Owner(s). An Owner's authorization is required in Section 11.4, if the applicant is not the owner.

Name of Owner(s)	Business Telephone No.
Address	Postal Code
	Fax No.

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

Name of Contact Person/Agent	Home Telephone No.	Business Telephone No.
Address	Postal Code	Fax No.

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

▶ 2.1 District		Municipality/Incorporated Township		Former Township	
Parry Sound		Armour			
Concession Number(s)	Lot Number(s)	Registered Plan No. (Subd.)	Lot(s)/Block(s)		
10	22	42-M632	10		
Reference Plan No.	Part Number(s)	Parcel No.	Name of Street/Road		
			Neslin Drive		
Street No.		Section or Mining Location No.			
123 E					

▶ 2.2 Are there any easements or restrictive covenants affecting the subject land? ☐ No ☐ Yes If Yes, describe the easement or covenant and its effect.

- Resolution -

3. Purpose of this Application

► 3.1 Type and purpose of proposed transaction (check appropriate box)

Creation of a new lot ☐ Addition to a lot ☐ A Right-of-way ☒ An easement ☐
A charge ☐ A lease ☐ A correction of title ☐ Other purpose ☐

► 3.2 Name of person(s), if known, to whom land or interest in land is to be transferred, leased or charged.

3.3 If a lot addition, identify the lands to which the parcel will be added.

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

4.1 Description	LOT 1	Severed LOT 2	Retained
Frontage (m.)	67.9	80.5	660 ±
Depth (m.)	245.6 ±	245.6 ±	245.6 ± 255.6 ±
Area (ha. or m ²)	1.5 ±	2.0 ±	8.7 ±
4.2 Use of property (i.e. vacant, industrial, commercial, residential, etc.)			
Existing Use(s)	Residential	Residential	Residential
Proposed Use(s)	Residential	Residential	Residential
4.3 Buildings or Structures (include date of construction, type and size of building)			
Existing	Dwelling, garage, sheds	Vacant	Vacant
Proposed	same	Vacant	Vacant
4.4 Access (check appropriate space)			
Provincial Highway			
Public Road			
Name of Authority maintaining road			
Common name of road			
Private Road (describe in Section 4.8)			
Right of way (describe in Section 4.8)	Yes	Yes	Yes
Period of Maintenance: Seasonal			
Year Round			
Water Access (Describe in Section 4.9)	Yes	Yes	Yes
4.5 Water Supply (check appropriate space)			
Publicly owned and operated piped water system			
Name of Authority operating and maintaining services			
Privately owned and operated communal well (Describe in Section 9.1)			
Privately owned and operated individual well	Yes	Yes	Yes
Lake or other water body	Yes	Yes	Yes
Other means (Describe in Section 9.1)			
4.6 Sewage Disposal (check appropriate space)			
Publicly owned and operated sanitary sewage system			
Name of Authority operating and maintaining service			
Privately owned and operated communal septic system (Describe in Section 9.1)			
Privately owned and operated individual septic tank	Yes	Yes	Yes
Pit			
Other means (Describe in section 9.1)			

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

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

Martin Heikamp, Richard Hodge, Sinclair Garner, Tim

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

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

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

Waterfront Community

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

SR

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

Use or feature	On the Subject Land	Within 500 metres of subject land (unless otherwise specified, indicate approximate distance)
An agricultural operation, including livestock facility or stockyard	No	No
A landfill	No	No
A sewage treatment plant or waste stabilization plant	No	No
A provincially significant wetland (Class 1, 2 or 3 wetland)		
A provincially significant wetland within 120 metres of the subject land	NA	
Flood plain	Yes	Yes
A rehabilitated mine site	No	No
A non-operating mine site within 1 kilometre of the subject land	No	No
An active mine site	No	No
An industrial or commercial use, and specify the use(s)	No	No
An active railway line	No	No
A municipal or federal airport	No	No

6. History of the Subject Land

6.1 Has the subject land ever been the subject of an application for approval of a plan of subdivision or consent under the Planning Act?

☒ Yes

☐ No

☐ Unknown

If Yes and if known, provide the Ministry's application file number and the decision made on the application.

42M632, Lot 10

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

6.3 Has any land been severed from the parcel originally acquired by the owner of the subject land?

☐ Yes

☒ No

If Yes, provide for each parcel severed, the date of transfer, the name of the transferee and the land use.

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

☐ other

7. Concurrent Applications

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

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

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

9. Other Information

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

10. Affidavit or Sworn Declaration of Applicant(s)

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

I/we, Richard Hodge of the Twp. of Armour
in the District of Perry make oath and say (or solemnly declare) that the information contained in this application is true and that the information contained in the documents that accompany this application is true.

Sworn (or declared) before me

at the Township of Armour

in the District of Perry Sound

this 20th day of May, 2025.

Charlene Watt
Commissioner of Oaths

Richard Hodge
Applicant

Applicant

11. Authorizations of Owner(s)

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

Authorization of Owner(s) for Agent to Make the Application

I/we _____, am/are the owner(s) of the land that is the subject of this application for a consent and I/we authorize _____ to make this application on my/our behalf.

Date

Signature of Owner

Signature of Owner

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

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

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

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

08 May 2025
Date

Richard Hodge
Signature of Owner

Signature of Owner

12. Consent of Owner(s)

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

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

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

08 May 2025
Date

Richard Hodge
Signature of Owner

Signature of Owner

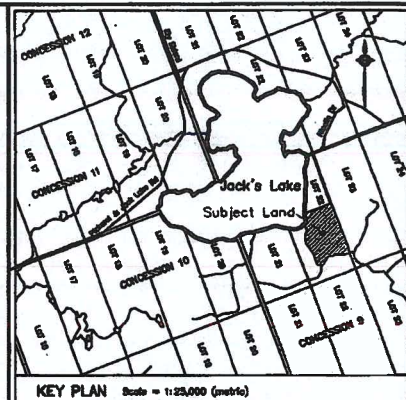
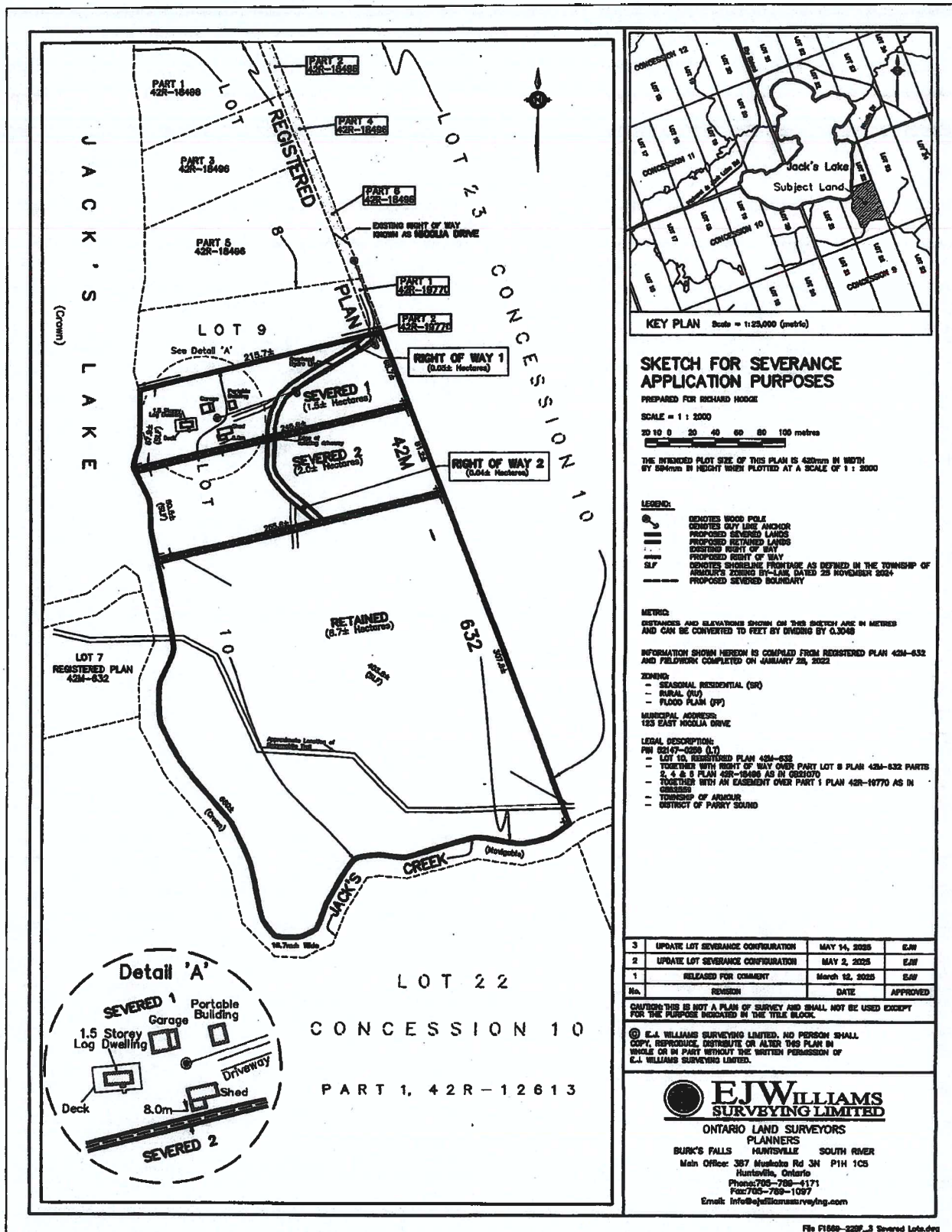
Applicants must complete the following check list to ensure that all necessary information is provided (check appropriate box):

- ☐ 1 Completed application form including sketch
 - ☐ Current parcel abstract (land title)
 - ☐ Current reference plan of survey or registered plan (if available)
 - ☐ Prescribed application fee, either as a certified cheque or money order, payable to the Southeast Perry Sound District Planning Board.
- The Planning Board will assign a File Number for complete applications and this should be used in all communications.

Submit completed application and fee to:

SOUTHEAST PERRY SOUND DISTRICT PLANNING BOARD

8 Main Street, P.O. Box 310
Kearney, ON P0A 1M0



SKETCH FOR SEVERANCE APPLICATION PURPOSES

PREPARED FOR RICHARD HODGE

SCALE = 1 : 2000

30 10 0 20 40 60 80 100 metres

THE INTENDED PLOT SIZE OF THIS PLAN IS 420m IN WIDTH BY 604m IN HEIGHT WHEN PLOTTED AT A SCALE OF 1 : 2000

LEGEND:

- DENOTES WOOD POLE
- DENOTES CITY LINE ANCHOR
- PROPOSED SEVERED LANDS
- PROPOSED RETAINED LANDS
- EXISTING RIGHT OF WAY
- PROPOSED RIGHT OF WAY
- DENOTES SHORELINE FRONTAGE AS DEFINED IN THE TOWNSHIP OF ARTHUR'S ZONING BY-LAW, DATED 25 NOVEMBER 2024
- PROPOSED SEVERED BOUNDARY

METRIC:

DISTANCES AND ELEVATIONS SHOWN ON THIS SKETCH ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

INFORMATION SHOWN HEREIN IS COMPILED FROM REGISTERED PLAN 42M-632 AND FIELDWORK COMPLETED ON JANUARY 26, 2022

ZONING:

- SEASONAL RESIDENTIAL (SR)
- RURAL (RU)
- FLOOD PLAIN (FP)

MUNICIPAL ADDRESS
123 EAST ROSITA DRIVE

LEGAL DESCRIPTION:

- FW 6247-6260 (L)
- LOT 10, REGISTERED PLAN 42M-632
- TOGETHER WITH RIGHT OF WAY OVER PART LOT 8 PLAN 42M-632 PARTS 2, 4 & 5 PLAN 42M-6346 AS IN 0202070
- TOGETHER WITH AN EASEMENT OVER PART 1 PLAN 42R-19770 AS IN CONCESSION
- TOWNSHIP OF ARTHUR
- DISTRICT OF PARRY SOUND

3	UPDATE LOT SEVERANCE CONFIGURATION	MAY 14, 2025	EJW
2	UPDATE LOT SEVERANCE CONFIGURATION	MAY 2, 2025	EJW
1	RELEASED FOR COMMENT	March 12, 2025	EJW
No.	REVISION	DATE	APPROVED

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

© E.J. WILLIAMS SURVEYING LIMITED. NO PERSON SHALL COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF E.J. WILLIAMS SURVEYING LIMITED.

EJW WILLIAMS SURVEYING LIMITED

ONTARIO LAND SURVEYORS

PLANNERS

BURK'S FALLS HUNTSVILLE SOUTH RIVER

Main Office: 387 Muskoka Rd 3N P1H 1C5

Huntsville, Ontario

Phone: 705-788-4171

Fax: 705-788-1067

Email: info@ejwilliamsurveying.com

NOTICE OF APPLICATION FOR CONSENT
pursuant to Ontario Regulation No. 197/96, as amended

TAKE NOTICE that the Southeast Parry Sound District Planning Board will be considering applications for consent under Section 53 of the Planning Act (**File No. B-032/25 & B-033/25**).

THE PURPOSE AND EFFECT of the proposed consents is to create two new lots, together with a right-of-way, for residential purposes.

THE SUBJECT LANDS ARE LOCATED in Part Lot 22, Concession 10, Lot 10, Plan 42M-632, within the Township of Armour, as shown on the attached map(s). Severed 1 will have an approximate frontage of 67.9 m. (222.77 ft.) on Jack's Lake, an approximate depth of 245.6 m. (805.77 ft.), an approximate area of 1.5 ha. (3.71 ac.) and has a dwelling, garage and sheds located on it. Severed 2 will have an approximate frontage of 80.5 m. (264.1 ft.) on Jack's Lake, an approximate depth of 245.6 m. (805.77 ft.), an approximate area of 2 ha. (4.94 ac.) and is vacant. The parcel to be retained will have an approximate frontage of 660 m. (2,165.35 ft.) on Jack's Lake, an approximate depth of 255.6 m. (838.58 ft.), an approximate area of 8.7 ha. (21.5 ac.) and is vacant.

If a person or public body has the ability to appeal the decision of Southeast Parry Sound District Planning Board in respect of the proposed consent to the Ontario Land Tribunal but does not make written submissions to Southeast Parry Sound District Planning Board before it gives or refuses to give a provisional consent, the Tribunal may dismiss the appeal.

IF YOU WISH TO BE NOTIFIED OF THE DECISION OF THE SOUTHEAST PARRY SOUND DISTRICT PLANNING BOARD IN RESPECT OF THE PROPOSED CONSENT, YOU MUST MAKE A WRITTEN REQUEST TO THE PLANNING BOARD AT THE ADDRESS BELOW.

ADDITIONAL INFORMATION AND MATERIAL on this application is available to the public for inspection at the Planning Board office. Please quote **FILE NO. B-032/25 & B-033/25**.

DATED AT THE Southeast Parry Sound District Planning Board OFFICE THIS 17TH DAY OF JUNE, 2025.

For more information about this matter, contact:

Linda Moyer, Secretary-Treasurer
Southeast Parry Sound District Planning Board
P.O. Box 310
Kearney, Ontario P0A 1M0

Office Location:

1695 Emsdale Road
Emsdale, ON

Telephone: (705) 787-5070

Email: lmoyer@sepsdplanningboard.ca

July 9, 2025

Planning Review – Hodge – Consents – B-032 and B-033/25

Southeast Parry Sound District Planning Board

Application

Applications for consent have been made to the Planning Board for two new waterfront building lots and retaining one waterfront lot from the owners.

Location

The subject lands are in Part Lot 22, Concession 10, Lot 10, Plan 42M-632 in the Township of Armour. The lands are generally located on the east side of Jack's Lake accessed via a private right of way as shown on the key plan on the notice of application.

Background

Applications for two new waterfront building lots were assigned Planning Board file numbers B-032/25 and B-033/25 and retaining one waterfront lot.

Overall, the subject lands consist of about 808.4m (2,652.35 feet) frontage on Jack's Lake and about 12.2ha (30.15 acres) of lot area. The land presently has a dwelling, garage and sheds.

Proposed severed lot 1 will consist of about 67.9m (222.77 feet) frontage on Jack's Lake and about 1.5ha (3.71 acres) of lot area. It presently has a dwelling, garage and sheds located on it.

Proposed severed lot 2 will consist of about 80.5m (264.1 feet) frontage on Jack's Lake and about 2ha (4.94 acres) of lot area. It is presently vacant.

The proposed retained lot will consist of 660m (2,165.35 feet) water frontage on Jack's Creek and 8.7ha (21.5 acres) of lot area. It is presently vacant.

Northern Ontario Growth Plan

No concerns.

Provincial Policy Statement (PPS) 2024

The subject lands are identified as Rural. The proposal is to create two new waterfront building lots.

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

The proposal is to create two new waterfront building lots. Confirmation from the North Bay Mattawa Conservation Authority would be required to ensure the land is suitable for the intended single detached residential development on severed lot 2. Severed Lot 1 is already developed and the retained has sufficient area to accommodate a septic system.

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

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

I have reviewed Schedule B of the Township's official plan – environmental constraint areas and a small wetland area to the rear of the severed and retained lots appears to be located on them. Severed Lot 1 is already developed and severed lot 2 and the retained have sufficient area outside the wetland to accommodate future development.

Review of the Township's official plan schedule A – land use plan identified a Flood Plain designation on the retained lands. The designation and the corresponding Flood Plain (FP) zone will protect this area from incompatible development.

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

Township Official Plan

The subject lands are designated Waterfront Community, Floodplain with an overlying Wetland designation.

Section 3.1 LAND DIVISION 3.1.1 SEVERANCES states in the Township's official plan **"Severance by consent is the primary form of development in**

Armour Township and shall be permitted to continue provided it does not result in negative impacts to municipal services." What is important to note in the Township's official plan is that it does not limit the number of severances that can occur at one time on one parcel of land.

The proposal for two new lots by severance is following the direction of the plan as the primary form of development. In fact, by creating 2 new lots, it will assist the tax base in paying for public services, even they are not the beneficiary of any municipal road maintenance, solid waste disposal or school bus pick up.

Section 3.1.1. (b) states **"Large lots shall be encouraged with wide frontages of not less than 60 metres (200 feet) and areas of not less than 0.8 hectares (2 acres).**

The proposed severed and retained lots there is a minimum of 1.5ha (3.71 acres) and 67.9m (222.77 feet frontage). They conform to the minimum performance standards for area and frontage in the Township's official plan.

Section 3.1.1. (i) states **"Severances shall not be permitted without frontage on a road which is open year-round and publicly owned and maintained."**

The proposed severances are intended to be accessed via private road.

However, section 2.2.15 pertains specifically to WATERFRONT LOT ACCESS and states;

(a) "By Water

On waterfront lots of record where access by road is either impractical or impossible, Council may permit seasonal use of such lots where separate mainland parking and docking facilities is available and navigable water frontage is available to the subject lot."

I note on the application that the owner has also indicated water access. Lot 10 Plan 42M-632 is considered an existing lot. I suppose for new lot creation the Township may consider water access. However, it was also indicated that mainland access via a private right of way was also provided.

This section goes onto state:

"(b) By Private Condominium Roads Private roads are lanes, roads or rights-of-way providing access to two or more lots/units maintained by private individuals or Condominium Corporations."

It is the policy of Armour Township Council to restrict new development on private roads to internal roads within Plans of Condominium in accordance with the Provincial Policy Statement. Development Agreements and Site Plan Agreements applicable to units in plans of condominium shall contain wording to indicate that:"

It appears the policy in the Armour Township official plan is very strict as it pertains to new lot creation on private roads. It appears that the original Lot 10 Plan 42M-632 was water access and granted a private right of way over the years. Having said that in similar fashion to that of a condominium agreement site plan control maybe used to include the wording right from the Township's official plan as follows:

- (i) The owner acknowledges and agrees that the lot/unit in question does not front on a public road assumed for maintenance by Armour Township; and**
- (ii) The owner acknowledges and agrees that Armour Township is not required to maintain or snowplow the said private road, and also is not required to provide emergency services, garbage collection or school busing; and**
- (iii) The owner acknowledges and agrees that Armour Township will not take over or assume a private road as a Township public road or street unless it has been built according to an appropriate Township road standard; and**
- (iv) The owner acknowledges and agrees that Armour Township is not liable for any injuries, losses or damages as a consequence of the Township issuing a building permit."**

Additionally, the proposed lots are already zoned Seasonal Residential (SR) which is the appropriate zone for lots that do not front onto a year round municipally maintained road.

Section 2.2.3 referring to No New Development Until Lake Capacity Studies Are Completed

And specifically paragraph (c) states **"With the exception of property consolidations or access rights of way, all lands with frontage on lakes in Armour Township are closed to new land division by consent or plans of subdivision or condominium or any other type of intensification including corporate, co-operative or fractional ownership until such time as lake development capacity studies have been completed (see Section 2.2.4) in accordance with the Lakeshore Capacity Assessment Handbook. Such studies will be implemented as Appendices to the Official Plan containing lake-specific development limits and guides."**

There was previous land division approval on this property which included the division of Lot 8 Plan M632 which was already developed and numerous lot addition and right of way applications. A lake capacity study prepared by FRI Corp dated May 2021 indicates that there is sufficient capacity to accommodate one new waterfront residential building lot.

I have reviewed the Township of Armour official plan, subject to the Township being satisfied that the proposal addresses their access policies I conclude that proposal conforms.

Zoning By-Law

The existing zoning is Seasonal Residential (SR) and Wetland Protection (W) on the proposed severed lots and Seasonal Residential (SR, Rural (Ru), Floodplain (FP) and Wetlands Protection (W) on the proposed retained lot.

Section 2.2.3 of the Township's official plan states **"GENERAL POLICIES (a) It is intended that single detached dwellings in the Waterfront Community will be zoned in part for permanent use and in part for seasonal use."**

The intended use would appear to be residential in the form of a single detached dwelling. Because the lots are accessed via a private right of way and do not front a year-round municipally maintained road, they are appropriately zoned Seasonal Residential (SR).

The minimum frontage for a new residential lot in the SR and RU zone is 61m (200 feet) and the minimum lot area is 0.8ha (2 acres). All the proposed lots appear to comply with the existing SR and RU zoning for frontage and area. Therefore, a rezoning is not required.

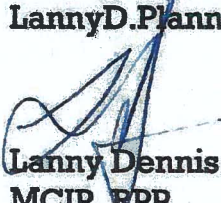
The FP and W zones will remain to protect these natural features from incompatible development.

Recommendation

Having reviewed the Township's official plan and zoning by-law and the 2024 PPS, I recommend consent applications B-032 and 033/25 be approved with standard conditions including confirmation from the NBMCA for a suitable septic system on proposed severed lot 2, that the Township is satisfied that the proposed lots conform to their official plan policies for access, amongst others.

Respectfully submitted.

LannyD.Planning



Lanny Dennis, President
MCIP, RPP

ROBERT J. MILLER Land Use Planning Services

15 Brock Street RR#3 NIAGARA-ON-THE-LAKE ONTARIO L0S 1J0 905.468.0582 cell/txt 289.213.4421

Robert J. Miller
Professional Land Use Planner

Email plansifter@gmail.com

July 10, 2025

VIA EMAIL clerk@armourtownship.ca

Township of Armour
c/o Mrs. Charlene Watt, Municipal Clerk
56 Ontario Street
Burk's Falls, ON P0A 1C0

RECEIVED

JUL 10 2025

TOWNSHIP OF ARMOUR

Dear Mrs. Watt, Mayor Rod Ward and Members of Council:

RE: Proposed Consents B-032/25 & B-033/25 Nicolia Dr. (Hodge)

This planning brief is in response to your request for a review of the above applications to sever two residential lots from lands located south of the terminus of Nicolia Drive comprising Part of Lot 22, Concession 10 being Lot 10 of Plan 42M-632 in Armour Township.

Proposed

- Severed parcel 1: Front line 67.9± m on Jack's Lake.
Area 1.5± ha, containing a cottage, garage and sheds
- Severed parcel 2: Front line 80.5± m on Jack's Lake
Area 2.0± ha, vacant
- Retained parcel: Front line 660.0± m on Jack's Lake and Jack's Creek
Area 8.7± ha, vacant

Regarding matters of Provincial interest, Section 2 Planning Act

- No issues

Regarding all applicable tests, Section 51(24) Planning Act

- No issues

Consistency with Provincial Planning Statement, 2024 (PPS)

- No issues

Consistency with Growth Plan For Northern Ontario, 2011

- No issues

Mrs. Charlene Watt
Armour Township
July 10, 2025
Page 2

Conformity with applicable policies of the Armour Township Official Plan

- No issues

Conformity with provisions of the Armour Township Zoning By-law

- No issues.

Compliance with Armour Requirements for Complete Application

- No issues

Planning Review by the Planning Board

- No issues

Suggested Conditions of Consent

- The standard conditions covering cash in lieu of parkland and PPS proof of contract to discharge off-site septage for the proposed new lot and the retained parcels.

The applications should be approved as Dick is a proper gentleman and they meet all of the above required land division tests, thereby representing good planning.

Yours very truly



Robert J. Miller

RECEIVED

JUL 15 2025

8



TOWNSHIP OF ARMOUR

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

(705) 382-3332

(705) 382-2954

Fax: (705) 382-2068

Website: www.armourtownship.ca

APPLICATION FOR SITE PLAN AGREEMENT

Applicant's Name: Chauhan, Pavitar Preet Singh Roll No: 4919000002014310000



Site Plan Agreement



Amendment to Site Plan

I/We hereby submit an application for approval of site plans and a Site Plan Agreement by the Township of Armour.

Dated this 14 day of July, 2025.

Pavitar Preet Singh

Signature

FOR OFFICE USE ONLY

Date Application Received: July 15th, 2025

Checked By: KH

Fee Submitted: ✓

Cost Acknowledgement Agreement Signed: Yes

Site Plan Agreement required pursuant to:

- ☒ Site Plan control, Section 41, Planning Act
- ☐ Rezoning
- ☐ Official Plan Amendment
- ☐ Southeast Parry Sound District Planning Board Decision
- ☐ Committee of Adjustment Decision
- ☐ Ontario Municipal Board Order
- ☐ Other (specify)

-RESOLUTION-

Name of Registered Owner (please print) Chauhan, Pavitar Preet Singh
(If owner is a numbered company, please complete details below)

Address: [REDACTED]

Telephone / Fax / Cell #s: [REDACTED]

E-mail Address: [REDACTED]

Numbered Company Authorization:

Please provide name and title for two signing officers for the company.

First Officer:

Name (Please print)

Title

I have the authority to bind the Corporation.

Signature

Second Officer:

Name (Please print)

Title

I have the authority to bind the Corporation.

Signature

Applicant (or authorized agent): Duncan Ross Architect

Address: 201-36 Chaffey Street, Huntsville. Ontario P1H 1J4

Telephone/Fax/Cell #s: 705 789 3036

Email Address: jessica@duncanross.ca

Unless otherwise requested, all communication will be directed to the applicant.

Registered Owner's Authorization:

As of the date of this application, I am the registered owner of the lands described in this application, and I have examined the contents of this application and hereby certify that the information submitted with the application is correct insofar as I have knowledge of these facts, and I concur with the submission of this application by:

who I have appointed as my agent.

Ross Ross
Signature of Registered Owner

14 July 2025
Date

Mortgagees(s): _____

Address: _____

Telephone/Fax Numbers: _____

Location of Site

Lot 5 Concession 6 Plan Number 42M675 Lot # in Plan 9

Frontage (Name of Lake or Road): Millie's Way

Existing Zoning: Ru/FP-101

Official Plan Designation: Rural Community

Development Proposed: Construction of a new single detached dwelling

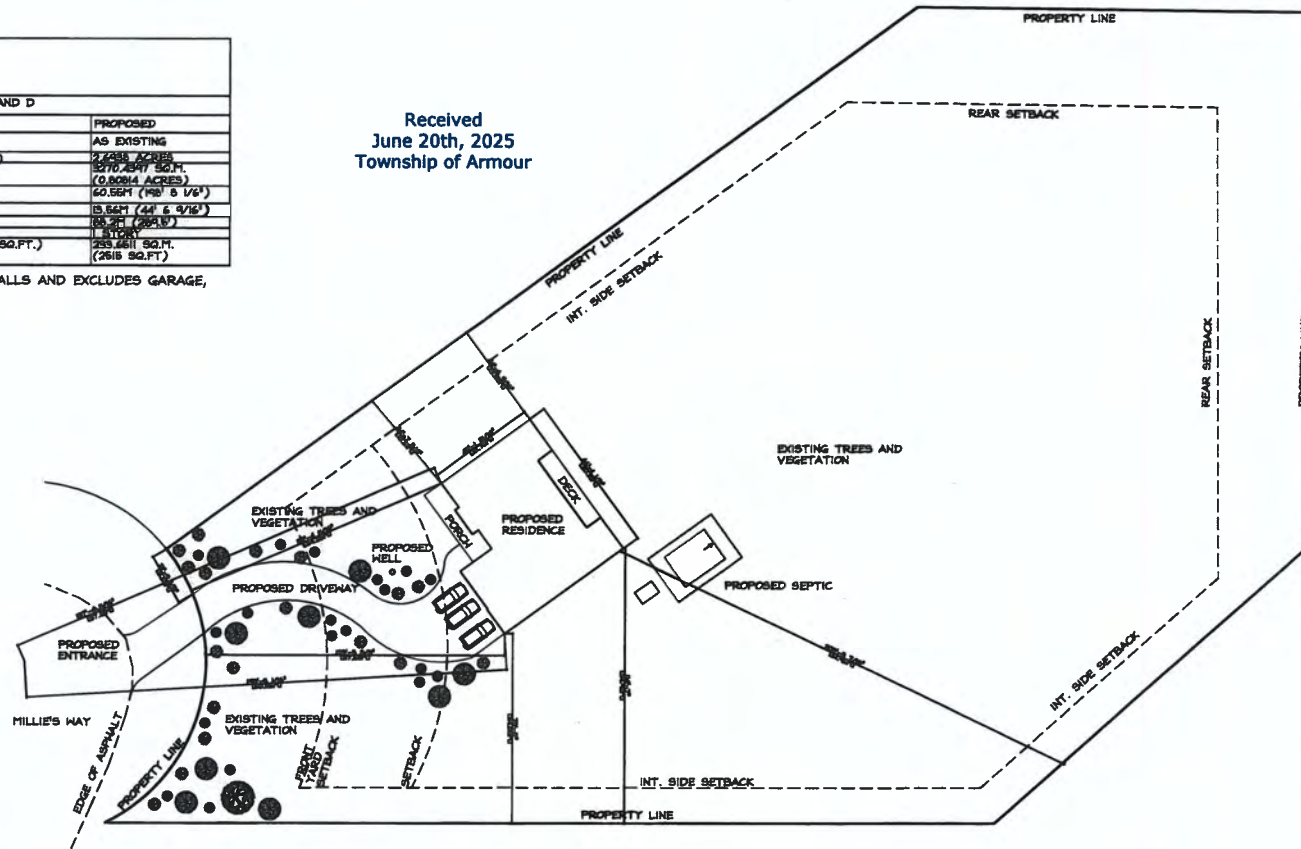
NOTES TO THIS SHEET:

1. DIMENSIONS ARE TAKEN TO FACE OF BLOCK, FACE OF STUD, AND CENTERLINE OF COLUMN.
2. REFER TO SURVEY KPK SURVEYING INC. FILE NO. 260837 AND GRADING PLAN BY DUKE ENGINEERING PROJECT NUMBER 25-73-01.
3. RESERVED

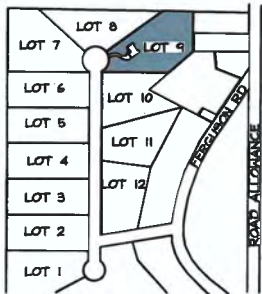
ADDRESS:		
MILLIES WAY (202 FERGUSON RD) ARMOUR TOWNSHIP- LOT 9		
ZONING INFORMATION- RURAL RU. CLAUSES C AND D		
REQUIRED		PROPOSED
MIN. LOT FRONTAGE	61M (200')	AS EXISTING
MIN. LOT AREA	0.4H (2 ACRES)	2.7285 ACRES
MAX LOT COVERAGE	50 PERCENT	5270.2547 SQ.M. (0.80814 ACRES)
MIN. FRONT YARD/EXT. SIDE	18M	50.5547 (RD 5 1/2')
MIN. INTERIOR SIDE	15M (15')	13.54M (44' 6 3/16')
MIN. REAR	12M (40')	15.21M (50' 0 1/2')
MAX HEIGHT	2.5 STORY	1 STORY
MIN. FLOOR AREA	56 SQ.M. (600 SQ.FT.)	233.6411 SQ.M. (2515 SQ.FT.)

NOTE: FLOOR AREA IS FROM EXTERIOR WALLS AND EXCLUDES GARAGE, FRONT PORCH, AND BACK DECK.

Received
June 20th, 2025
Township of Armour



KEY PLAN



Schedule B

Duncan Ross Architect
38 CHAFFY STREET, SUITE 201
HUNTSVILLE, ONTARIO
P1H 1J4
(705) 789-3038
Info@duncanross.ca
www.duncanross.ca

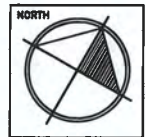


THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED WITHOUT PERMISSION OF THE ARCHITECT.
DO NOT SCALE THIS DRAWING.
SITE VISIT ALL DIMENSIONS PRIOR TO CONSTRUCTION.

REVISIONS:

NO.	DATE	DESCRIPTION
01.	2024 06/20	ISSUED FOR CONSTRUCTION

ISSUED:



PROJECT
CHAUHAN RESIDENCE

PROJECT NUMBER
24-72

DESCRIPTION
SITE PLAN

DRAWN J.D.	SHEET NUMBER SP-1
CHECKED D.R.	
SCALE 1:800	

9

RECEIVED

JUL 15 2025

TOWNSHIP OF ARMOUR



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

(705) 382-3332

(705) 382-2954

Fax: (705) 382-2068

Website: www.armourtownship.ca

APPLICATION FOR SITE PLAN AGREEMENT

Applicant's Name: Daniel Bowering Roll No: 4919000001731000000

Leslie Kataric



Site Plan Agreement



Amendment to Site Plan

I/We hereby submit an application for approval of site plans and a Site Plan Agreement by the Township of Armour.

Dated this 15th day of July, 2025.

Daniel Bowering

Digitally signed by Daniel Bowering
Date: 2025.07.15 12:34:22 -04'00'

Signature

FOR OFFICE USE ONLY

Date Application Received: July 15th, 2025

Checked By: KH

Fee Submitted: Yes

Cost Acknowledgement Agreement Signed: Yes

Site Plan Agreement required pursuant to:

- ☒ Site Plan control, Section 41, Planning Act
- ☐ Rezoning
- ☐ Official Plan Amendment
- ☐ Southeast Parry Sound District Planning Board Decision
- ☐ Committee of Adjustment Decision
- ☐ Ontario Municipal Board Order
- ☐ Other (specify)

-RESOLUTION-

Name of Registered Owner (please print) Daniel Bowering , Leslie Kataric
(If owner is a numbered company, please complete details below)

Address: [REDACTED]

Telephone / Fax / Cell #s: [REDACTED]

E-mail Address: [REDACTED]

Numbered Company Authorization:

Please provide name and title for two signing officers for the company.

First Officer:

Name (Please print)

Title

I have the authority to bind the Corporation.

Signature

Second Officer:

Name (Please print)

Title

I have the authority to bind the Corporation.

Signature

Applicant (or authorized agent): Ron Harrison

Address: 22 Knotty Pine Trail, Huntsville Ontario P1H 1S7

Telephone/Fax/Cell #s: 289.200.3880

Email Address: Ron@rdhdesign.com

Unless otherwise requested, all communication will be directed to the applicant.

Registered Owner's Authorization:

As of the date of this application, I am the registered owner of the lands described in this application, and I have examined the contents of this application and hereby certify that the information submitted with the application is correct insofar as I have knowledge of these facts, and I concur with the submission of this application by:

Ron Harrison

who I have appointed as my agent.

Daniel Bowering Digitally signed by Daniel Bowering
Date: 2025.07.15 12:33:16 -04'00'

Signature of Registered Owner

2025.07.15

Date

Mortgagees(s): _____

Address: _____

Telephone/Fax Numbers: _____

Location of Site

Lot 17 Concession 5 Plan Number 42R8352 Lot # in Plan 2

Frontage (Name of Lake or Road): Three Mile Lake

Existing Zoning: LR (Lakeshore Residential), FP

Official Plan Designation: Waterfront Community, Flood Plain

Development Proposed: Demo all structures on the
property including: Existing Cottage, Two Sheds, Bunkie and Garage with
future plans to rebuild

AREA OF FEATURES		
TOTAL SUBJECT AREA TO WATER'S EDGE:		
0.34± ha		
LOT FRONTAGE (MEASURED 30 FEET BACK FROM AND PARALLEL TO THE CHORD OF THE LOT FRONTAGE, AS PER TOWNSHIP OF ARMOUR ZONING BY-LAW NO. 23-2010)		
34.32± m		
STRUCTURES		
#	DESCRIPTION	AREA
A	DECK	11.9 m ²
B	BUNKIE	11.7 m ²
C	DECK	3.2 m ²
D	SHED	4.8 m ²
E	SHED	8.2 m ²
F	DECK	65.0 m ²
G	PORCH	18.4 m ²
H	COTTAGE	124.3 m ²
I	SHED	34.9 m ²
J	SHED	8.0 m ²

LEGEND:

■	DENOTES FOUND MONUMENT
□	DENOTES PLANTED MONUMENT
ID	DENOTES SHORT STANDARD IRON BAR
WIT	DENOTES WITNESS MONUMENT
DEM	DENOTES D.E. MAGEE, O.L.S.
RCS	DENOTES R.C. STEWART, O.L.S.
ORP	DENOTES OBSERVED REFERENCE POINT
PRN	DENOTES PROPERTY IDENTIFICATION NUMBER
M	DENOTES MEASURED
S	DENOTES SET
NTS	DENOTES NOT TO SCALE
P1	DENOTES PSR-1997
P2	DENOTES 42R-8352
P3	DENOTES 42R-8845
Ø	DENOTES DIAMETER
AN	DENOTES ANCHOR FOR UTILITY POLE
WP	DENOTES WOOD UTILITY POLE
-K-	DENOTES FENCE
-OW-	DENOTES OVERHEAD WIRE
■ WS	DENOTES WOOD STAKE

FEATURE COORDINATE TABLE

COORDINATES REFERRED TO UTM ZONE 17 (81°00' WEST LONGITUDE) NAD83 (CSRS) (2010.0)

WOOD UTILITY POLE			
WP#	NORTHING	EASTING	
WP1	5051048.29	630194.08	
WP2	5051006.78	630167.73	
ANCHOR			
AN#	NORTHING	EASTING	
AN1	5051004.43	630165.03	
AN2	5051003.64	630165.73	

WATER'S EDGE TIES			
COORDINATES REFERRED TO UTM ZONE 17 (81°00' WEST LONGITUDE) NAD83 (CSRS) (2010.0)			
POINT	NORTHING	EASTING	
1	5051120.0	630223.1	
2	5051118.3	630228.4	
3	5051114.9	630231.1	
4	5051113.3	630233.1	
5	5051109.4	630236.4	
6	5051107.0	630237.5	
7	5051104.4	630238.7	
8	5051101.4	630240.4	
9	5051098.3	630241.5	
10	5051095.1	630242.7	
11	5051093.4	630244.0	
12	5051091.0	630245.8	
13	5051088.1	630248.9	
14	5051087.2	630250.0	
15	5051086.1	630250.9	
16	5051085.0	630252.2	
17	5051084.1	630254.3	
18	5051081.6	630255.3	
19	5051080.0	630256.3	
20	5051079.7	630258.0	
21	5051079.4	630259.0	

KEY PLAN

943 RELATIVE RD
BURK'S FALLS, ON POA 1J0



Received
July 8th, 2025
Township of Armour

SCHEDULE B



RDH Design
PHONE: 289-200-3880
ron@rdhdesign.com
www.RDHdesign.com

REFER TO DRAWING W02 FOR GENERAL NOTES, SCHEDULES AND RELATED APPLICABLE ITEMS

ALL DIMENSIONS IN BRACKETS ARE IN MILLIMETERS

PROPOSED SITE PLAN
943 Relative Rd
Burk's Falls, ON POA 1J0
Version 1d

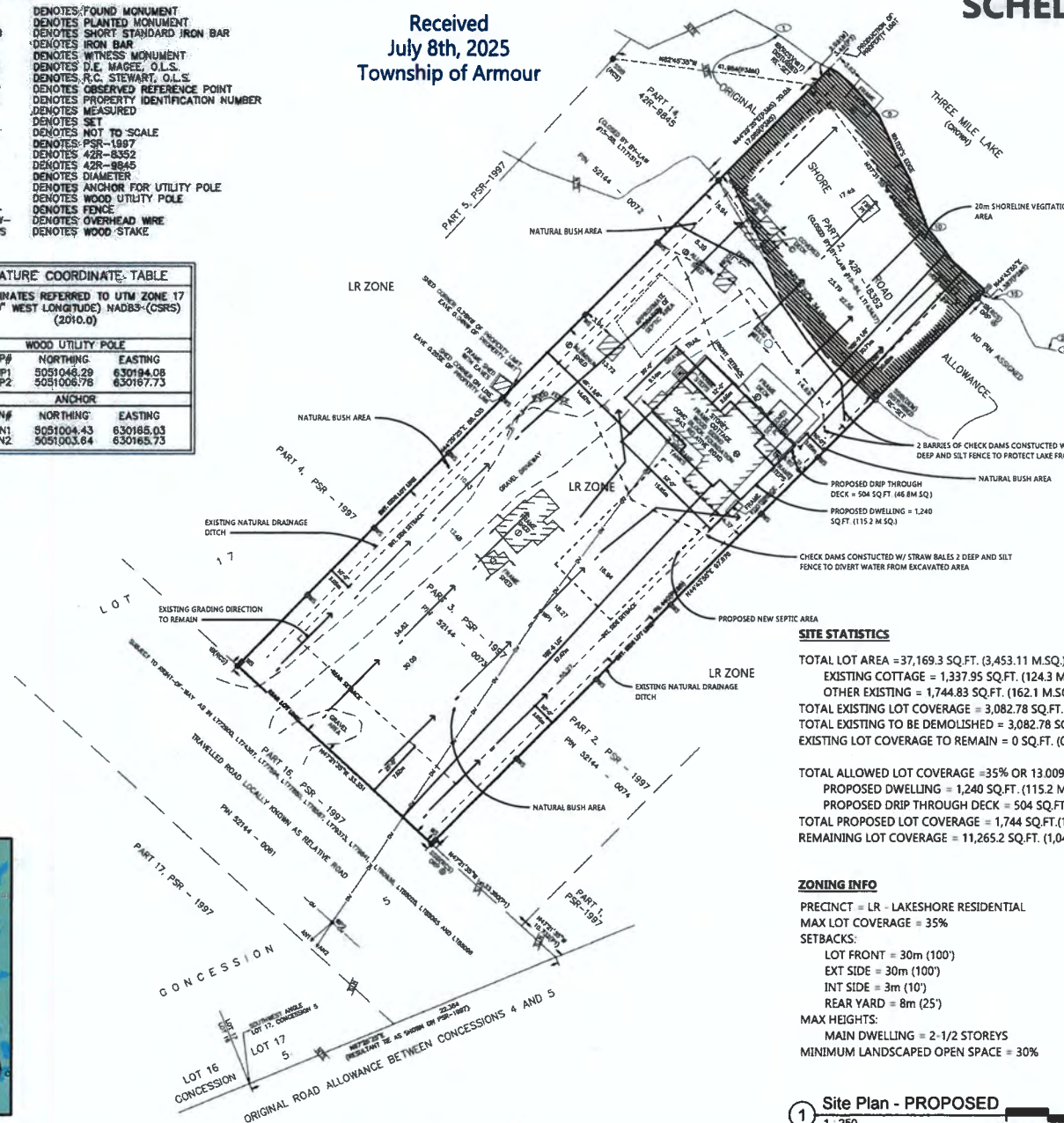
STAMP



25003

DRAWN BY: RDH
DATE: 07/17/24
CHKD BY: JLD
PLOT DATE: MAY, 2024

A0-4



SITE STATISTICS

TOTAL LOT AREA = 37,169.3 SQ.FT. (3,453.11 M.SQ.)
EXISTING COTTAGE = 1,337.95 SQ.FT. (124.3 M.SQ.)
OTHER EXISTING = 1,744.83 SQ.FT. (162.1 M.SQ.)
TOTAL EXISTING LOT COVERAGE = 3,082.78 SQ.FT. (286.4 M.SQ.) = 8.29%
TOTAL EXISTING TO BE DEMOLISHED = 3,082.78 SQ.FT. (286.4 M.SQ.) = 8.29%
EXISTING LOT COVERAGE TO REMAIN = 0 SQ.FT. (0 M.SQ.) = 0%

TOTAL ALLOWED LOT COVERAGE = 35% OR 13,009.2 SQ.FT. (1,208.6 M.SQ.)
PROPOSED DWELLING = 1,240 SQ.FT. (115.2 M.SQ.)
PROPOSED DRIP THROUGH DECK = 504 SQ.FT. (46.8 M.SQ.)
TOTAL PROPOSED LOT COVERAGE = 1,744 SQ.FT. (162 M.SQ.) OR 4.69%
REMAINING LOT COVERAGE = 11,265.2 SQ.FT. (1,046.57 M.SQ.) OR 30.31%

ZONING INFO

PRECINCT = LR - LAKESHORE RESIDENTIAL
MAX LOT COVERAGE = 35%
SETBACKS:
LOT FRONT = 30m (100')
EXT SIDE = 30m (100')
INT SIDE = 3m (10')
REAR YARD = 8m (25')
MAX HEIGHTS:
MAIN DWELLING = 2-1/2 STOREYS
MINIMUM LANDSCAPED OPEN SPACE = 30%

1 Site Plan - PROPOSED

1:250



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

(705) 382-3332
(705) 382-2954
Fax: (705) 382-2068
Website: www.armourtownship.ca

APPLICATION FOR SITE PLAN AGREEMENT

Applicant's Name: JEFFREY BAKER Roll No: 419000001699000000
R0212228

- ☒ Site Plan Agreement
☐ Amendment to Site Plan

I/We hereby submit an application for approval of site plans and a Site Plan Agreement by the Township of Armour.

Dated this 15TH day of JULY, 2025.

[Signature]
Signature

FOR OFFICE USE ONLY

Date Application Received: July 16 2025

Checked By: VH

Fee Submitted: Yes - July 15, 2025

Cost Acknowledgement Agreement Signed: Yes

Site Plan Agreement required pursuant to:

- ☒ Site Plan control, Section 41, Planning Act
☐ Rezoning
☐ Official Plan Amendment
☐ Southeast Parry Sound District Planning Board Decision
☐ Committee of Adjustment Decision
☐ Ontario Municipal Board Order
☐ Other (specify)

- RESOLUTION -

Name of Registered Owner (please print) JEFFREY BAKER
(If owner is a numbered company, please complete details below)

Address: [REDACTED]
[REDACTED]

Telephone / Fax / Cell #s: [REDACTED]

E-mail Address: [REDACTED]

Numbered Company Authorization:

Please provide name and title for two signing officers for the company.

First Officer:

Name (Please print)

Title

I have the authority to bind the Corporation.

Signature

Second Officer:

Name (Please print)

Title

I have the authority to bind the Corporation.

Signature

Applicant (or authorized agent): JEFFREY BAKER

Address: [REDACTED]

Telephone/Fax/Cell #s: [REDACTED]

Email Address: [REDACTED]

Unless otherwise requested, all communication will be directed to the applicant.

Registered Owner's Authorization:

As of the date of this application, I am the registered owner of the lands described in this application, and I have examined the contents of this application and hereby certify that the information submitted with the application is correct insofar as I have knowledge of these facts, and I concur with the submission of this application by:

who I have appointed as my agent.

Jeff Baker
Signature of Registered Owner

07/16/2025
Date

Mortgagees(s): _____

Address: _____

Telephone/Fax Numbers: _____

Location of Site

Lot 11 Concession 5 Plan Number _____ Lot # in Plan _____

Frontage (Name of Lake or Road): MAG-VIEW DRIVE

Existing Zoning: R.R.

Official Plan Designation: _____

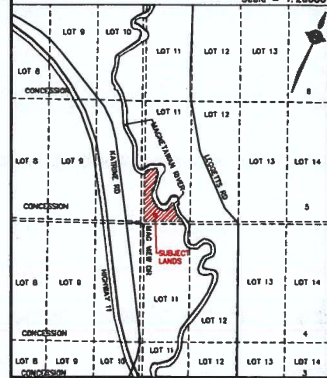
Development Proposed: SINGLE FAMILY DWELLING

Schedule B

Received
July 10th, 2025
Township of Armour

KEY PLAN

Scale = 1:20000



SKETCH FOR SITE PLAN PURPOSES

PREPARED FOR RED EQUIPMENT SOLUTIONS

SCALE = 1:1500

20 10 0 10 20 30 40 50 60 70 80 90 100 metres

THE INTENDED PLOT SIZE OF THIS PLAN IS 500mm IN WIDTH
BY 800mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:1500

LEGEND:

- ⊕ DENOTES WOOD POLE
- DENOTES AERIAL UTILITY WIRE
- ⊕ DENOTES SURVEY MONUMENT FOUND
- ⊕ DENOTES SURVEY MONUMENT PLANTED
- DENOTES SUBURBAN
- DENOTES SURVEYED BOUNDARY
- DENOTES COMPLETED BOUNDARY
- DENOTES ROW BAR
- DENOTES STANDARD ROW BAR
- DENOTES SHORT STANDARD ROW BAR
- DENOTES CANADIAN GEODETIC DATUM OF 1928, ADJUSTMENT 1978
- ⊕ DENOTES SITE BENCHMARK LOCATION

METRIC:

DISTANCES AND ELEVATIONS SHOWN ON THIS SKETCH ARE IN METRES
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

ELEVATIONS SHOWN ON THIS SKETCH ARE DERIVED FROM ONTARIO MINISTRY
OF NATURAL RESOURCES AND FORESTRY BENCHMARK D002125833 HAVING
AN ELEVATION OF 302.10m (CGVD28 78)

INFORMATION SHOWN HEREON IS BASED ON FIELD WORK COMPLETED
JULY 4, 2025

ZONING: RURAL (RU) & FLOOD PLAIN (FP)

MUNICIPAL ADDRESS: 41 MAG VIEW DRIVE

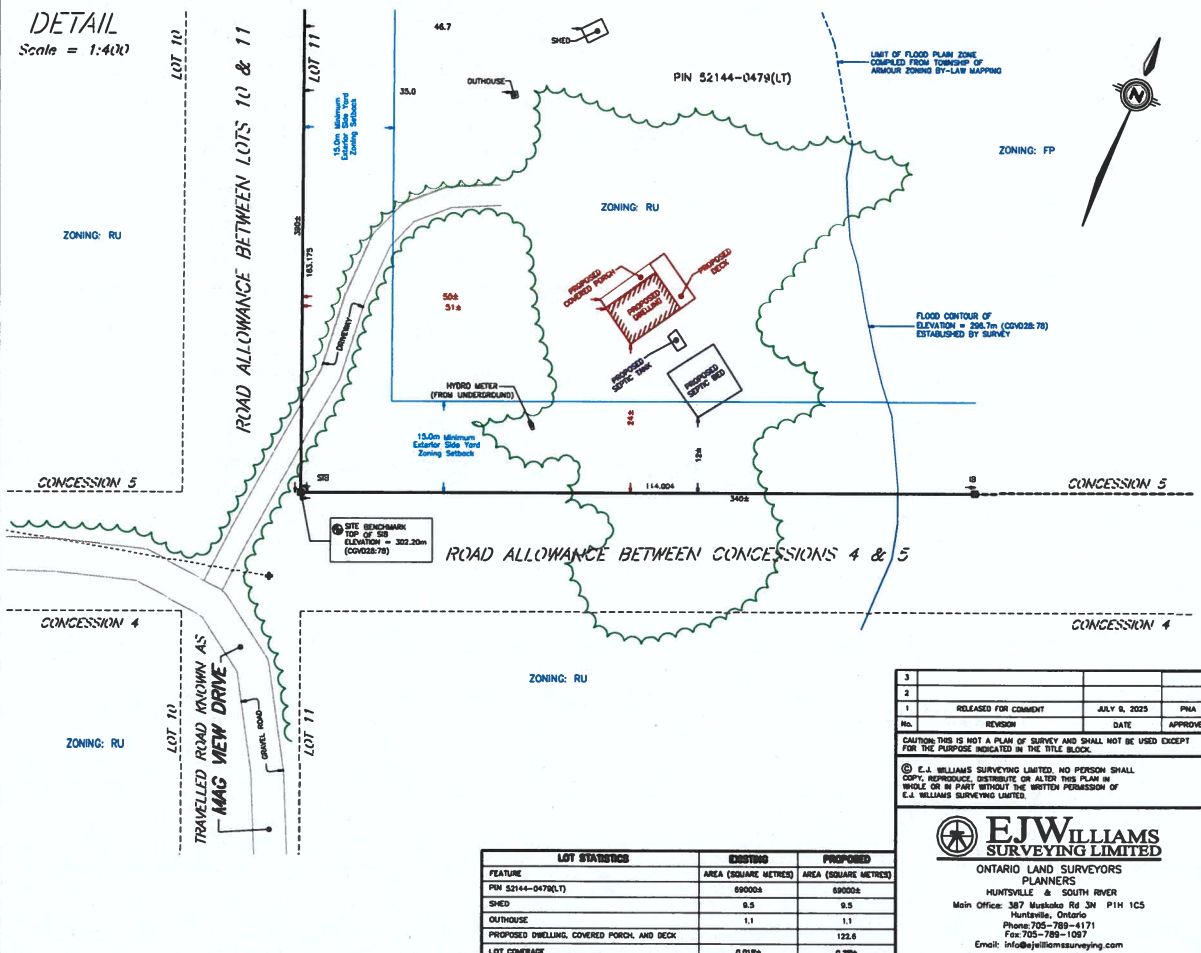
LEGAL DESCRIPTION:
PIN 52144-0479(LT)

-PART OF LOT 11, CONCESSION 5 AS IN R0212228

-TOWNSHIP OF ARMOUR

-DISTRICT OF PARRY SOUND

NOTE:
AREA OF DEVELOPMENT IS CONFIRMED TO BE ABOVE FLOOD PLAIN
ELEVATION OF 296.7m (CGVD28 78) BY SURVEY FIELDWORK DATED
JULY 4, 2025.

DETAIL
Scale = 1:400

3			
2			
1	RELEASED FOR COMMENT	JULY 9, 2025	PHM
No.	REVISION	DATE	APPROVED

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

© E.J. WILLIAMS SURVEYING LIMITED. NO PERSON SHALL
COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN
WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF
E.J. WILLIAMS SURVEYING LIMITED.



EJ WILLIAMS
SURVEYING LIMITED

ONTARIO LAND SURVEYORS
PLANNERS
HUNTSVILLE & SOUTH RIVER
Main Office: 387 Muskoka Rd 3N P1H 1C5
Huntsville, Ontario
Phone: 705-789-4171
Fax: 705-789-1087
Email: info@ejwilliamsurveying.com

FEATURE	LOT STATISTICS	
	EXISTING	PROPOSED
PIN 52144-0479(LT)	69000a	69000a
SHED	9.5	9.5
OUTHOUSE	1.1	1.1
PROPOSED DWELLING, COVERED PORCH, AND DECK		123.6
LOT COVERAGE	0.01%	0.23%

THE MUNICIPAL CORPORATION OF THE TOWNSHIP OF ARMOUR
BY-LAW #47-2025

(Site Plan Agreement with Jeffrey Baker)

Being a By-law to authorize the execution of a Site Plan Agreement between Jeffrey Baker ('owner') and the Municipal Corporation of the Township of Armour with respect to 39 Magview Drive, more particularly described as PT LT 11 CON 5 ARMOUR AS IN RO212228; ARMOUR located along the west bank of the Magnetawan River north of the Hamlet of Katrine, Township of Armour, District of Parry Sound ("subject lands").

WHEREAS it is deemed expedient to enter into a Site Plan Agreement with the owner with respect to building a new detached dwelling on the subject lands;

NOW THEREFORE THE COUNCIL OF THE MUNICIPAL CORPORATION OF THE TOWNSHIP OF ARMOUR HEREBY ENACTS as follows:

- 1. **THAT** the Mayor and Municipal Clerk are hereby authorized to enter into a Site Plan Agreement with the owner that is substantially in the form attached hereto; and
- 2. **THAT** the Mayor and Municipal Clerk are hereby instructed not to complete the execution of the Site Plan Agreement until there is received from the owner's solicitor a letter confirming that Paragraph 2 of the Site Plan Agreement has been complied with by the owner.
- 3. **THAT** the Clerk of the Township of Armour is hereby authorized to make any minor modifications or corrections of an administrative, numeric, grammatic, semantic or descriptive nature or kind to the by-law and schedule(s) as may be deemed necessary after the passage of this by-law, where such modifications or corrections do not alter the intent of the by-law.

Read in its entirety, approved,
signed and the seal of the
Corporation affixed thereto and
finally passed in open Council
this 22nd day of July, 2025.

Rod Ward, Mayor

Charlene Watt, Clerk

THE MUNICIPAL CORPORATION OF THE TOWNSHIP OF ARMOUR

SITE PLAN AGREEMENT

(Jeffrey Baker)

THIS AGREEMENT made in triplicate this 17 day of 07, 2025.

BETWEEN:

THE MUNICIPAL CORPORATION OF THE TOWNSHIP OF ARMOUR

(hereinafter called the "Township")
of the FIRST PART,

- AND -

JEFFREY BAKER

(hereinafter called the "Owner")
of the SECOND PART.

WHEREAS the lands affected by this Agreement are the lands described in Schedule "A" hereto annexed, and are herein referred to as the "said lands";

WHEREAS the Council of the Township has designated the lands described in Schedule "A" to this Agreement as being within a site plan control area as provided for by the Armour Township Official Plan and Section 41 of the Planning Act, R.S.O. 1990;

NOW THEREFORE, THIS AGREEMENT WITNESSETH that in consideration of the premises and for other good and valuable consideration and the sum of Two Dollars (\$2.00) of lawful money of Canada now paid by the Township to the Owner (the receipt of which is hereby acknowledged), THE TOWNSHIP AND THE OWNER HEREBY COVENANT AND AGREE WITH ONE ANOTHER AS FOLLOWS:

1. **SCOPE OF AGREEMENT**

- a. **Description of Lands** - The lands affected by this Agreement are the said lands.
- b. **Conformity with Agreement** - The Owner covenants and agrees that no work shall be performed on the said lands or on other lands of the Township except in conformity with the provisions of this Site Plan Agreement hereinafter referred to.

- c. Reliance Upon Representations - The Owner acknowledges that:
 - i. He has made representations to the Township that he will complete all works required in accordance with the aforesaid Site Plan Agreement; and
 - ii. The Township has entered into this Agreement in reliance upon these representations.
- d. Schedules Attached - The following Schedules are attached to this Agreement:
 - Schedule "A" - Descriptions of Lands
 - Schedule "B" - Site Plan

2. CONDITIONS PRIOR TO EXECUTION OF AGREEMENT BY TOWNSHIP

- a. Prior to the execution of this Agreement by the Township, the Owner shall:
 - i. Taxes - have paid all municipal tax bills issued and outstanding against the said lands; and
 - ii. Land Ownership - be the registered Owner in fee simple of the lands described in Schedule "A", and that there will be no encumbrances registered against said lands which will have priority to this Site Plan Agreement when registered.

3. DRIVEWAY ENTRANCE

- a. The Owner will construct and install, at his expense, a driveway entrance for the lot to provide access to 39 Magview Drive.

4. CONDITIONS PRIOR TO ISSUANCE OF PERMITS

- a. The Owner acknowledges and agrees that no Building Permit will be issued on the said lot until the Owner has entered into this Site Plan Agreement with the Township under Section 41 of the Planning Act with the Site Plan drawings attached as Schedule "B" showing:
 - (i) all lot boundaries, adjacent rights of way, road allowances and water bodies; and
 - (ii) location of proposed buildings and structures including

docks, driveways, sewage and water systems, and storm water management and (siltation control facilities at Building Permit stage) together with zoning setbacks to the lot lines for all proposed buildings, structures and sewage systems.

- b. The Site Plan attached as Schedule "B" and all construction arising from the issuance of a Building Permit or Permits shall be in conformity with the terms of this Agreement.
- c. Easements - The Owner has filed with the Municipal Solicitor, in registerable form, any easements required for driveway access, electrical or storm drainage purposes including a Postponement of Mortgage/Charge document with respect to any Mortgages registered in priority to the easement.

5. **SPECIAL PROVISIONS**

- a. The Owner agrees that not more than one septic or filter bed sewage system will be constructed on the lot.
- b. The Owner agrees that within the forested area of the lot, including low under-storey vegetation, in accordance with Armour Township By-law No. 21-2020, no clear-cutting will be done and the construction site will be limited to selective cutting of existing vegetation, thereby ensuring preservation and enhancement of the landscape.
- c. Prior to constructing any new docking facilities or any works or undertakings that will have 15m² (162 sq. ft.) or more in physical contact with the bed of the Magnetawan River, the lot Owner agrees to contact the provincial Ministry of Natural Resources & Forestry and, where Armour Township determines that impacts to fish and fish habitat under the Fisheries Act cannot be avoided, the Owner also agrees to contact the federal Department of Fisheries and Oceans to ensure that all construction is done in accordance with applicable legislation. Further, the Owner agrees that any repair or structural work involving dock stringers or

cribs above or below the waterline requires a Building Permit from the Township of Armour.

d. The Owner acknowledges that all new residential buildings or structures, except docks, exterior decks and access ramps, will:

- i) Be floodproofed to, and not have a building opening lower than, the Regulatory Flood Elevation of 296.70 metres CGD for the Katrine 7 Flood Plain Section of the Magnetawan River; and
- ii) If the required floodproofing exceeds 1.0 metre, have foundation drawings designed and stamped by a qualified professional engineer with current registration in the Province of Ontario; and
- iii) Be permitted to install mechanical, electrical and heating equipment inside the foundation and below the Regulatory Flood Elevation of 296.70 metres CGD for the Katrine 7 Flood Plain Section of the Magnetawan River only if the foundation is designed to be flood proof and stamped by a qualified professional engineer.

6. **REGISTRATION OF SITE PLAN AGREEMENT**

- a. The Owner consents to the registration of this Agreement by the Township upon the title of the said lands. The Owner further agrees to execute such further and other Instruments and Documents as may be required by the Township for the purpose of giving effect to this Agreement.

7. **INDEMNIFICATION FROM LIABILITY AND RELEASE**

- a. The Owner covenants and agrees with the Township on behalf of himself, his successors and assigns, to indemnify and save harmless the Township, its servants and agents from and against any and all actions, suits, claims and demands whatsoever which may arise either directly or indirectly by reason of any work performed by the Owner or on his behalf

in connection with the carrying out of the provisions of this Agreement.

- b. The Owner further covenants and agrees to release and forever discharge the Township from and against all claims, demands, causes of actions, of every nature and type whatsoever that may arise either as a result of the failure of the Township to carry out any of its obligations under this Agreement, or, as a result of the Township performing any municipal work on the said lands or the adjacent properties which may damage or interfere with the works of the Owner, provided that such damage or interference was not caused as a result of negligence on the part of the Township, its servants or agents.

8. TIME OF THE ESSENCE

- a. The parties hereto agree that time shall be of the essence in this Agreement.

9. ESTOPPEL OF OWNER

- a. The Owner agrees to not call into question directly or indirectly in any proceeding whatsoever, in law or in equity, or before any administrative tribunal, the right of the Township to enter into this Agreement and to enforce each and every term, covenant and condition herein contained and this Agreement may be pleaded as an estoppel against the Owner in any such proceedings.

10. ENTIRE AGREEMENT

- a. This Agreement may not be modified or amended except by an instrument in writing signed by the parties hereto or by his successors or assigns.
- b. This Agreement and the Schedules attached hereto constitute the entire Agreement between the parties and neither party is bound by any representation, warranty, promise, agreement or inducement not embodied herein or therein.
- c. There shall be no change in the Schedules attached hereto, or in any Site Plan accepted by the Township or others, unless such proposed changes

have been submitted to, and approved by, the Township.

11. ATTACHED SCHEDULES

- a. It is agreed that everything included in this Agreement and the schedules attached thereto shall be included in and form part of this Agreement.

12. INTERPRETATION


- a. The parties agree that in interpreting the provisions of this Agreement:
 - i. "Owner" where used in this Agreement, and in addition to its accepted meaning, means and includes an individual, an association, a partnership or an incorporated company. Wherever the singular is used in this Agreement it shall be construed as including the plural, and wherever the masculine is used in this Agreement it shall be construed as including the feminine and neutral genders.
 - ii. All covenants, rights, advantages, privileges, immunities, powers and things hereby secured to the Township shall be equally secured to and exercisable by its successors and assigns as the case may be.
 - iii. All covenants, liabilities and obligations entered into and imposed hereunder upon the Owner shall be equally binding upon his heirs, executors, administrators and assigns, or successors and assigns as the case may be, and that all such covenants and liabilities and obligations shall be joint and several.

THIS AGREEMENT shall enure to the benefit of and be binding upon each of the parties hereto and his respective heirs, executors, administrators, successors and assigns.

IN WITNESS WHEREOF the parties hereto have executed this Agreement on the following dates:

By the Owner on the 17 day of 07, 2025

In the presence of:


 Signature of Witness
 Stephanie Baker


 Jeffrey Baker

By the Municipal Corporation of the Township of Armour on this day of , 2025

THE MUNICIPAL CORPORATION OF THE
TOWNSHIP OF ARMOUR

 Mayor
 Rod Ward

 Municipal Clerk
 Charlene Watt

I / we have the power to bind the Corporation

SCHEDULE "A"

**THIS IS SCHEDULE "A" TO THE SITE PLAN AGREEMENT BETWEEN THE
MUNICIPAL CORPORATION OF THE TOWNSHIP OF ARMOUR
AND
JEFFREY BAKER**

DESCRIPTION

The lands subject of this Agreement are located at 39 Magview Drive, more particularly described as PT LT 11 CON 5 ARMOUR AS IN RO212228; ARMOUR located along the west bank of the Magnetawan River north of the Hamlet of Katrine, Township of Armour, District of Parry Sound.

SCHEDULE "B"

**THIS IS SCHEDULE "B" TO THE SITE PLAN AGREEMENT BETWEEN THE
MUNICIPAL CORPORATION OF THE TOWNSHIP OF ARMOUR
AND
JEFFREY BAKER**

**SITE PLAN FOR
JEFFREY BAKER**

The Site Plan is composed of one drawing as follows:

- 1. " Sketch For Site Plan Purposes", prepared by EJWilliams Surveying Limited,
released for comment on July 9, 2025 and stamped received by the Township of
Armour on July 10, 2025.**

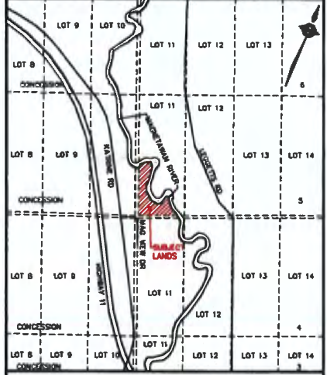
**The above drawing is incorporated by reference and forms part of this Agreement. A
copy of the said Site Plan may be viewed at the municipal office of the Township of
Armour during business hours.**

Received
July 10th, 2025
Township of Armour

Schedule B

KEY PLAN

Scale = 1:20000



SKETCH FOR SITE PLAN PURPOSES

PREPARED FOR RED EQUIPMENT SOLUTIONS

SCALE = 1:1500



THE WITHHELD PLOT SIZE OF THIS PLAN IS 588m x 180m BY MEANS IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:1500

LEGEND:

- ⊕ DENOTES WOOD POLE
- DENOTES ADJACENT UTILITY WIRE
- ⊙ DENOTES SURVEY MONUMENT FOUND
- ⊙ DENOTES SURVEY MONUMENT PLANTED
- DENOTES SURVEYED BOUNDARY
- DENOTES UNPLANNED BOUNDARY
- DENOTES STANDING HIGH DUNE
- DENOTES STANDARD HIGH DUNE
- DENOTES CANADIAN GEOMETRIC VERTICAL DATUM OF 1928, QUANTITATIVE 1928
- ⊙ DENOTES SITE BENCHMARK LOCATION

METRIC:

DISTANCES AND ELEVATIONS SHOWN ON THIS SKETCH ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048
ELEVATIONS SHOWN ON THIS SKETCH ARE DERIVED FROM DATUMED MEASUREMENTS OF NATURAL RESOURCES AND FORESTRY BENCHMARK 2002/2003 HAVING AN ELEVATION OF 328.155m (CDVD28/78)
INFORMATION SHOWN HEREON IS BASED ON FIELD WORK COMPLETED JULY 4, 2025

ZONING: RURAL (RU) & FLOOD PLAIN (FP)

MUNICIPAL ADDRESS: 41 MAG VIEW DRIVE

LEGAL DESCRIPTION:
PIN 52144-0479(LT)

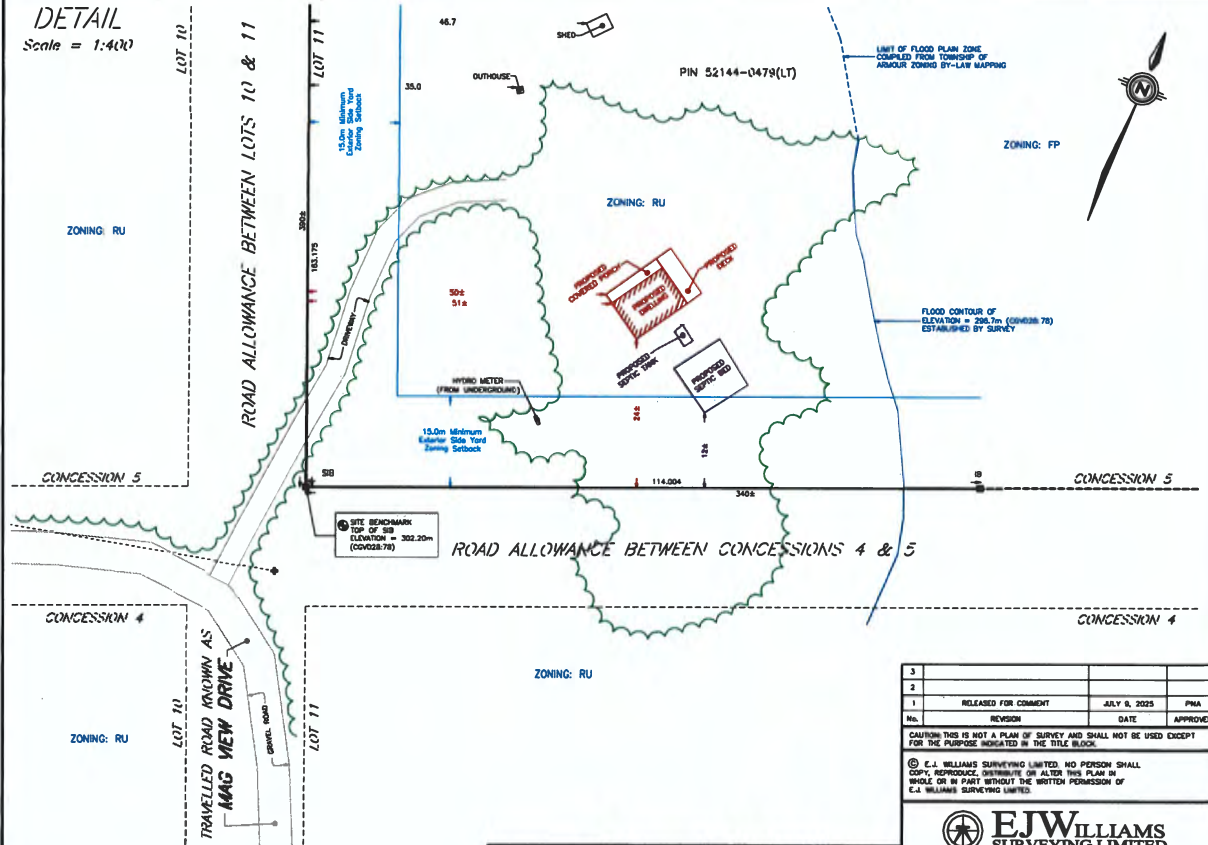
- PART OF LOT 11, CONCESSION 5 AS IN R021228
- TOWNSHIP OF ARMOUR
- DISTRICT OF PARRY SOUND

NOTE:

AREA OF DEVELOPMENT IS CONFIRMED TO BE ABOVE FLOOD PLAIN ELEVATION OF 286.7m (CDVD28/78) BY SURVEY FIELDWORK DATED JULY 4, 2025.

DETAIL

Scale = 1:400



LOT STATISTICS		EXISTING	PROPOSED
FEATURE	AREA (SQUARE METRES)	AREA (SQUARE METRES)	AREA (SQUARE METRES)
PIN 52144-0479(LT)	89000a	89000a	89000a
SHED	8.5	0.5	0.5
OUTHOUSE	1.1	1.1	1.1
PROPOSED DWELLING, COVERED PORCH, AND DECK		122.6	122.6
LOT COVERAGE		0.818a	0.28a

3			
2			
1	RELEASED FOR COMMENT	JULY 9, 2025	PMA
No.	REVISION	DATE	APPROVED

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

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EJ WILLIAMS
SURVEYING LIMITED

ONTARIO LAND SURVEYORS
PLANNERS
HUNTSVILLE & SOUTH RIVER
Main Office: 387 Muskoka Rd 3N PIN 1C5
Huntsville, Ontario
Phone: 705-789-6171
Fax: 705-789-1067
Email: info@ejwilliamsurveying.com

THE MUNICIPAL CORPORATION OF THE TOWNSHIP OF ARMOUR
BY-LAW #48-2025

(Site Plan Agreement with William Robert Charles Johnstone)

Being a By-law to authorize the execution of a Site Plan Agreement between William Robert Charles Johnstone ('owner') and the Municipal Corporation of the Township of Armour with respect to Lot 24 of Plan M237; Part of Road Allowance in Front of Part Lot 21 Concession 4 Armour Part 10 42R7266; Armour, closed by By-law 24-1981, all located and known locally as 868 Skyline Drive on the east shore of Three Mile Lake, Township of Armour, District of Parry Sound. ("subject lands").

WHEREAS it is deemed expedient to enter into a Site Plan Agreement with the owner with respect to building a new detached dwelling on the subject lands;

NOW THEREFORE THE COUNCIL OF THE MUNICIPAL CORPORATION OF THE TOWNSHIP OF ARMOUR HEREBY ENACTS as follows:

- 1. **THAT** the Mayor and Municipal Clerk are hereby authorized to enter into a Site Plan Agreement with the owner that is substantially in the form attached hereto; and
- 2. **THAT** the Mayor and Municipal Clerk are hereby instructed not to complete the execution of the Site Plan Agreement until there is received from the owner's solicitor a letter confirming that Paragraph 2 of the Site Plan Agreement has been complied with by the owner.
- 3. **THAT** the Clerk of the Township of Armour is hereby authorized to make any minor modifications or corrections of an administrative, numeric, grammatic, semantic or descriptive nature or kind to the by-law and schedule(s) as may be deemed necessary after the passage of this by-law, where such modifications or corrections do not alter the intent of the by-law.

Read in its entirety, approved,
signed and the seal of the
Corporation affixed thereto and
finally passed in open Council
this 22nd day of July, 2025.

Rod Ward, Mayor

Charlene Watt, Clerk

THE MUNICIPAL CORPORATION OF THE TOWNSHIP OF ARMOUR

SITE PLAN AGREEMENT
(William Robert Charles Johnstone)

THIS AGREEMENT made in triplicate this day of , 2025.

BETWEEN:

THE MUNICIPAL CORPORATION OF THE TOWNSHIP OF ARMOUR

(hereinafter called the "Township")
of the FIRST PART,

- AND -

WILLIAM ROBERT CHARLES JOHNSTONE
(hereinafter called the "Owner")
of the SECOND PART.

WHEREAS the lands affected by this Agreement are the lands described in
Schedule "A" hereto annexed, and are herein referred to as the "said lands";

WHEREAS the Council of the Township has designated the lands described in
Schedule "A" to this Agreement as being within a site plan control area as provided for
by the Armour Township Official Plan and Section 41 of the Planning Act, R.S.O. 1990;

NOW THEREFORE, THIS AGREEMENT WITNESSETH that in consideration of
the premises and for other good and valuable consideration and the sum of Two
Dollars (\$2.00) of lawful money of Canada now paid by the Township to the Owner (the
receipt of which is hereby acknowledged), THE TOWNSHIP AND THE OWNER
HEREBY COVENANT AND AGREE WITH ONE ANOTHER AS FOLLOWS:

1. **SCOPE OF AGREEMENT**

- a. **Description of Lands** - The lands affected by this Agreement are the said
lands.
- b. **Conformity with Agreement** - The Owner covenants and agrees that no
work shall be performed on the said lands or on other lands of the
Township except in conformity with the provisions of this Site Plan
Agreement hereinafter referred to.
- c. **Reliance Upon Representations** - The Owner acknowledges that:

- i. He has made representations to the Township that he will complete all works required in accordance with the aforesaid Site Plan Agreement; and
- ii. The Township has entered into this Agreement in reliance upon these representations.

d. Schedules Attached - The following Schedules are attached to this Agreement:

Schedule "A" - Descriptions of Lands

Schedule "B" - Site Plan

2. CONDITIONS PRIOR TO EXECUTION OF AGREEMENT BY TOWNSHIP

- a. Prior to the execution of this Agreement by the Township, the Owner shall:
 - i. Taxes - have paid all municipal tax bills issued and outstanding against the said lands; and
 - ii. Land Ownership - be the registered owner in fee simple of the lands described in Schedule "A", and that there will be no encumbrances registered against said lands which will have priority to this Site Plan Agreement when registered.

3. DRIVEWAY ENTRANCE

- a. The Owner will construct and install, at its expense, a driveway entrance for the lot to provide access from the road known as Skyline Drive.

4. CONDITIONS PRIOR TO ISSUANCE OF PERMITS

- a. The Owner acknowledges and agrees that no building permit will be issued on the said lot until the Owner has entered into this Site Plan Agreement with the Township under Section 41 of the Planning Act with the Site Plan drawing attached as Schedule "B" showing:
 - (i) all lot boundaries, adjacent rights of way, road allowances and water bodies; and
 - (ii) location of proposed buildings and structures including

docks, driveways, sewage and water systems, and storm water management and siltation control facilities together with setbacks to the lot lines for all proposed buildings, structures and sewage systems.

- b. The Site Plan attached as Schedule "B" and all construction arising from the issuance of a Building Permit or Permits shall be in conformity with the terms of this Agreement.
- c. Easements - The Owner has filed with the Municipal Solicitor, in registerable form, any easements required for electrical or storm drainage purposes including a Postponement of Mortgage/Charge document with respect to any Mortgages registered in priority to the easement.

5. SPECIAL PROVISIONS

- a. Prior to constructing any new docking facilities or any works or undertakings that will have 15m² (162 sq. ft.) or more in physical contact with the lakebed of Three Mile Lake, the lot Owner agrees to contact the provincial Ministry of Natural Resources & Forestry and, where Armour Township determines that impacts to fish and fish habitat under the Fisheries Act cannot be avoided, the Owner also agrees to contact the federal Department of Fisheries and Oceans to ensure that all construction is done in accordance with applicable legislation. Further, the Owner agrees that any repair or structural work involving dock stringers or cribs above or below the waterline requires a Building Permit from the Township of Armour.
- b. The Owner agrees that not more than two septic or filter bed sewage systems will be constructed on the lot.
- c. The Owner agrees that within the upland forested area of the lot, including the forest under-storey, in accordance with Armour Township By-law No. 21-2020, no clear-cutting will be done and the construction site will be

limited to selective cutting of existing vegetation, thereby ensuring preservation and enhancement of the landscape.

6. REGISTRATION OF SITE PLAN AGREEMENT

- a. The Owner consents to the registration of this Agreement by the Township upon the title of the said lands. The Owner further agrees to execute such further and other Instruments and Documents as may be required by the Township for the purpose of giving effect to this Agreement.

7. INDEMNIFICATION FROM LIABILITY AND RELEASE

- a. The Owner covenants and agrees with the Township on behalf of itself, its successors and assigns, to indemnify and save harmless the Township, its servants and agents from and against any and all actions, suits, claims and demands whatsoever which may arise either directly or indirectly by reason of any work performed by the Owner or on its behalf in connection with the carrying out of the provisions of this Agreement.
- b. The Owner further covenants and agrees to release and forever discharge the Township from and against all claims, demands, causes of actions, of every nature and type whatsoever that may arise either as a result of the failure of the Township to carry out any of its obligations under this Agreement, or, as a result of the Township performing any municipal work on the said lands or the adjacent properties which may damage or interfere with the works of the Owner, provided that such damage or interference was not caused as a result of negligence on the part of the Township, its servants or agents.

8. TIME OF THE ESSENCE

- a. The parties hereto agree that time shall be of the essence in this Agreement.

9. ESTOPPEL OF OWNER

- a. The Owner agrees to not call into question directly or indirectly in any proceeding whatsoever, in law or in equity, or before any administrative

tribunal, the right of the Township to enter into this Agreement and to enforce each and every term, covenant and condition herein contained and this Agreement may be pleaded as an estoppel against the Owner in any such proceedings.

10. ENTIRE AGREEMENT

- a. This Agreement may not be modified or amended except by an instrument in writing signed by the parties hereto or by their successors or assigns.
- b. This Agreement and the Schedules attached hereto constitute the entire Agreement between the parties and neither party is bound by any representation, warranty, promise, agreement or inducement not embodied herein or therein.
- c. There shall be no change in the Schedules attached hereto, or in any Site Plan accepted by the Township or others, unless such proposed changes have been submitted to, and approved by, the Township.

11. ATTACHED SCHEDULES

- a. It is agreed that everything included in this Agreement and the schedules attached thereto shall be included in and form part of this Agreement.

12. INTERPRETATION

- a. The parties agree that in interpreting the provisions of this Agreement:
 - i. "Owner" where used in this Agreement, and in addition to its accepted meaning, means and includes an individual, an association, a partnership or an incorporated company. Wherever the singular is used in this Agreement it shall be construed as including the plural, and wherever the masculine is used in this Agreement it shall be construed as including the feminine and neutral genders.
 - ii. All covenants, rights, advantages, privileges, immunities, powers and things hereby secured to the Township shall be equally secured to and exercisable by its successors and

assigns as the case may be.

- iii. All covenants, liabilities and obligations entered into and imposed hereunder upon the Owner shall be equally binding upon its heirs, executors, administrators and assigns, or successors and assigns as the case may be, and that all such covenants and liabilities and obligations shall be joint and several.

THIS AGREEMENT shall enure to the benefit of and be binding upon each of the parties hereto and their respective heirs, executors, administrators, successors and assigns.

IN WITNESS WHEREOF the parties hereto have executed this Agreement on the following dates:

By the Owner on this day of , 2025

In the presence of:

Signature of Witness

William Robert Charles Johnstone

By the Municipal Corporation of the Township of Armour on this day of , 2025

THE MUNICIPAL CORPORATION OF THE
TOWNSHIP OF ARMOUR

Mayor
Rod Ward

Municipal Clerk
Charlene Watt

I / we have the power to bind the Corporation

SCHEDULE "A"

THIS IS SCHEDULE "A" TO THE SITE PLAN AGREEMENT BETWEEN THE
MUNICIPAL CORPORATION OF THE TOWNSHIP OF ARMOUR
AND
WILLIAM ROBERT CHARLES JOHNSTONE

DESCRIPTION

The lands subject of this Agreement are known as Lot 24 of Plan M237; Part of Road Allowance in Front of Part Lot 21 Concession 4 Armour Part 10 42R7266; Armour, closed by By-law 24-1981, all located and known locally as 868 Skyline Drive on the east shore of Three Mile Lake, Township of Armour, District of Parry Sound.

SCHEDULE "B"

**THIS IS SCHEDULE "B" TO THE SITE PLAN AGREEMENT BETWEEN THE
MUNICIPAL CORPORATION OF THE TOWNSHIP OF ARMOUR
AND
WILLIAM ROBERT CHARLES JOHNSTONE**

SITE PLAN FOR

WILLIAM ROBERT CHARLES JOHNSTONE

**The Site Plan being one drawing number F1803-24F prepared by E. J. Williams
Surveying Limited, released on June 12, 2025 and stamped received by the Township
of Armour on June 13, 2025 is hereby incorporated by reference and forms part of this
Agreement. A copy of the said Site Plan may be viewed at the municipal office of the
Township of Armour during business hours.**

SCHEDULE 'B'

SKETCH FOR SITE PLAN PURPOSES

PREPARED FOR JOHNSTONE, BILL

SCALE = 1 : 300

3 0 3 6 9 12 15 metres

THE INTENDED PLOT SIZE OF THIS PLAN IS 432mm IN WIDTH BY 559mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1 : 300

LEGEND:

- ⊙ DENOTES WOOD POLE
- ⊙ DENOTES GUY LINE ANCHOR
- ⊙ DENOTES SURVEY MONUMENT FOUND
- ⊙ DENOTES SURVEY MONUMENT PLANTED
- ⊙ DENOTES BUSHLINE
- SB DENOTES STANDARD IRON BAR
- SSB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- SB DENOTES SUBDIVISION BAR
- ⊙ DENOTES SHORELINE FRONTAGE
- ⊙ DENOTES OVERLAND WATERFLOW
- ⊙ DENOTES AERIAL SERVICE WIRE
- ⊙ DENOTES WOOD STAKE SET BY CLIENT

Key Plan Scale 1:15,000



METRIC:
DISTANCES SHOWN ON THIS SKETCH ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

INFORMATION SHOWN HEREON IS BASED ON FIELD WORK COMPLETED SEPTEMBER 25, 2024

ZONING: LAKESHORE RESIDENTIAL (LR)

MUNICIPAL ADDRESS: 888 SKYLINE DRIVE

LEGAL DESCRIPTION:

- PIN 52147-0240(LT)
- LOT 24, REGISTERED PLAN M-237
- PART OF ORIGINAL SHORE ROAD ALLOWANCE IN LYING FRONT OF LOT 21, CONCESSION 4
- DESIGNATED AS PART 10, PLAN 42R-7266
- TOWNSHIP OF ARMOUR
- DISTRICT OF PARRY SOUND

3			
2	REVISED AS CLIENT COMMENTS	JUNE 12, 2025	PNA
1	RELEASED FOR COMMENT	OCTOBER 28, 2024	PNA
No.	REVISION	DATE	APPROVED

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

© E.J. WILLIAMS SURVEYING LIMITED. NO PERSON SHALL COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF E.J. WILLIAMS SURVEYING LIMITED.



EJWILLIAMS
SURVEYING LIMITED

ONTARIO LAND SURVEYORS
PLANNERS

HUNTSVILLE & SOUTH RIVER

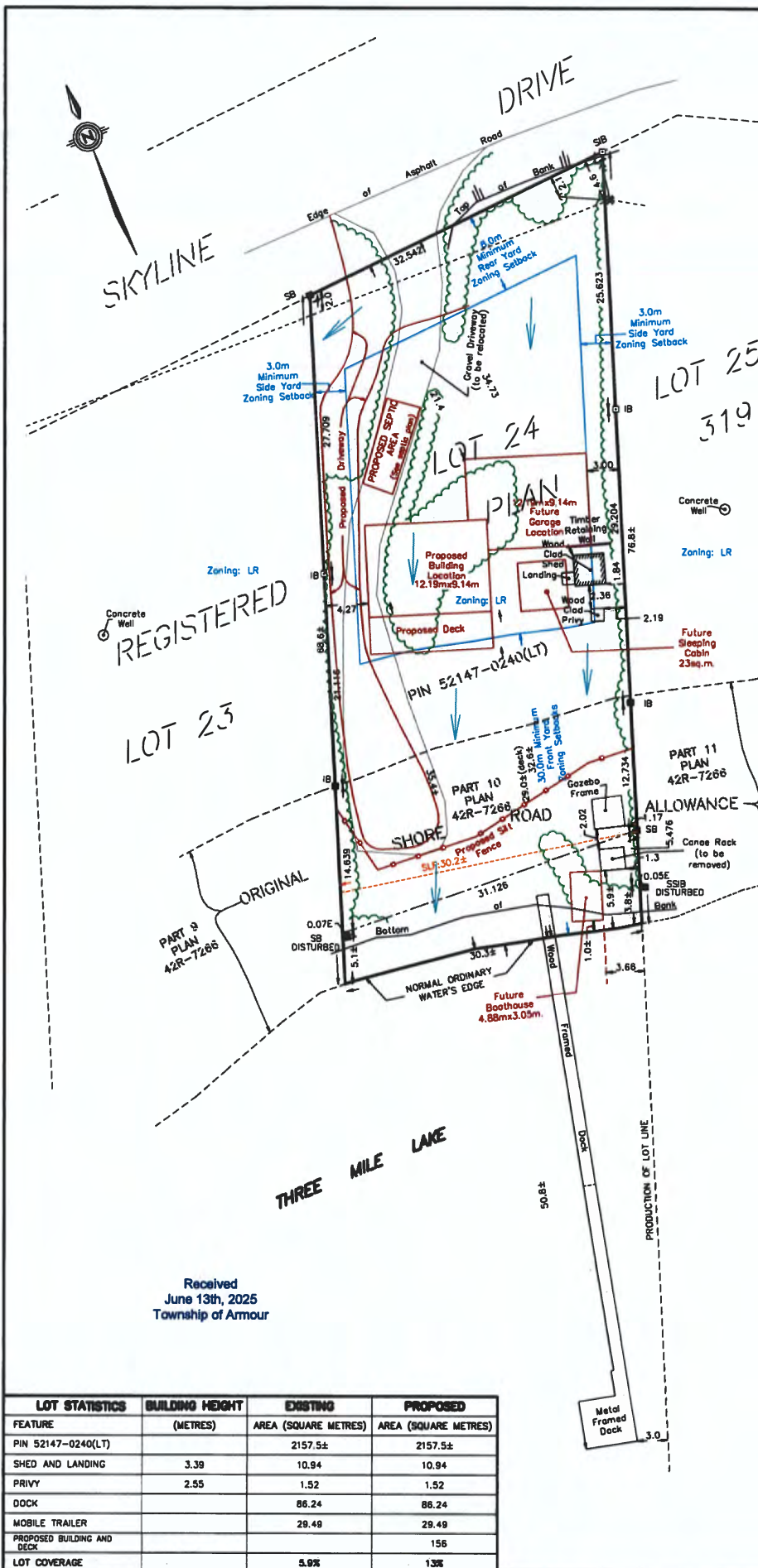
Main Office: 387 Muskoka Rd 3N P1H 1C5

Huntsville, Ontario

Phone: 705-789-4171

Fax: 705-789-1097

Email: info@ejwilliamssurveying.com



Received
June 13th, 2025
Township of Armour

LOT STATISTICS	BUILDING HEIGHT (METRES)	EXISTING AREA (SQUARE METRES)	PROPOSED AREA (SQUARE METRES)
PIN 52147-0240(LT)		2157.5±	2157.5±
SHED AND LANDING	3.39	10.94	10.94
PRIVY	2.55	1.52	1.52
DOCK		86.24	86.24
MOBILE TRAILER		29.49	29.49
PROPOSED BUILDING AND DECK			156
LOT COVERAGE		5.9%	13%

TRI COUNCIL INFORMAL SUB-COMMITTEE MEETING **MINUTES**

Wednesday, July 02, 2025 – 1:30PM

Location: Young at Heart Seniors Centre, 136 Yonge, Burk's Falls

Attendance: Armour Township: Councillor Wendy Whitwell, CAO Dave Gray

Ryerson Township: Councillor Delynn Patterson, CAO/Treasurer Brayden Robinson

Village of Burk's Falls: Deputy Mayor Sean Cotton, CAO/Clerk Denis Duguay

Discussion Items:

Meeting called to order at 1:30 pm

Shared Services Agreements

Library Agreement review

The Committee reviewed the current composition of the Library Board and discussed the feasibility of reducing the number of Members-at-Large to four (4). Establishing clear guidelines for board applicants was also considered. In addition, the Committee explored the possibility of limiting Council members' service on the Board to a maximum of two (2) terms.

The conversation then shifted to funding considerations, including a potential transition to a population-based funding formula, similar to the existing fire services agreement. The inclusion of McMurrich/Monteith as a voting member and formal partner on the Library Board was proposed. In light of potential expanded regional collaboration, the Committee also discussed renaming the library (e.g., "Burk's Falls and Area") and exploring the development of a district-level model for library service delivery. It was further suggested that the agreement include a clause outlining a structured, step-by-step mediation process to be followed before any partner withdraws, modeled after the approach used in the fire services agreement.

Concerns were also raised regarding the library's current bookkeeping processes. The Committee considered the option of providing transition training for the CEO to assume this responsibility in the near future. Lastly, the Committee examined Section 3(d) of the existing agreement, focusing on the timing of payments. A proposal was made for the first payment to be made by January 30th, with the remaining proportional payments due within 30 days of each municipality's annual budget approval. The committee representative sitting on the library board will seek clarification as to the timing of payments

Next Step:

Armour CAO (Dave Gray) to draw up a library agreement with Ryerson CAO and Burk's Falls CAO's input before presenting to Council's

New Library Build

The committee discussed the slow progress of the project and the ongoing uncertainty felt by the library board and municipal partners. To help move the project forward, members considered the possibility of each of the three (3) partners establishing individual reserve funds for the new building. Additionally, to maintain momentum, the committee discussed having partners commit to a targeted build date of 2030 by council resolution.

Next Meeting:

August 5 @ 1:30 PM – Burk's Falls Senior Centre

Adjournment

Charlene Watt (Deputy Clerk)

From: Dave Gray, Ec.D. <director@explorealmaguin.ca>
Sent: July 15, 2025 11:25 AM
To: Beth Morton; Margaret Ann MacPhail; Cheryl Marshall; Vicky Roeder-Martin; Councillor Wendy Whitwell; Chris Hope, Mayor; Denis Duguay; Caitlin Haggart; Tim Bryson; Justine Leveque; Nancy Austin; Chris Nicholson; Jennifer Martin; Don McArthur; Brenda Scott; Sheri Norman; Chief Administrative Officer; Wendy Whitwell
Cc: Courtney Metcalf; Sarah Cooke; Nancy Field; Dan Robertson; Mayor Rod Ward; Charlene Watt (Deputy Clerk); Sandra Connell
Subject: RE: June 26th ACED Meeting Agenda Package - Changed location
Attachments: Request for Support in Principle - 2025 ACED Signage Plan Applications.pdf

Good morning ACED Members!

ACED Staff are working through two applications to support the ACED Brand Alignment and Regional Signage project and are requesting letters of support in principle from all member municipalities which will be included in the application. The applications will take some time to finalize; however, I am hoping to get this in front of Councils and the Chamber Board at their next regular meetings. I know we have discussed this project quite a bit at the Board level and one point that I would like to clarify for all members is that this project does not require additional funding from partners – there has been some confusion around that in the past. If this project is approved for funding, the ACED reserve will cover the contribution on behalf of all members. If it is not approved, the project will not move forward.

Please let me know if you have any questions or require more information.

Thanks,

Dave Gray, Ec.D.

Director of Economic Development
 Almaguin Community Economic Development
 (705)571-1564 | Director@ExploreAlmaguin.ca



- RESOLUTION -



July 15th, 2025

Addressed to: ACED Member Organizations

Subject: Request for Support in Principle

Dear Member partners,

ACED Staff are currently developing applications requesting financial support to implement the 2024 Almaguin Signage Plan. ACED is requesting that all members review this request at the next regular meeting and provide resolutions or letters to be included with the application.

<<Sample Resolution Wording>>

WHEREAS <Municipality/Organization> has adopted and supported the implementation of the 2018 Almaguin Highlands Regional Economic Development Strategic Plan and the 2021 Almaguin Brand Strategy which call for the establishment of a unified regional brand;

AND WHEREAS <Municipality/Organization> recognizes the importance of aligning physical and digital elements within the collective brand strategy throughout the Almaguin Highlands Region as well as the efforts of the ACED to implement the Brand Strategy;

AND WHEREAS the ACED Brand Alignment & Regional Signage Project will enhance the use of the regional brand while promoting recreational, tourism, and business activity throughout the region;

AND WHEREAS the ACED Members' contribution to the project shall be funded through the ACED reserve;

NOW THEREFORE BE IT RESOLVED THAT <Municipality/Organization> hereby declare their support in principle for the ACED Brand Alignment & Regional Signage Project as well as associated applications for financial assistance to complete the project.

Preparing for the Future in the Almaguin Highlands...

July 2025

Armour's Progress Update
(Mayor's 6-month Summary)

Township of Armour Perspective

- *Short-Term Realities*
- *Medium-Term Preparation*
- *Long-Term Vision*

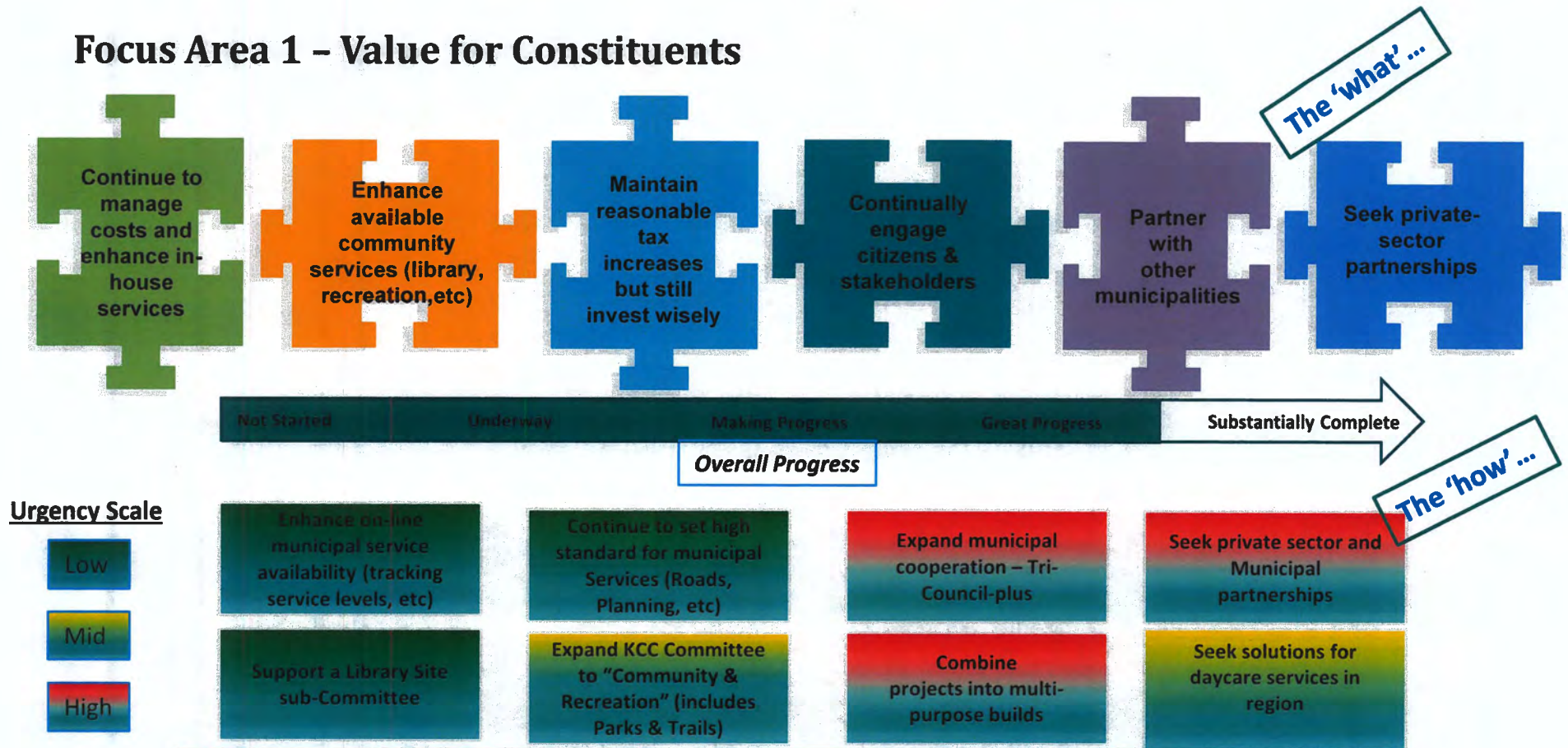


Areas of Focus...

Where we as municipality can make a difference and prepare for future...



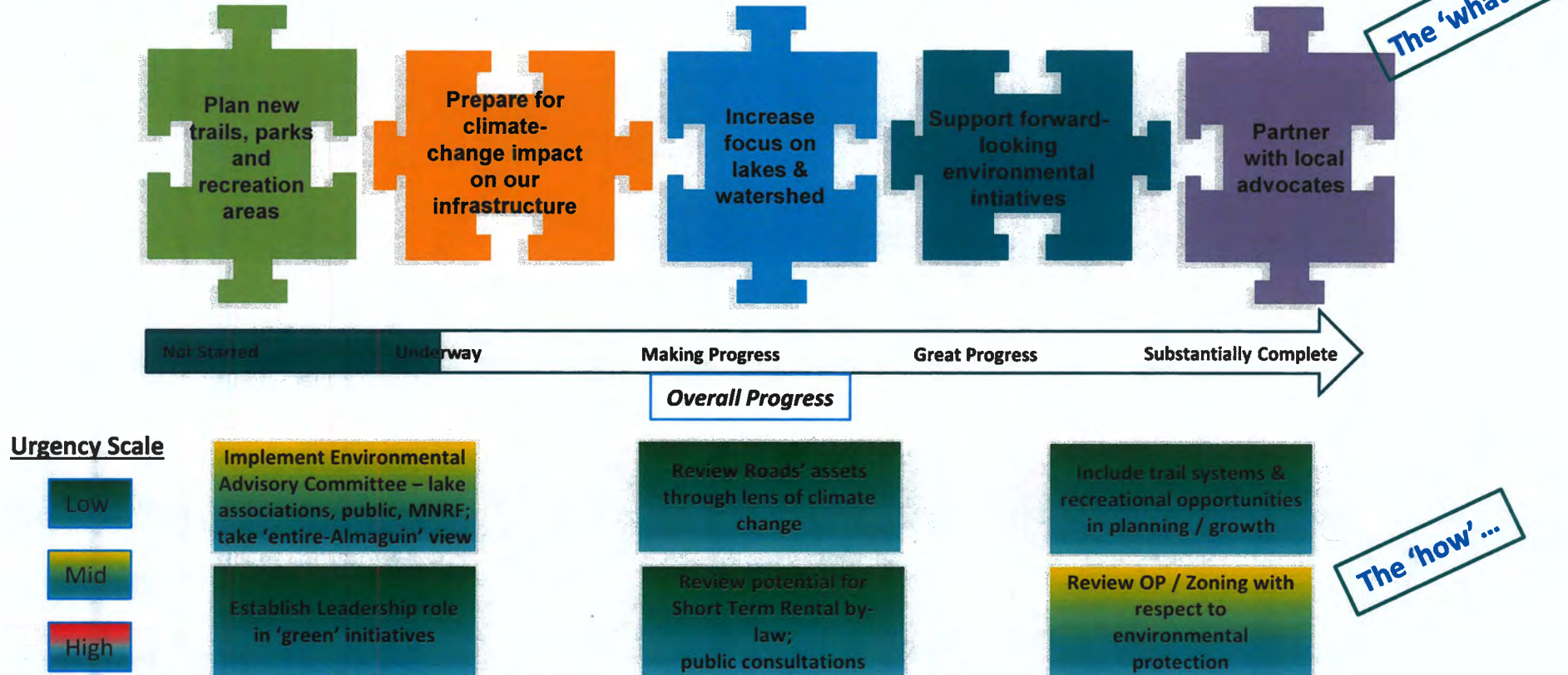
Focus Area 1 – Value for Constituents



Updated progress – January through June 2025

- By-law services serving 7 municipalities, reducing costs region-wide (staff)
- Rec staff planning / managing annual Heritage Day Festival (staff, council)
- Building Services agreement signed with McMurrich/Monteith (staff)
- Emergency Management and 4-partner programs successfully completed (staff)
- Kicked off community engagement and Armour branding renewal strategy (staff, council)
- Roads Department North Pickere Lake Bridge and Ferguson Road improvement projects underway (staff)
- Community safety enhancements implemented by Roads (staff, council)

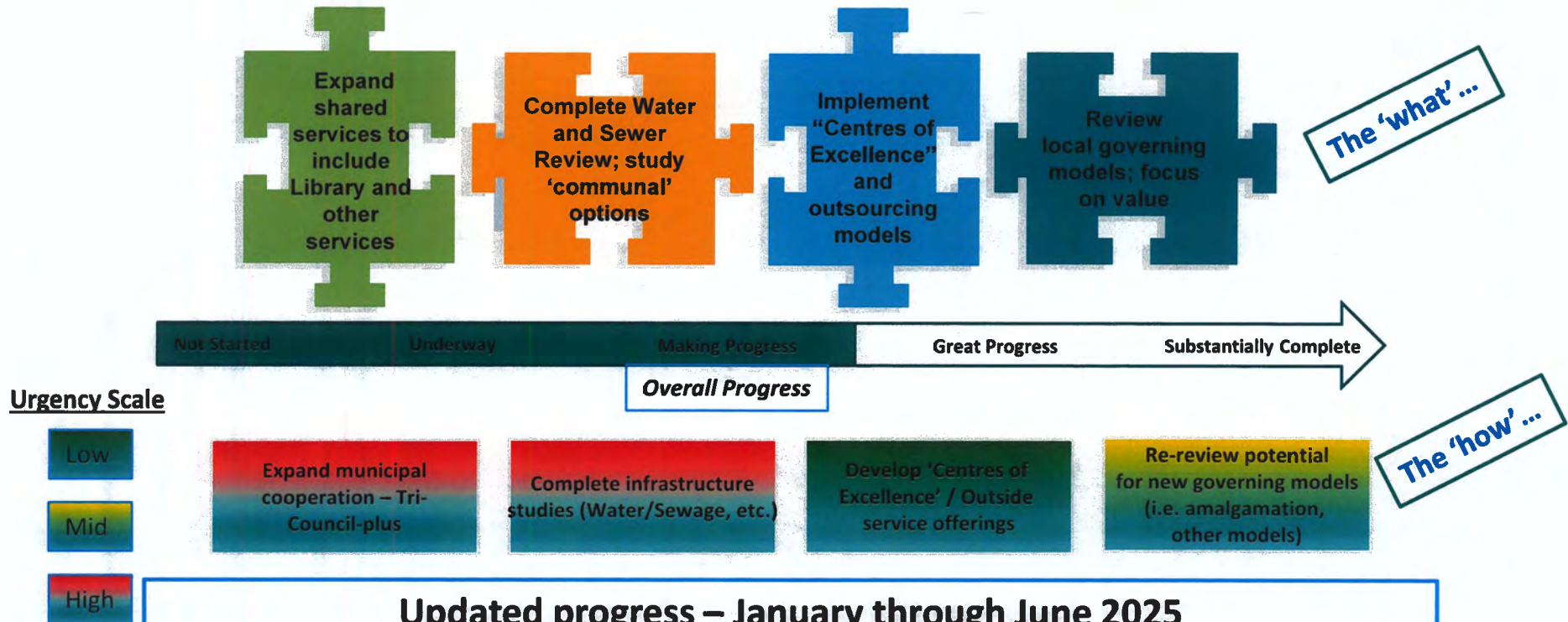
Focus Area 2 – Protection of Natural Assets



Updated progress – January through June 2025

- On-going expanded Water Quality Grant Program (staff)
- On-going participation with Muskoka - Integrated Watershed (council, staff)
- Reviewing enhancements to septic approvals and testing (staff, council)
- Re-engaged with Almaguin-wide watershed committee (council)

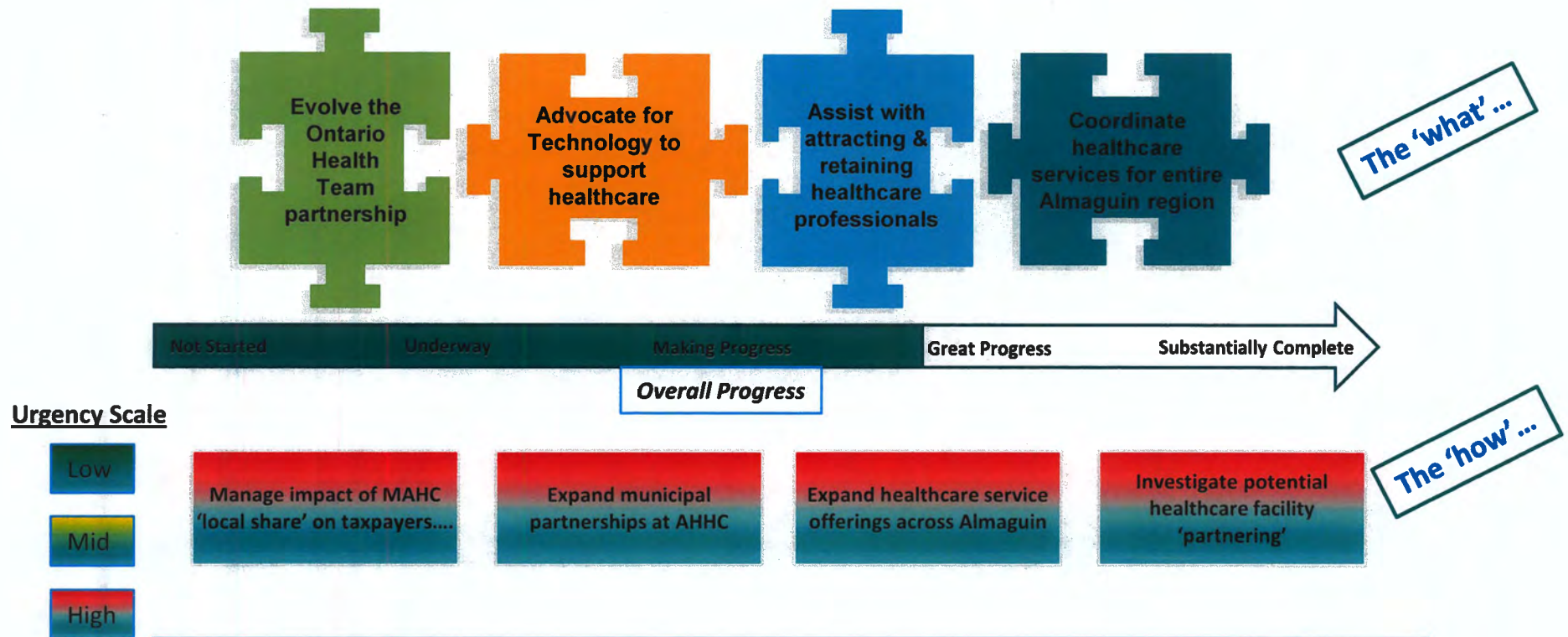
Focus Area 3 – Cooperation & Shared Services



Updated progress – January through June 2025

- New Fire Services agreement signed; new Library agreement in progress (staff, council)
- RFP selection closed for Fire Hall build (Ryerson admin, staff)
- By-law services serving 7 municipalities; setting regional standards (staff)
- Implemented AMPS by-law enforcement for regional standardization & cost reduction (staff)
- Activated regional agreement for OSPCA (animal control) services (staff)
- Investigating expanded / improved municipal partnerships (council)
- Expanded Centres of Excellence – By-Law, Emergency Management, Building (staff)
- Continued transition to recycling / waste-diversion 'producer-responsibility' model (staff)
- Reviewing enhancement to septic approvals and testing (staff, council)
- Hosted Quarterly "Almaguin Mayors" meeting (council)

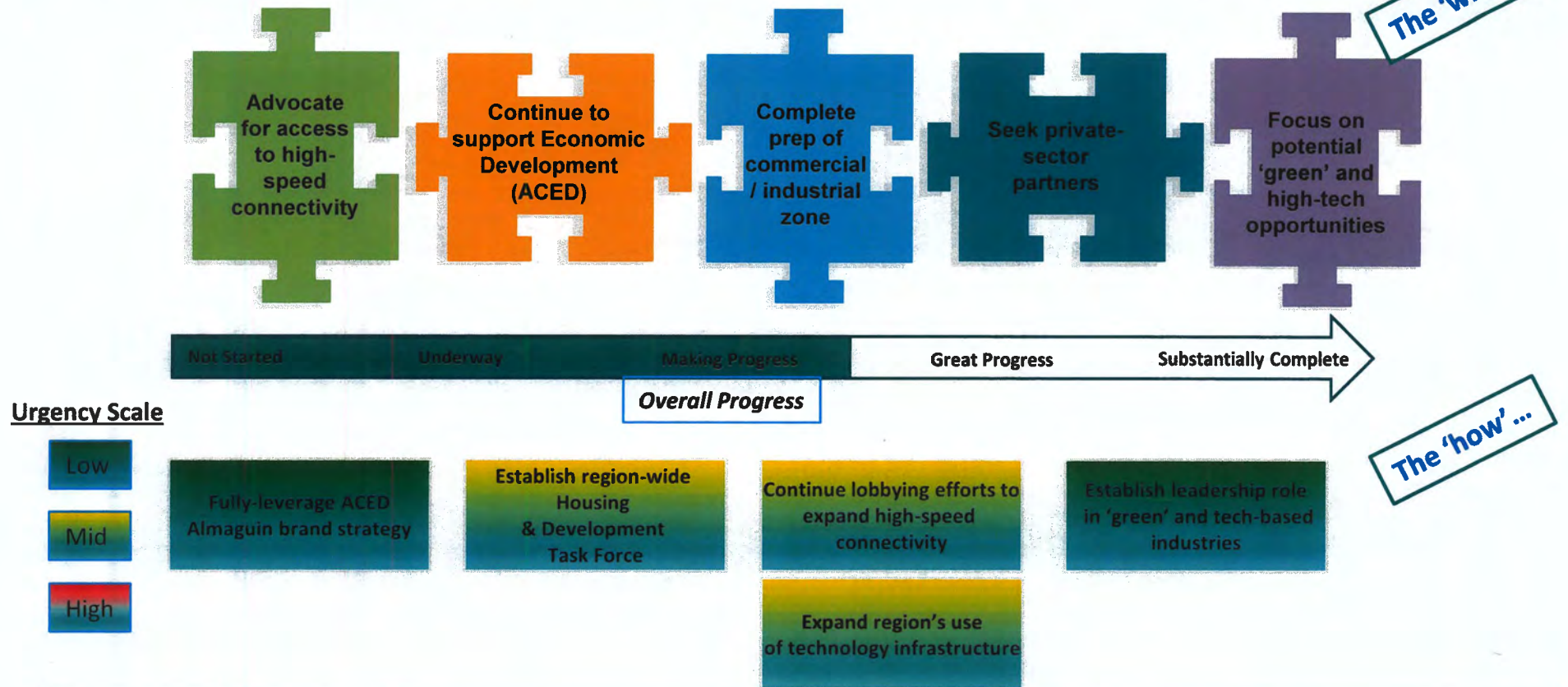
Focus Area 4 - Health & Wellness



Updated progress – January through June 2025

- Active discussions with MAHC / MAOHT re: investment in Almaguin (council)
- Regional Ontario Health Team renamed 'Muskoka Almaguin Ontario Health Team' (council)
- Initial planning/design for new Health & Wellness building for Almaguin Highlands (staff/council)
- Continued partnerships for Health & Wellness Centre (council/staff)

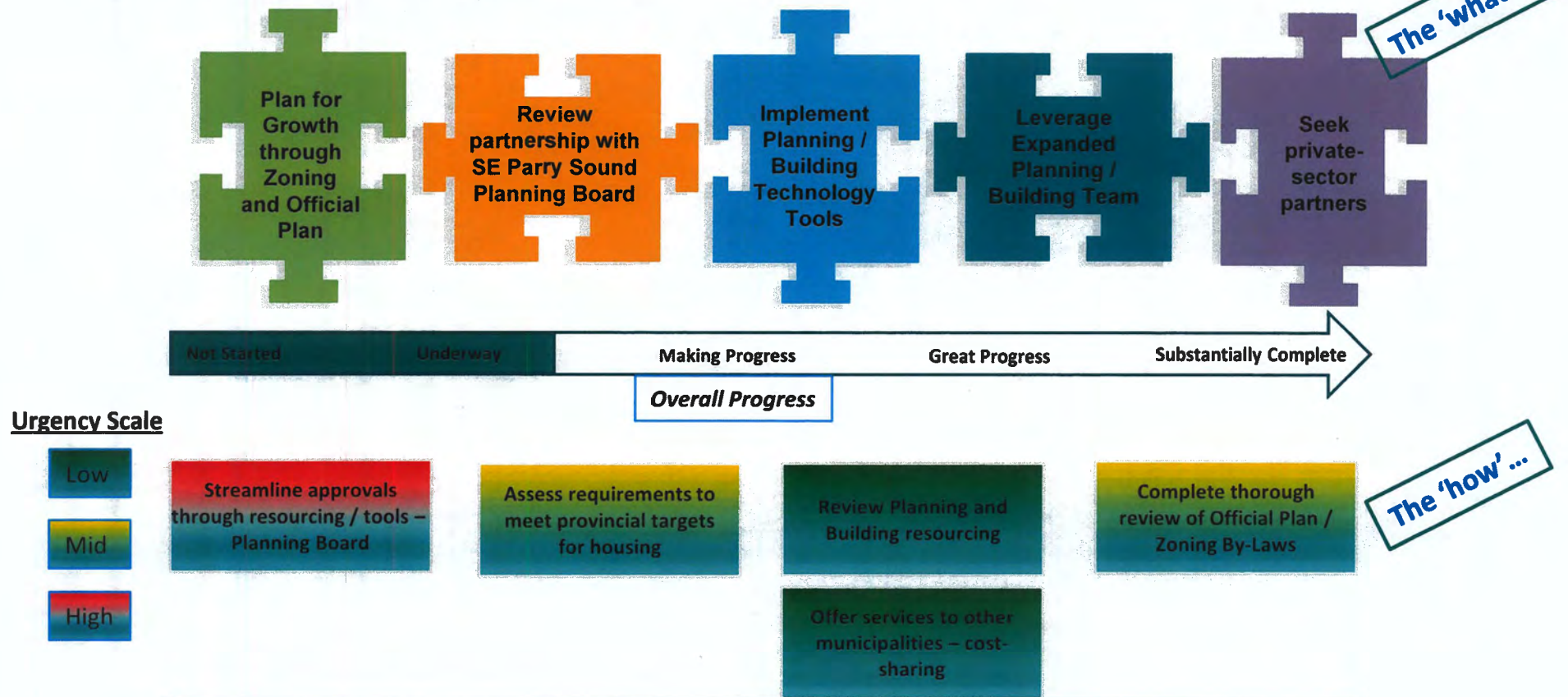
Focus Area 5 – Economic Development



Updated progress – January through June 2025

- Implementing recommendations from Housing Task Force (staff, council)
- Adjusting ACED funding model and regional approach (ACED, council)
- Investing to make industrial/commercial lands shovel-ready (staff, council)
- Planning readiness and marketing of industrial/commercial on Highway 520 and Pegg's Mountain (staff, council)
- Supported Community / Regional Transportation initiative (ACED, council)
- Finalized region-wide branding and signage initiative (ACED, council)
- New high-speed internet services roll-out in progress with private-sector partner (staff)

Focus Area 6 – Housing & Growth



Updated progress – January through June 2025

- Implemented smaller minimum house sizes / updated zoning by-law toward Housing Task Force recommendations (staff)
- Reviewing next steps for Official Plan / Zoning By-Law updates (staff)
- Supporting enhanced community service offerings to support growth (staff, council)

Looking ahead.

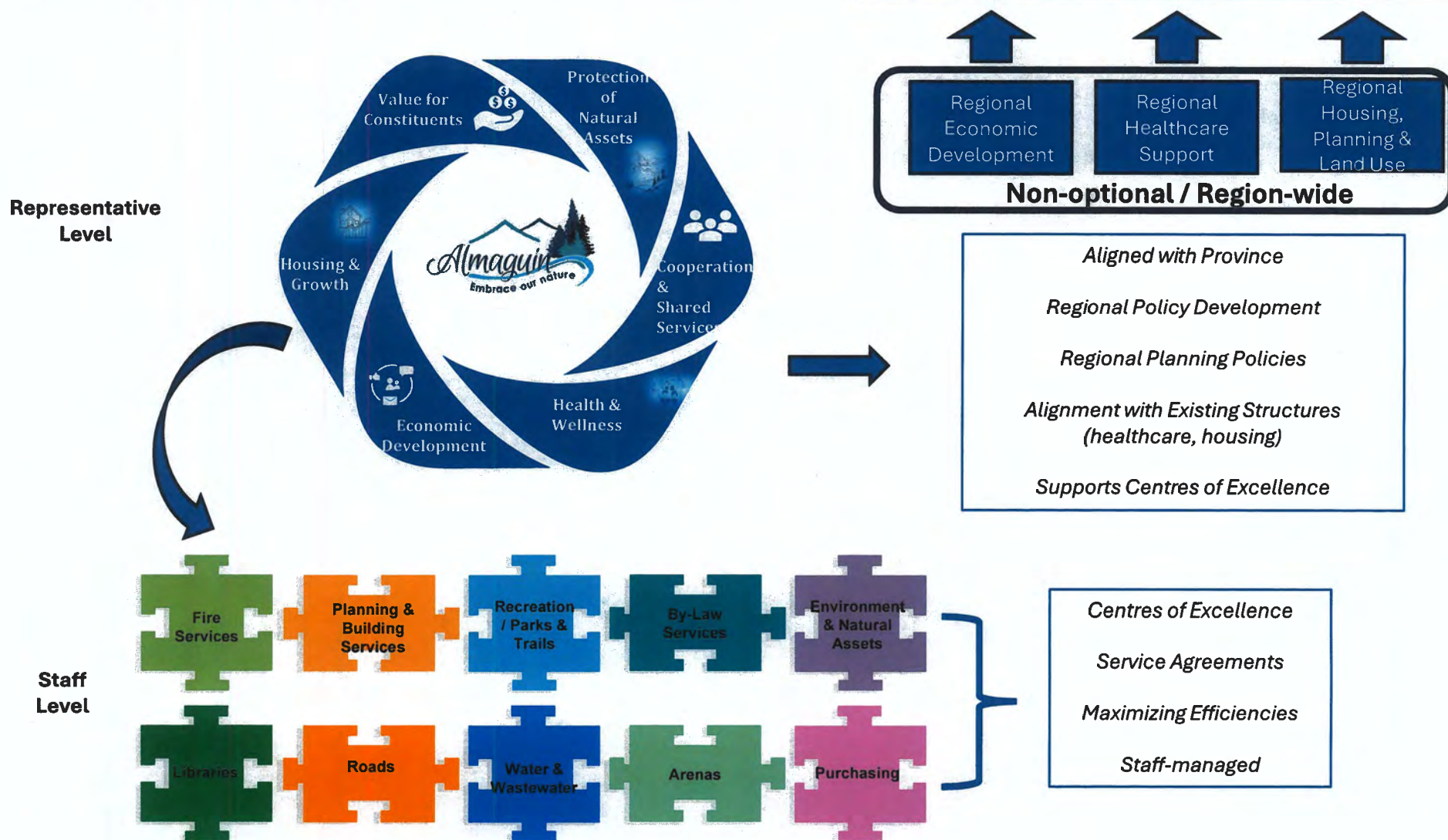
Almaguin Highlands regional approach...

Expand Armour ideas and approach to
a more region-wide view...



Almaguin-wide Agreements / Cooperation

Existing provincial structures / funding



Building on Existing Capabilities

Service Offering	Current Sharing	Potential Further Sharing	Almaguin-wide Approaches
Fire	5 Fire Stations / Managed by Fire Chiefs	On-going	Shared equipment and facilities
Building & Planning	2 Planning Boards (south and central) 2 municipalities in Building Service Agreement / Managed by Armour	Common Official Plan & Zoning By-Laws / Region-wide Centre of Excellence	Standardized technology Standardized OP / ZBL Standard Reporting
Recreation, Parks & Trails	Ad hoc sharing of staff	Region-wide Centre of Excellence	Resource sharing Program sharing
By-Law Services	7 Municipalities in Service Agreement / Managed by Armour	Region-wide Centre of Excellence / Common By-laws	Standardized By-laws Resource sharing
Health and Wellness	10 municipal partners in Almaguin Highlands Health Council	Full integration with healthcare partners in Muskoka Almaguin OHT	Agreed cost-sharing and long-term strategy
Environmental	2 Tri-Councils / Remainder individual (Landfill)	Region-wide Centre of Excellence	Resource sharing
Emergency Planning	4 municipalities in shared agreement / Managed by Armour	Region-wide Centre of Excellence	Resource sharing
Libraries	Separate Library agreements (some tri-council, some individual)	Review of new builds/renos/existing facilities	Region-wide approach to gain efficiencies
Roads	Ad hoc / tactical agreements	Expansion to Shared Services / "Mutual Aid"	Standardized technology Resource sharing
Water & Wastewater	None	Expansion to neighbouring municipalities	Strategy via Housing Task Force
Arenas	2 Tri-Councils	Policies and procedures	Resource sharing
Purchasing	None	Region-wide Centre of Excellence	Cross-region purchasing power

MAHC Political Leaders Forum
MINUTES of Thursday, July 10, 2025 at 0900-1000hrs
Via Zoom

"R" = Regrets; "✓" = Confirmed Attendance

INVITED POLITICAL LEADERS:

Scott Aitchison, MP		Graydon Smith, MPP	✓	Jeff Lehman, District Chair	✓	Rick Maloney, Mayor – BB	
Nancy Alcock, Mayor – Huntsville		Peter Kelley, Mayor – Mus. Lakes	✓	Terry Glover, Mayor – Lake of Bays		Heidi Lorenz – Gravenhurst	✓
Peter Koetsier, Mayor – Georg. Bay	✓	Chris Hope, Mayor – Burk's Falls		Rod Ward, Mayor – Armour	✓	Tim Bryson, Mayor – Strong	
Sam Dunnett, Mayor – Magnetawan		Jim Coleman, Mayor – South River		Norm Hofstetter, Mayor – Perry		Cheryl Philip, Mayor – Kearney	
Liz Danielsen, Mayor – Algonquin Highlands		Vicky Roeder-Martin, Councillor – McMurrich/Monteith		Justine Leveque, Mayor – Sundridge		Delynn Patterson, Councillor – Ryerson	
Bryan McCabe, Mayor – Joly		Dan Armour, Deputy Mayor – HV		Brenda Rhodes, Deputy Mayor – BB	✓		

MUNICIPAL STAFF PARTICIPANTS:

Note: All Muskoka and East Parry Sound CAOs and Clerks invited; record captures those who attended only

Stephen Rettie, CAO – Bracebridge	✓	Denise Corry, CAO – Huntsville	✓	David Pink, CAO – Muskoka Lakes	✓	Julie Stevens, CAO – District	✓
Greg Mariotti, CAO – Georgian Bay	✓	Norm Barrette, Health Services Commissioner – District	✓				

MUSKOKA ALMAGUIN ONTARIO HEALTH TEAM PARTICIPANTS:

Keith Cross, MAOHT Alliance Council Co-Chair	✓	Jodi Phillips, MAOHT Alliance Council Co-Chair	
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FOUNDATION PARTICIPANTS:

Leah Walker, SMMH Foundation	✓	Katherine Craine – HDMH Foundation	✓
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MAHC PARTICIPANTS:

Dave Uffelmann, Board Chair	✓	Carla Clarkson-Ladd, Board Vice Chair	✓	Cheryl Harrison, President & CEO	✓	Dr. Khaled Abdel-Razek, Chief of Staff	R
Diane George, VP, Integrated Care, Patient Services, Quality & CNE	R	Alasdair Smith, VP, Corporate Services & Chief Financial Officer	✓	Mary Silverthorn, VP, People, Communications & Stakeholder Relations and Chief HR Officer	✓	Bobbie Clark, Director of Communications & Stakeholder Relations	✓
Allyson Snelling, Communications	✓	Savannah Madueno, Communications		Amy Carriere, Executive Assistant	✓		

Agenda Topic	Notes from Discussion	Follow Up Required
1. Welcome & Introductions – Dave Uffelmann	The Board Chair introduced himself, Vice Chair Carla Ladd and participants from MAHC.	

<p>2. 2025-2026 Board of Directors – Dave Uffelmann</p>	<p>An overview was given of the Board Awards of Excellence ceremony that was held separately from the Annual General Meeting (AGM). D. Uffelmann shared that all 21 nominees were celebrated along with the four winners. Despite initial concerns about time, the event was well received, highlighting the many outstanding contributions across the organization.</p> <p>During the AGM, five new board members were welcomed, each bringing diverse backgrounds and expertise:</p> <ul style="list-style-type: none"> • Beel Yakub: Senior banking and IT professional, owner of three local McDonalds franchises • Ruth Chalmers: Retired nurse and VP in both hospital and long-term care operations • Don Macintosh: Born and raised in Bracebridge, lawyer in Toronto who is transitioning to retirement • Michael Righetti: Paramedic working across multiple health systems • Dr. Rohit Gupta (ex officio): SMMH surgeon and VP of the Credentialed Staff Association. <p>Additionally, two community representatives remain as Committee Appointee Members:</p> <ul style="list-style-type: none"> • Alexandra Santos: A medical student with experience working with Indigenous communities and a passion for local care • Rob McPhee: Brings strong cybersecurity expertise <p>The organization also recognized five retiring directors, including Moreen Miller, who is succeeded by Carla as Chair of the Local Share Committee. Carla will soon engage members as MAHC awaits approval of its capital redevelopment Stage 1.3 Functional Program submission.</p> <p>Finally, financial pressures remain a key concern. Despite Ontario hospitals being the most efficient hospitals in the country, MAHC included, we face increasing demands due to an aging population. While support from government and stakeholders is vital, MAHC is also committed to further efficiency and innovation to navigate ongoing fiscal challenges.</p>	
<p>3. 2025-2030 Strategic Plan – Cheryl Harrison</p>	<p>C. Harrison stated that MAHC has completed a refresh of its Strategic Plan following a highly collaborative, year-long process. Insights were drawn from extensive engagement with community members and stakeholders, particularly during capital redevelopment discussions. This input shaped a forward-looking direction for MAHC.</p> <p>Key highlights include:</p> <ul style="list-style-type: none"> • New Mission: <i>"Together we provide outstanding integrated care to support people to live their healthiest lives."</i> This reflects a shift from a purely illness-focused model to one that emphasizes wellness and integration within the broader health system. • New Vision: <i>"Transforming Healthcare Together"</i> Inspired by the momentum of capital redevelopment, this vision emphasizes innovation and partnership over the next decade. • Strategic Pillars for the next five years: <ol style="list-style-type: none"> 1. Quality Care and Safety 2. Partnerships and Collaboration 3. Innovative Future 4. Our Team is Our Strength 	
<p>4. Operational Update – Cheryl Harrison</p>	<p>C. Harrison updated the group on the following operational items:</p> <p>MRI Opening MAHC officially opened its new MRI service this week, marking a major milestone in expanding local diagnostic capabilities. Appreciation was extended to all levels of political and community support that helped bring this state-of-the-art technology to the region.</p> <p>Emergency Department & Occupancy Trends Daily monitoring of emergency department activity has shown positive trends, with a decline in admissions in the Emergency Department, indicating improved patient flow to inpatient units. Occupancy rates trending slightly downward are now typically between 100% and 110%, which aligns with the 2025-26 budget assumptions. There is a focus on managing occupancy to avoid spending funds on unfunded beds.</p>	

	<p>ALC (Alternate Level of Care) Improvements Significant progress has been made in reducing ALC patients from about 25 per site last year to 25 total across both sites today. This reflects strong collaboration both internally and with community partners. It is a clear indicator of transformative care and better patient placement.</p> <p>Obstetrical Consolidation at SMMH MAHC continues ongoing discussions with government partners around the temporary consolidation. There will be further communication in the near future to update the community.</p> <p>Heart Function Clinic The clinic reopened at the South Muskoka site.</p> <p>Indigenous Patient Navigator In conjunction with the Barrie Area Native Advisory Circle (BANAC), MAHC has welcomed a new Indigenous Patient Navigator, Sarah Cunningham. Sarah will support First Nations patients during their care journey.</p>	
<p>5. Capital Redevelopment Update – Alasdair Smith</p>	<p>MAHC has resumed productive discussions with the Ministry of Health, Ontario Health, and Infrastructure Ontario regarding the Stage 1.3 functional programming submission, following delays caused by the recent election. A recent meeting focused on clinical programs received highly positive feedback, with officials expressing that they were "delighted" by the forward-thinking and positive approach. The MAHC team is optimistic and is aiming to maintain momentum to advance the project swiftly.</p>	
<p>6. Update from Foundations – Leah Walker & Katherine Craine</p>	<p>South Muskoka Hospital Foundation L. Walker shared that the two hospital foundations continue to work closely on redevelopment campaign branding, with early previews of the look, feel, and messaging already shared. Initial discussions around naming opportunities have begun, and the campaign cabinet is expected to be finalized by year-end, aligning with the Ministry's response to Stage 1.3. With summer in full swing, efforts are focused on engaging seasonal donors and residents, including island visits. Additionally, the foundation is celebrating its 45th anniversary with a soirée on August 21st, and all are warmly invited to attend.</p> <p>Huntsville Hospital Foundation K. Craine seconded that the foundation teams are working closely and collaboratively on the upcoming redevelopment campaign. A silent launch of the campaign brand was held at a recent event on Bigwin Island, helping to advance awareness among seasonal residents who are already familiar with the hospital's redevelopment plans. The event also introduced the campaign cabinet and several campaign ambassadors, signaling early momentum. The focus is now on securing leadership gifts, including initial \$1M+ commitments to build strong early campaign support. In parallel, the recent MRI campaign launch and the opening of the MRI suite have generated excitement. The new space has provided staff and physicians with a glimpse of what the future hospital environment could look like being modern, spacious, and functional. This progress has further energized supporters, with growing anticipation around the Ministry's approval of the Stage 1.3 submission.</p>	
<p>7. Round Table of Healthcare-Related Items</p>	<p>K. Cross gave an update that the three new partners have joined MAOHT: Helping Hands Orillia, Mind-Aid, and Community Living Huntsville. A leadership change has occurred at the Collaborative Steering Committee with Dr. David Mathies stepping down and Diane George, VP, Patient Services at MAHC, stepping in as co-chair. A palliative care coach has been hired on contract to assess service delivery across the region, identify gaps, provide education, and work toward process standardization. It was reported that over the past year, 24-25 new family physicians and nurse practitioners have been recruited with some of them replacing retirees. This was done under the efforts of recruiter David Gravelle whose term is nearing completion. Plans are underway to renew his position for another three years, given his successful work across both hospital and community settings. In response to the federal and provincial commitment of over \$2 billion for primary care renewal, a planning table has been established with administrative and clinical leaders. The group is preparing a proposal for the second round of funding opportunities to help reduce the number of unattached patients in the region.</p>	

	<p>J. Lehman thanked the group for the update and applauded the new redevelopment capital campaign branding. He, in addition, thanked C. Harrison for sharing a detailed analysis of Alternate Level of Care (ALC) reductions, offering valuable insight into the underlying data and contributing factors. The positive trend in reducing ALC numbers is recognized as a collaborative achievement, with MAHC credited for effectively pivoting in several areas to support this outcome. Further clarification was sought on how the reductions were achieved and whether the improvements are systemic and sustainable or if they may be temporary. C. Harrison emphasized that managing ALC is complex and does require constant focus. She feels that the success comes from a combination of factors including increased access to transitional care options, such as beds at The Alexander, a significant reduction in ALC to palliative cases due to appropriate placement and early identification of at-risk patients, and a proactive approach by care teams. Additionally, it requires dedicated staff to support complex discharges, especially for patients facing both social and medical barriers. It was highlighted that Diane George has been leading regular ALC rounds and has brought together care partners like Home and Community Care to explore every possible discharge option. As a result, it was expressed that reductions are sustainable with ongoing maintenance and with exploring other opportunities such as adult day programs and cross-sector collaboration.</p> <p>R. Ward thanked K. Cross for the work done on the name change for the Muskoka & Area Ontario Health Team (MAOHT) which is now Muskoka Almaguin Ontario Health Team. He expressed the positivity of this change for the Almaguin community.</p>	
8. Adjournment	The meeting adjourned at 9:31 a.m. The next meeting is scheduled for Thursday, October 9 th at 9 a.m.	

JUL 10 2025

TOWNSHIP OF ARMOUR

Support for Making the NORDS Pilot Program Permanent and Expanding Program Eligibility

WHEREAS the Northern Ontario Resource Development Support (NORDS) pilot program was introduced to help Northern Ontario municipalities address infrastructure pressures resulting from natural resource sector activities;

AND WHEREAS the funding provided through the NORDS pilot was very well received by the municipal sector, as it delivered timely and much-needed financial support to many communities across the North;

AND WHEREAS the program has allowed municipalities, such as the City of North Bay, to strategically stack multi-year allocations in order to support large-scale infrastructure initiatives critical to community development and economic growth;

AND WHEREAS the NORDS pilot program has clearly demonstrated its value and effectiveness in helping Northern municipalities address the infrastructure challenges tied to resource development and extraction;

AND WHEREAS rural and northern municipalities are also facing infrastructure degradation resulting from the increasing size and frequency of agricultural machinery and activity, which is currently outside the scope of the pilot;

THEREFORE BE IT RESOLVED THAT the Council of the [Insert Municipality Name] strongly urges the Government of Ontario to make the Northern Ontario Resource Development Support (NORDS) program a permanent fixture of its support to Northern municipalities;

AND FURTHER THAT the Province consider expanding program eligibility to recognize the significant impact that agricultural equipment and operations have on municipal infrastructure, particularly in rural communities;

AND FURTHER THAT municipalities be encouraged to continue utilizing the ability to stack NORDS allocations over multiple years to support the planning and delivery of major infrastructure projects;

AND FURTHER THAT a copy of this resolution be forwarded to the Minister of Northern Economic Development and Growth, the Minister of Agriculture, Food and Agribusiness, the Minister of Infrastructure, the Minister of Natural Resources, local MPP, the Association of Municipalities of Ontario (AMO), the Federation of Northern Ontario Municipalities (FONOM), Northwestern Ontario Municipal Association, Rural Ontario Municipalities Association and all Northern Ontario municipalities for their awareness and support.

-RESOLUTION-

JUL 10 2025

TOWNSHIP OF ARMOUR

June 30, 2025

The Right Honourable Paul Carney
Prime Minister of Canada
80 Wellington Street
Ottawa, ON K1A 0A2
SENT BY EMAIL: PM@pm.gc.ca

The Honourable Doug Ford
Premier of Ontario
Legislative Building, Queen's Park
Toronto, ON M7A 1A1
SENT BY EMAIL: Premier@ontario.ca

Dear Prime Minister Carney and Premier Ford,

On behalf of the **Federation of Northern Ontario Municipalities (FONOM)** and the 110 municipalities we represent across Northeastern Ontario, I write to express our deep concern with the recent announcement by the U.S. Department of Commerce, issued on April 4, 2025, which proposes a preliminary combined countervailing and anti-dumping duty rate of **34.45% on Canadian softwood lumber**—more than double the current rate.

This significant escalation in tariffs, expected to take effect in July, poses a direct and immediate threat to the economic well-being of communities across Northeastern Ontario. Our region's forest sector is a foundational pillar of the local economy—supporting thousands of direct and indirect jobs and underpinning many municipal tax bases. Communities such as Timmins, Hearst, Kapuskasing, Cochrane, Temiskaming Shores, and many others have built their resilience and growth around this industry.

Since the expiration of the last Softwood Lumber Agreement in 2016, Canadian producers have faced unfair and punitive duties. These trade actions have now cost the industry **over \$10 billion CAD**, undermining confidence, investment, and the future viability of a sector critical to both our regional and national economies. The increased rate threatens to exacerbate these impacts and further destabilize the forest industry at a time when we can least afford it.

Compounding this issue is the looming potential for additional tariffs on forest products stemming from the U.S. Section 232 national security review, which could deepen the uncertainty and further harm communities throughout Northern Ontario.

We urge both the federal and provincial governments to respond decisively by:

- Making the resolution of the softwood lumber dispute a **top priority** in ongoing bilateral trade discussions with the United States.

- Working directly with forest-sector stakeholders and municipalities to **develop and implement support measures** that protect workers, communities, and local economies.
- **Publicly acknowledge the urgency of this issue for rural and northern Ontario, and commit** to concrete, coordinated actions.

The forest sector in Northern Ontario is vital to our economic survival and to national priorities such as addressing housing needs, advancing clean energy, and promoting sustainable development. However, our region cannot continue to bear the brunt of unfair trade measures without meaningful government action.

FONOM is committed to working alongside all levels of government and our industry partners to protect jobs, investment, and long-term prosperity in our communities.

Sincerely,



Danny Whalen
President

cc'd Patty.Hajdu@parl.gc.ca
Marcus.Powlowski@parl.gc.ca
Eric.Melillo@parl.gc.ca
Dominic.LebLANc@parl.gc.ca
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clowry@mississippimills.ca
admin@noma.on.ca



West Nile Virus Found in East Ferris Crow

Posted on Thursday, July 10, 2025

PUBLIC SERVICE ANNOUNCEMENT

EAST FERRIS, ON - The North Bay Parry Sound District Health Unit (Health Unit) is advising residents to protect themselves from mosquitoes after the Canadian Wildlife Health Cooperative confirmed a positive case of West Nile Virus (WNV) in a local American Crow on July 8, 2025.

This is the first confirmed case of WNV in a bird in the Health Unit region this year. In 2024, the Health Unit was notified of WNV in three birds, and one horse tested positive for eastern equine encephalitis, another mosquito-borne disease.

Mosquitoes infected with WNV typically transmit it to birds and other wildlife, and occasionally to humans. While the risk of human infection is low, the Health Unit recommends the following to reduce the risk of contracting WNV:

- Use insect repellent containing DEET or icaridin when outdoors, especially during dusk and dawn when mosquitoes are most active.
- Wear light-coloured, long-sleeved shirts and pants.
- Ensure window and door screens are in good repair to keep mosquitoes outside.
- Eliminate standing water around the home where mosquitoes breed, such as in bird baths, rain gutters, and planters.

Though most people with WNV do not show symptoms, residents are advised to monitor for symptoms. These may include fever, headache, body aches, joint pains,

vomiting, diarrhea, or a rash. Rarely, more severe neurological symptoms can occur. Anyone experiencing these symptoms should contact their healthcare provider.

For more information on WNV and prevention measures, visit myhealthunit.ca/westnile.

- 30 -

Media Inquiries:

Kylie Wurdell, Public Relations Specialist

P: 705-474-1400, ext. 5221 or 1-800-563-2808

E: communications@healthunit.ca

Your lifetime partner in healthy living!

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Ontario Protecting Against Illegal Hunting Practices

July 11, 2025

[Natural Resources](#)

The Ontario government is safeguarding the public against illegal and unsafe hunting practices by ensuring individuals hunt with the required licences.

Donald Lebert of Lighthouse Cove was found guilty at trial to hunting red foxes without a licence and received a total of \$1,000 in fines.

The court heard that in February 2023, conservation officers investigated a TIPS complaint regarding two red foxes that were shot in the community of Lighthouse Cove within the Municipality of Lakeshore. As a result of the investigation, it was determined that Lebert shot and killed two red foxes with a .22 caliber rifle on his residential property without a valid small game hunting licence.

Justice of the Peace Holly R. Debacker heard the case in the Ontario Court of Justice, Windsor, on February 20, 2025.

To report a natural resource problem or provide information about an unsolved case, members of the public can call the ministry TIPS line toll free at 1-877-847-7667. You can also call Crime Stoppers anonymously at 1-800-222-TIPS. For more information about unsolved cases, please visit ontario.ca/mnrtps.

Related Topics

Law and Safety

Ontario's laws and related information about our legal system, emergency services, the Ontario Provincial Police and victim services. [Learn more](#)

Rural and North

Information about the province's Far North and rural communities. Get connected to business improvement organizations and learn more about funding and programs that support rural, northern and Indigenous communities. [Learn more](#)

NEWS RELEASE

Ontario Investing \$7.5 Million to Help Businesses Go Digital

New funding will also help retailers access the tools and technologies needed to boost productivity and sales

July 16, 2025

[Economic Development, Job Creation and Trade](#)

BRANTFORD — The Ontario government is investing \$7.5 million to protect small and medium-sized businesses across the province, helping them modernize and grow by adopting digital technologies. The [Digitalization Competence Centre](#) (DCC) helps companies to transition and find made-in-Ontario digital solutions with expert guidance, training and up to \$115,000 in targeted grants.

“Small businesses are the backbone of Ontario’s economy, and our government is helping more businesses embrace new technologies that will improve their operations, ensuring they stay competitive in today’s digital economy,” said Nina Tangri, Associate Minister of Small Business. “Under the leadership of Premier Ford, we will continue to support small businesses in priority sectors like retail, so they can create jobs and grow the economy for everyone.”

Delivered by the [Ontario Centre of Innovation](#) (OCI), the province is investing \$5 million to support the [Digital Modernization and Adoption Plan](#) (DMAP), which helps businesses assess their digital needs and work with a consultant to create a customized plan, with participating companies reporting \$380 million in increased revenue.

Through DMAP, companies can receive a grant of up to \$15,000 to match private investment that supports planning for technology investments. Companies that have completed a DMAP project are eligible for additional funding through the [Technology Demonstration Program](#), which includes a grant of up to \$100,000 to match private investment in purchasing and installing new technologies that support business growth and create jobs.

In addition, \$2.5 million is being invested to support small businesses in the retail sector in areas like online payment systems, inventory management software, customer relationship management tools, digital marketing, cybersecurity solutions

and artificial intelligence. The new [Retail Modernization Project Grant](#) will provide a flexible grant of up to \$5,000 to be matched by participants adopting new technologies in these areas.

Ontario's investments in the DCC are part of the government's plan to protect Ontario and help businesses navigate an uncertain economy by building the most competitive and resilient economy in the G7.

Quick Facts

- To date, the DCC was initially launched in 2022 and has supported 249 DMAP projects in critical industries like manufacturing, information technology and telecommunications, 45 Tech Demonstration Projects, totalling 294 grants over both programs, building a roster of over 100 Digital Adoption Consultants and growing the Ontario Digital Technology Vendors List to include more than 140 Ontario-based companies.
 - To apply for the [DMAP](#) grant, businesses must be Ontario-based, for-profit companies with up to 499 employees.
 - Eligible businesses interested in the [Technology Demonstration Program](#) grant must be Ontario-based, for-profit companies with up to 499 employees, completed a DMAP project, and have generated at least \$500,000 in annual revenue in one of the last three tax years.
 - To apply for the [Retail Modernization Project Grant](#), business must be an Ontario-based, for-profit retail establishment with a physical store front that has been in business for more than 1 year, generated at least \$100,000 in annual revenue and has between one to 50 employees.
-

Quotes

"Our government is proud to help small and medium-sized businesses, like Brantford Finders Keepers, digitize their operations and develop strategies for growth. Ensuring our job creators have the tools and resources they need by strengthening and modernizing will spur competitiveness, strengthen our economy, and protect Ontario."

- Will Bouma
MPP, Brantford—Brant

Ontario Protecting Communities by Expanding Correctional Facilities

Province adding 150 beds through new modular builds

July 17, 2025

[Solicitor General](#)

THOROLD — As part of its plan to protect Ontario and keep communities safe, the Ontario government is investing more than \$180 million to increase capacity at correctional facilities across the province. The Niagara Detention Centre in Thorold, the Cecil Facer Youth Centre in Sudbury and the Vanier Centre for Women in Milton will be expanded to create 150 new beds and give frontline staff the space they need to do their jobs safely.

“Our government is taking decisive action to protect Ontario and keep dangerous and repeat offenders off our streets,” said Solicitor General Michael Kerzner. “By expanding correctional facilities and bringing new beds online faster, we are strengthening our ability to hold criminals accountable and ensure that inmates serve their sentences in secure, modern spaces.”

Bird Construction Inc. has been awarded the contract to design and build the innovative modular expansions, with construction scheduled to begin in 2026. In addition to new beds, the expanded facilities will offer enhanced rehabilitation programs, including literacy, job skills and technology training.

Quick Facts

- Since 2024, 110 additional beds have been added to adult correctional facilities across the province, with 665 more to be added by the end of 2026.
- The modular build facilities are delivered through Infrastructure Ontario which aims to deliver projects more efficiently using accelerated procurement processes and modular construction methods.
- Similar infrastructure expansion projects at the Thunder Bay Correctional Centre and Kenora Jail were completed in Fall 2022.

- By 2028, the Cecil Facer Youth Centre in Sudbury will be repurposed into an adult correctional facility to provide additional capacity and programming in northern Ontario.

Quotes

"Ontario is modernizing its procurement processes and using innovative construction methods to help speed up the delivery of essential infrastructure. By expanding correctional facilities in Thorold, Sudbury and Milton, our government is enhancing the safety, capacity and sustainability of the province's correctional system. Under the leadership of Premier Ford, we are delivering on our more than \$200 billion plan to build the infrastructure our province needs to support strong and safe communities, keep workers on the job and drive economic growth."

**- Kinga Surma
Minister of Infrastructure**

"This significant investment in public safety - including plans to increase correctional capacity at the Niagara Detention Centre in Thorold - is another example of how our government is protecting communities and protecting Ontario. This expansion will help improve public safety in Niagara and provide frontline correctional staff with a safe, secure and modern workplace."

**- Sam Oosterhoff
MPP for Niagara West**

"We are pleased to once again work with the Ontario government, supporting its investments to increase correctional capacity and transform correctional services. Building on our previous work in Kenora and Thunder Bay, we look forward to leveraging our proven experience in delivering priority infrastructure, integrating innovation with conventional on-site construction, and maintaining our high standards of execution."

**- Teri McKibbin
President and CEO, Bird Construction**

Additional Resources

Sent by email to: minister.mecp@ontario.ca

July 7, 2025

The Honourable Todd McCarthy
Minister of the Environment, Conservation and Parks
College Park, 5th Floor
777 Bay Street
Toronto, Ontario M7A 2J3

RE: Amendments to the Blue Box Regulation (ERO #: 025-0009) and the *Resource Recovery and Circular Economy Act, 2016* (ERO #: 025-0536)

Dear Minister McCarthy,

The Association of Municipalities of Ontario (AMO) has consistently supported the transition to an Extended Producer Responsibility (EPR) system for recycling, believing it holds the potential to drive innovation and foster a truly circular economy in Ontario.

Proposed Blue Box Regulation Amendments

The recently proposed amendments to the Blue Box Regulation raise concerns for municipalities across the province. These proposed changes risk undermining the very goals of the EPR framework, particularly regarding waste diversion and risks resulting in substantial new cost impacts on municipalities.

Specifically, the proposed delays in recovery targets and modifications to away-from-home collection will undoubtedly impact waste diversion rates. Less material diverted means a greater volume of waste entering municipal landfills. This could lead to higher municipal waste management costs due to increased transportation distances and expenses as existing landfill capacity is consumed more rapidly. These proposals may also exacerbate Ontario's projected landfill capacity crisis, which is anticipated to reach its limit in less than 10 years.

Furthermore, producers were initially set to assume responsibility for expanded public space blue bin material collection, a sensible approach given that most municipal governments will no longer be involved in residential recycling services post-2025. The proposed regulatory amendment, however, would reverse this. Without adjusted regulatory amendments, many municipalities would be forced to decide whether to provide recycling collection for these unserved public spaces at their own expense. Should municipalities not step in to fill these gaps, residents would likely combine recycling and waste streams. Residents rightly expect robust recycling programs and environmental protection, creating an urgent imperative for municipalities to fill these public spaces service gaps. This dual approach to blue bin collection by both municipalities and producers is also inherently inefficient.

A critical concern is the proposal to remove the planned expansion of blue box services for multi-residential buildings, schools, and specified long-term care and retirement homes that are not already municipally serviced. This change creates a fragmented "two-tiered" system where some Ontarians have access to recycling while others do not. At a time when Ontario has

prioritized rapidly building more housing and long-term care, this amendment fails to provide essential recycling for these new residents and facilities, creating a growing service gap at a time when we should be expanding, not limiting, recycling access. This proposed reversal also imposes a significant municipal burden through:

- Disrupted planning. Municipalities have been actively planning and onboarding these properties, often with agreements based on the understanding that producers (PROs) would take over blue box collection by January 2026. This amendment pulls the rug out from under existing plans.
- New service gaps with pressure on municipalities to fill. For example:
 - In Guelph, many multi-residential properties have been receiving municipal service for garbage and organics, while paying for private recycling collection, with the clear expectation that producer-funded recycling would commence in 2026. This amendment leaves the city in a difficult position: does it continue to absorb the cost of private collection, or abruptly shift that burden back to building residents?
 - In large cities like Ottawa, thousands of new multi-residential units are added annually. This change immediately creates a massive and growing number of residents (potentially over 5,000 in Ottawa each year) who will be left without access to the common recycling collection system.

While the stated intent of the proposals is to contain costs, AMO is concerned that many of the proposals will shift costs to the municipal taxpayer and exacerbate Ontario's landfill capacity crisis.

Proposed Resource Recovery and Circular Economy Act (RRCEA) Amendments

AMO supports proposed changes to enhance data collection and transparency across the waste system and make regulations that require PROs to make an offer to municipalities or other specified entities to service small businesses to municipalities or other specified persons. These changes would support a more efficient and effective system.

Beyond AMO's comments, we recommend your staff review additional technical analysis and recommendations on these proposals submitted by The Regional Public Works Commissioners of Ontario and the Municipal Waste Association.

Any questions about this submission can be directed to Karen Nesbitt, Senior Manager at knesbitt@ontario.ca.

Sincerely,



Robin Jones
AMO President

cc: Marc Peverini, Resource Recovery Policy Branch, Ministry of the Environment,
Conservation and Parks

Proposed Changes to Ethical Framework for Municipal Elected Officials

**AMO'S SUBMISSION TO THE STANDING COMMITTEE ON HERITAGE,
INFRASTRUCTURE AND CULTURAL POLICY CONCERNING BILL 9, MUNICIPAL
ACCOUNTABILITY ACT, 2025**

July 8, 2025

Introduction

The Association of Municipalities of Ontario (AMO) is a non-partisan, non-profit association representing the 444 municipal governments across Ontario. Municipal governments work through AMO to achieve shared goals and meet common challenges. As the frontline order of government closest to the people, municipal governments are deeply invested in promoting healthy local democracy and accountability.

Given this, AMO is pleased to provide comments about Bill 9, *An Act to Amend the City of Toronto Act, 2006 and the Municipal Act, 2001 in Relation to Codes of Conduct* or known in short as the *Municipal Accountability Act, 2025*. This submission provides AMO's recommendations about amendments to strengthen the legislation to ensure that it delivers on its promise and potential to hold municipal officials to the highest ethical standards.

General Support

Municipal governments are the most trusted, open and transparent order of government. Maintaining ethical behaviour and respectful discourse are at the heart of public trust. All Ontarians also expect to work in a safe and respectful environment, including members of council when they agree to take office. Municipalities have seen that the current tools available to municipal councils to ensure ethical behaviour are inadequate and do not meet public expectations. Since 2021, AMO and its members have continued to call on the province for better tools to enforce accountability for municipal elected officials.

AMO is pleased to see the government action in response to sector concerns. We largely support these proposed changes, including enabling the standardization of municipal codes of conduct and integrity commissioner investigation processes. AMO also commends the government and Standing Committee for their broad sector engagement on the legislation as well as the commitment to consult with municipalities on the regulations that will support this evolving framework.

With scoped amendments, this legislation will help reinforce accountability and support both a safe and respectful work environment for members of council and for municipal staff.

Recommended Amendment 1: Adjust Unanimous Consent

Changes proposed to:

Section, 160.0.4 (2), Schedule 1, *City of Toronto Act, 2006* and
Section 223.4.0.4 (2), Schedule 2, *Municipal Act, 2001*

AMO recommends that the removal from office vote be adjusted from unanimous to a supermajority (a vote by at least 2/3 of Council). Previously, AMO had advocated for the removal from office procedure to be in the hands of the judiciary. However, in recognizing the government's interest in leaving this decision to elected municipal officials, we believe a council supermajority vote is more appropriate.

We recognize that a vote to remove an elected municipal official from office is fundamentally different than a regular council vote, but the current proposal sets too high of a threshold and poses equity issues as council sizes vary across the province. In addition, the removal process already includes significant checks and balances that reduce the need for a unanimous vote, including recommendations for removal from both the local integrity commissioner and the Integrity Commissioner of Ontario.

Recommended Amendment 2: Provide a Range of Penalties

Changes proposed to:

Section, 160 (5), Schedule 1, *City of Toronto Act, 2006* and
Section 223.4 (5), Schedule 2, *Municipal Act, 2001*

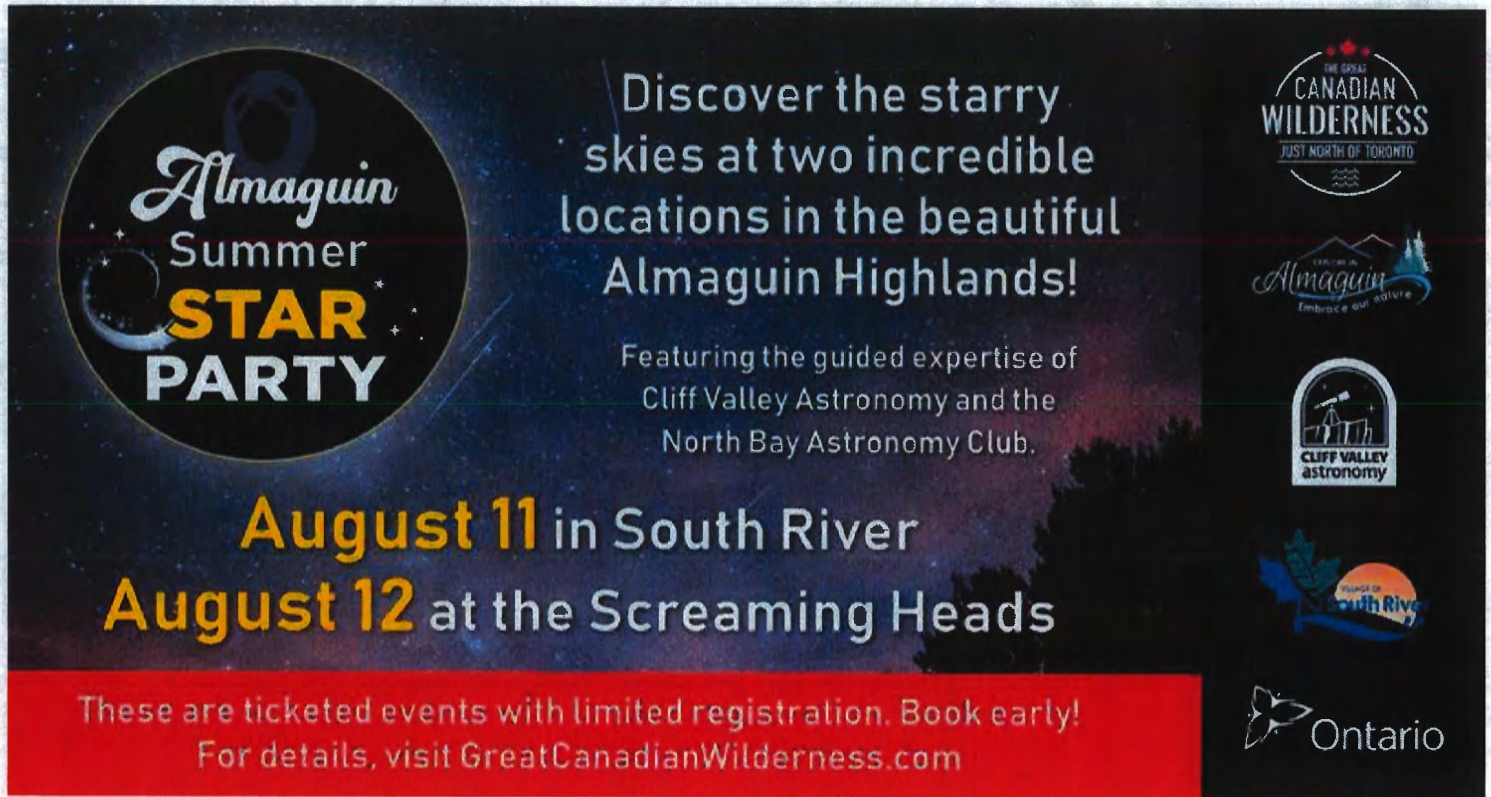
AMO recommends that the legislation includes a progressive range of discipline options for integrity commissioners that are aligned with what was established under the *Education Act* in 2023. These options would provide a standard list of penalties that could be applied apart from removal from office, including censure of a member, barring attendance at meetings, barring a member from sitting on committees, and barring a member from being chair or vice chair of committees.

Conclusion

AMO commends the government for taking action to address the concerns raised across the sector. Municipal councils have been looking for new tools to address modern challenges in local government, including stronger mechanisms to address situations of serious misconduct when they arise. Where there is a serious code of conduct violation, municipal councils need the authority to take actions that are measured, appropriate and effective.

Our members are proud to serve their communities and understand that sitting on municipal councils is both a privilege and a responsibility. We look forward to continuing to work with the provincial government to preserve and improve public confidence in our communities.

Home / Read On & Discover More! / The Almaguin Summer Star Party is Set to Shine



Discover the starry skies at two incredible locations in the beautiful Almaguin Highlands!

Featuring the guided expertise of Cliff Valley Astronomy and the North Bay Astronomy Club.

August 11 in South River
August 12 at the Screaming Heads

These are ticketed events with limited registration. Book early!
For details, visit GreatCanadianWilderness.com

Logos: The Great Canadian Wilderness (Just North of Toronto), Almaguin (Embrace our nature), Cliff Valley Astronomy, Township of South River, Ontario.

The Almaguin Summer Star Party is Set to Shine

BY JAKE / JULY 8, 2025

This August the stars will come out to play in the Almaguin Highlands with a two-night special event. Look to the heavens with the help of skilled astronomers to see faraway galaxies, shooting stars and the planets and wonders of our solar system.

Local businesses and accommodation providers have come together to offer the ultimate star gazing experience with themed food and drink offerings for participants and discounts at a host of places to stay to make a memorable night turn into unforgettable days.

"Society has lost the intimacy with the night sky. We aim to reconnect with the vastness and beauty of the universe. In re-discovering it together we reawake as humans reminding us of how small we are, yet how connected we've always been to the stars and the stories they hold."

Charlene Watt (Deputy Clerk)

From: Beth Morton <beth.morton@townshipofperry.ca>
Sent: July 17, 2025 11:20 AM
To: April Stockfish; Brayden Robinson ; Charlene Watt; Cheryl Marshall; Chief Readman; Chris Hope; Cindy Filmore; Dan Robertson; Dave Gray; Denis Duguay ; Derek Young; Douglas Holland; Gary Courtice; Heather Pateman; Info; Kerstin Vroom; Kim Seguin; Laura Brandt; Mayor Rod Ward; Mike Rickward; mmfd Chief; Nancy Field; Nicole Gourlay; Norm Hofstetter; Paul Schaefer ; Sam Dunnett; Vicky Roeder-Martin
Subject: Proposed Date for Councils to tour the new Live Fire Unit

Good morning:

I have received confirmation from the Fire Chiefs that the Live Fire Unit will be completed shortly, therefore we are proposing that a tour be set for Thursday, July 31, 2025 at 7:00 pm for members of the RFSC and Councils. The building is located at the Perry Township Fire Department located at 64 Old Government Road, Emsdale, Ontario.

Please share this date with all of your Council Members so that they have the opportunity to attend the tour.

If there are any concerns or conflicts with this date, please reach out as soon as possible.

Take care,

Beth Morton, Clerk-Administrator



Township of Perry | 1695 Emsdale Road
 Emsdale ON | (705)636-5941
www.townshipofperry.ca

The Municipal Office is open to the public Monday to Friday from 8:30 am to 4:30 pm. **If you wish to discuss a planning application, kindly email me or call 705-636-5941 to schedule an appointment.** We also are continuing to provide services online, by telephone, and by email. You can also visit our website www.townshipofperry.ca for more information.

My working day may differ from your working day. Please do not feel obliged to reply to this email outside of your normal working hours.

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SAVE THE DATE

MSO-North (Sudbury)
Ministry of Municipal Affairs and Housing

2025 Northeastern Municipal Council Workshop

Date: October 21, 2025 (9:45 am to 4:15 pm) and October 22, 2025 (9:00 am to 4:00 pm)

Location: Lionel E. Lalonde Centre, Greater Sudbury (Azilda) – In Person Only

Agenda:

The Municipal Services Office-North in Sudbury is pleased to invite you to a two-day training workshop where members of council and staff from across northeastern Ontario will come together to hear from experts and each other on relevant and timely topics. Sessions will cover a range of essential learning on municipal governance, finance, land use planning and affordable housing issues. Please mark your calendars with the date of this event as you don't want to miss out.

Who Should Attend:

This two-day session will be of interest to both experienced municipal council and staff and those who are newer to municipal governance and operations.

Why attend:

We are arranging an impressive list of guest speakers with significant municipal knowledge and leading practices to share. Participants will engage with and hear about experiences and approaches to common challenges. Attendees will leave the workshop with a greater understanding of how to tackle current municipal issues and govern effectively and democratically.

Registration:

Registration form will be distributed in coming weeks that will include the registration fee for this event.

Inquiries:

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