

AGENDA

PUBLIC MEETING

August 25, 2026

6:45 P.M.

Patterson – Consent File #B-015/25

The purpose of this By-law is to rezone the subject lands to the Rural Industrial (M) Zone to recognize an existing stone processing and manufacturing facility with accessory warehouse and outdoor storage areas. The rezoning is a condition of provisional Consent approval for application B-015/25.

PROCEDURE AT PUBLIC MEETING	(1)
ARMOUR COUNCIL RESOLUTION (APRIL, 2026)	(2)
PLANNING BOARD - NOTICE OF DECISION	(3)
NOTICE OF PUBLIC MEETING CIRCULATION	(4)
PROPOSED BY-LAW AMENDMENT	(5)
COMMENTS / SUBMISSIONS	(6)

PUBLIC MEETING 6:45 P.M.– Zoning Amendment

1. CHAIRMAN: This is a public meeting with respect to consideration of the proposed Zoning By-Law amendment under Section 34 of the *Planning Act* to amend By-Law No. 27-95, as amended by By-Law No. 23-2010. This application applies to Part of Lot 11, Concession 8 being further described as Plan 42R-22861 Parts 1 - 5 in the Township of Armour, District of Parry Sound. The purpose of this By-law is to rezone the subject lands to the Rural Industrial (M) Zone to recognize an existing stone processing and manufacturing facility with accessory warehouse and outdoor storage areas. The rezoning is a condition of provisional Consent approval for application B-015/25.
2. CLERK: Notice of the public meeting was given by prepaid first-class mail and electronically on August 5, 2026 to the ministries and agencies as required by the *Planning Act*. Notice was also published in the digital Almaguin News for 30 days, commencing on August 6, 2026 and on the Township of Armour website.
3. CHAIRMAN: The procedure is, we will first hear from the Clerk any submissions received in writing, then we will hear from those in support of the By-Law and then those opposed to the By-Law.
4. CHAIRMAN: All persons wishing to address the By-Law will please direct their questions through the chair.
5. CHAIRMAN: Any persons who want further notice of the passage of a By-Law should give their full name, address and postal code to the Clerk prior to leaving the meeting.
6. CHAIRMAN: A copy of the proposed By-Law was circulated. Is there anyone who does not understand it and wants an explanation?
7. CHAIRMAN: We will now hear written submissions from the Clerk.
8. CHAIRMAN: Each speaker will have up to three minutes to address the committee. If you are speaking on behalf of an organization or association, you may have up to five minutes. Please begin by stating your name and any affiliation for the record.
9. Failure to make oral or written submissions to Council before a decision is made on the Zoning By-law amendment may forfeit the right to appeal the decision to the Ontario Land Tribunal.

Is there anyone here in support of the Application?

Is there anyone here opposed to the Application?

We will now hear from the Applicant.

10. CHAIRMAN: The public meeting regarding consideration of the proposed amendment to Zoning By-Law No. 27-95, as amended in the Township of Armour, District of Parry Sound, is now adjourned. Council will consider all the matters placed before it prior to coming to a decision.

NOTES:

Council should not take a position on the proposed by-law during the public meeting. Instead, members of Council should listen carefully to all presentations and direct any questions to the Planner, Clerk, Solicitor, or the objectors as appropriate, with the goal of obtaining the information necessary to make an informed decision at a later stage.

If an objector's conduct becomes inappropriate or disruptive, the Chair should respond in a measured and progressive manner by:

- Advising the speaker that their comments or questions are out of order and requesting that they rephrase or remain relevant to the matter under consideration.
- Warning the speaker that continued inappropriate conduct may result in their removal from the meeting.
- Calling a five-minute recess, if necessary, and advising the speaker that the recess is intended to provide an opportunity to reflect on the appropriateness of their conduct before the meeting resumes.
- Directing that the individual be removed from the meeting if the disruptive behaviour continues after appropriate warnings have been given.

If an objector is repeating points already made or speaking at length without introducing new information, the Chair should advise the speaker that they have three minutes to summarize and conclude their remarks. Once that time has expired, the Chair should bring the presentation to a close and invite the next objector to speak.



CORPORATION OF THE TOWNSHIP OF ARMOUR

RESOLUTION

Date: April 8, 2025

Motion # 112

That the Council of the Township of Armour hereby support the severance applications B-015/25 & B-016/25, Part Lot 11, Concession 8, 13 Garage Road submitted by Ryan and Andrea Patterson subject to the following conditions:

- If the reference plan or other evidence discloses that the severed property contains a road deviation maintained by the municipality as a public road, then the applicant shall survey and transfer such road deviation to the municipality.
- The applicant convey the required cash in lieu of parkland dedication to the Township of Armour as per the current by-law.
- 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.
- The Township's Roads Supervisor confirm that a suitable location for a new entrance on the proposed severed lots can be properly constructed to municipal standards. Should signage be required, such as hidden driveway sign(s), that the Applicant cover the costs of the signs and posts.
- A Zoning By-law Amendment to rezone B-015/25 to permit the existing business and provide special provisions to legalize its conversion from an existing home industry.
- A Site Plan Agreement to address seasonal road damage issues of access and parking on Chetwynd Road and to specify standard site storage buffering and setbacks for rural industrial uses on B-015/25.

Moved by:

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

Seconded by:

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

Carried / Defeated

2

Declaration of Pecuniary Interest by:

Recorded vote requested by:

Recorded Vote:

Blakelock, Rod

For

Opposed

☐☐

Brandt, Jerry

☐☐

Haggart-Davis, Dorothy

☐☐

Ward, Rod

☐☐

Whitwell, Wendy

☐☐

Applicant: R. & A. PATTERSON

File No.: B-015/25

Municipality: Township of Armour

Date of Decision: May 28, 2025

Location: Part Lot 11, Concession 8

Date of Notice: June 11, 2025

The conditions to the granting of consent for this transaction, file no. B-015/25, **which must be fulfilled within two years from the date of this letter**, are set out below. These conditions must be fulfilled prior to the granting of consent.

Conditions

1. That this approval applies to the transfer of one lot approximately 4.83 ha. (11.94 ac.) in size, as applied for in the above-noted location and municipality and as indicated on the attached sketch.
2. That the applicant(s) shall have the following documents delivered to the Secretary-Treasurer of the Southeast Parry Sound District Planning Board for the transaction described in Condition 1:
 - a) the "in preparation Transfer";
 - b) a "Long form certificate" (Form 2) on which is set out the legal description of the severed parcel;
 - c) a reference plan of survey, which bears the Land Registry Office registration number and signature as evidence of its deposit therein, illustrating the parcel(s) to which the consent approval relates, together with an electronic (pdf) version of the plan; or

a legal description acceptable to the Registrar of Deeds. It may be necessary for the applicant's Solicitor to submit a description approval form to the Registry Office exempting the transfer from a survey.
3. That the draft reference plan of survey be submitted to the Secretary-Treasurer of the District Planning Board for review prior to registration.
4. That the draft reference plan of survey be submitted to the Township of Armour for review prior to registration. If the reference plan or other evidence discloses that either severed property or the retained property owned by the Applicant contains a deviation road maintained by the municipality as a public road, then the Applicant shall survey and transfer such deviation road to the municipality as a condition of severance. The area be surveyed and transferred shall generally be sixty-six (66') feet in width and centred upon the centre line of the present travelled road. In situations where this is impractical, the Applicant should discuss how this requirement will be fulfilled with the Municipality before the reference plan is finalized.

Prior to the finalization of consent, the District Planning Board must be advised in writing by the Township of Armour that the above condition has been satisfied.
5. Prior to the finalization of consent, the District Planning Board must be advised in writing by the municipality that the owner has conveyed up to 5% of the land to be severed to the Township of Armour for park or other recreational purposes. Alternatively, the municipality may require cash-in-lieu of all or a portion of the conveyance. If consent is granted to the retained parcel, the cash-in-lieu requirement may also apply to the retained parcel.

Conditions cont'd.

6. Prior to the finalization of consent, the District Planning Board must be advised in writing by the Township of Armour that the Roads Supervisor has confirmed that a suitable location for a new entrance on the proposed severed lot can be properly constructed to municipal standards. Should signage be required, such as hidden driveway sign(s), the Applicant must cover the costs of the signs and posts.
7. Prior to the finalization of consent, the District Planning Board must be advised in writing by the Township of Armour that the severed parcel has been rezoned to permit the existing business and provide special provisions to legalize its conversion from an existing home industry.
8. Prior to the finalization of consent, the District Planning Board must be advised in writing by the Township of Armour that the applicant has entered into a Site Plan Agreement to address seasonal road damage issues of access and parking on Chetwynd Road and to specify standard site storage buffering and setbacks for rural industrial uses.
9. Prior to the finalization of consent, the District Planning Board must be advised in writing by TransCanada Pipelines that the Proponent has entered into an agreement with TCPL to be registered on title prior to the registration of a reference plan. The conditions, restrictions or covenants specified by TransCanada Pipelines Limited (TCPL) shall be registered on title (by agreement) in relations to the "Lands" by way of application to register conditions, restrictions or covenants as applicable, pursuant to the Land Titles Act or any amendments thereto.

The agreement shall contain the items outlined below. TCPL can provide a template for the agreement at the Proponent's request.

1. Written consent must be obtained from TCPL prior to undertaking the following activities:
 - a. Constructing or installing a Facility across, on, along or under a TCPL Pipeline Right-of-Way Facility may include, but is not limited to: driveways, roads, access ramps, trails, pathways, utilities, berms, fences/fence posts (Facility");
 - b. Conducting ground disturbance (excavation or digging) on TCPL Pipeline Right-of-Way or within 30 metres of the centreline of the pipe (the "Prescribed Area");
 - c. Driving a vehicle, mobile equipment or machinery across a TCPL Pipeline Right-of-Way outside the travelled portion of a highway or public road;
 - d. Using any explosives within 300 metres of TCPL Pipeline Right-of-Way; and,
 - e. Use of TCPL Prescribed Area for storage purposes.

How to apply for written consent:

- Determine the location of your work relative to a TCPL Pipeline Right-of-Way.
 - o When planning, and before any of the work or activities, listed above, can begin, a request for written consent must be submitted to TCPL through its online application form
 - o Location of the work is required, along with the proximity to TCPL Pipeline Right-of-Way.
 - o This information can be obtained through survey plans, or through a locate request regional TCPL representative through a locate request.
- Make a locate request online to the One-Call Centre: ClickBeforeYouDig.com or ontarioonecall.ca.

Conditions cont'd.

- o The One-Call Centre will notify owners of buried utilities in your area, who will send representatives to mark these facilities with flags, paint or other marks, helping you avoid damaging them. Often written consent for minor activities can be obtained directly from a regional TCPL representative through a locate request.
- Apply for written consent using TCPL's online application form: writtenconsent.tcenergy.com or call 1-877-872-5177.
- Application assessment and consent: Once your information has been assessed and potential impacts have been evaluated, TCPL may:
 - o Grant consent without any conditions
 - o Grant consent that requires certain conditions to be met to assure safety, or
 - o Not grant consent
- 2. No buildings or structures shall be installed anywhere on the TCPL Pipeline Right-of-Way. Permanent buildings and structures are to be located a minimum of 7 metres from the edge of the TCPL Pipeline Right-of-Way. Temporary, moveable, or accessory structures, that are not affixed to the ground, are to be located a minimum of 3 metres from the edge of the TCPL Pipeline Right-of-Way.
- 3. A minimum setback of 7 metres from the nearest portion of the TCPL Pipeline Right-of-Way shall also apply to any parking area or loading area, including any parking spaces, loading spaces, stacking spaces, bicycle parking spaces, and any associated drive aisle or driveway.
- 4. Storage of materials and/or equipment on the TCPL Pipeline Right-of-Way is not permitted.
- 5. Landscaping within the TCPL Pipeline Right-of-Way and TCPL's Prescribed Area require written consent from TCPL and shall be done in accordance with TCPL's guidelines:
 - a. The TCPL Pipeline Right-of-Way is to be seeded with Canada #1 seed.
 - b. No trees or shrubs are permitted to be planted upon the TCPL Pipeline Right-of-Way, but may be allowed within TCPL's Prescribed Area.
- 6. During any construction activities on the Subject Lands in proximity to the TCPL Pipeline Right-of-Way, temporary fencing must be erected and maintained along the limits of the TCPL Pipeline Right-of-Way by the Proponent to prevent unauthorized access by heavy machinery. The fence erected must meet TCPL's specifications concerning type, height and location. The Proponent is responsible for ensuring proper maintenance of the temporary fencing for the duration of construction.
- 7. Where TCPL consents to any ground disturbances in proximity to any TCPL pipeline, the original depth of cover over the pipelines within the TCPL Pipeline Right-of-Way shall be restored after construction. This depth of cover over the pipelines shall not be compromised due to rutting, erosion or other means.
- 8. Facilities shall be constructed to ensure that drainage is directed away from the TCPL Pipeline Right-of-Way so that erosion that would adversely affect the depth of cover over the pipeline(s) does not occur. Catchment basins, drainage swales or berms are not permitted within the TCPL Pipeline Right-of-Way. All infrastructure associated with site servicing, grading, and stormwater management (e.g. subdrains, manholes, catch basins, retention walls, storm ponds, culverts/riprap) shall be setback a minimum of 7 meters from the edge of the TCPL Pipeline Right-of-Way.

Conditions cont'd.

9. Should pooling of water or erosion occur on the TCPL Pipeline Right-of-Way as a result of any Facility installation or landscaping, the Proponent will be responsible for the remediation or reclamation to TCPL's satisfaction.
 10. Any large-scale excavation adjacent to the TCPL Pipeline Right-of-Way, which is deeper than the bottom of the pipe, must incorporate an appropriate setback from the edge of the TCPL Pipeline Right-of-Way and must maintain a slope of 3:1 away from the edge of the TCPL Pipeline Right-of-Way.
 11. Mechanical excavation within 5 metres of the edge of a TCPL pipeline is prohibited. Hand or hydrovac excavation must be utilized within this distance.
 12. If the pipeline(s) experience contact damage or other damage as a result of construction, stop work immediately and notify TCPL at once. The TCPL Emergency Phone Number is 1-888-982-7222.
 13. The Proponent shall ensure through all contracts entered into, that all contractors and subcontractors are aware of and observe the foregoing terms and conditions.
10. That the applicant(s) shall remit the finalization fee of \$200.00 per transfer document in the form of a certified cheque, money order or e-transfer to the Southeast Parry Sound District Planning Board prior to finalization of consent.

The following **NOTES** are for your information:

1. Prior to the development of the property, a Sewage System Permit as required under Regulation 332/12 of the Ontario Building Code must be obtained from the North Bay-Mattawa Conservation Authority. Applications may be obtained from the Conservation Authority's North Bay office.

North Bay-Mattawa Conservation Authority

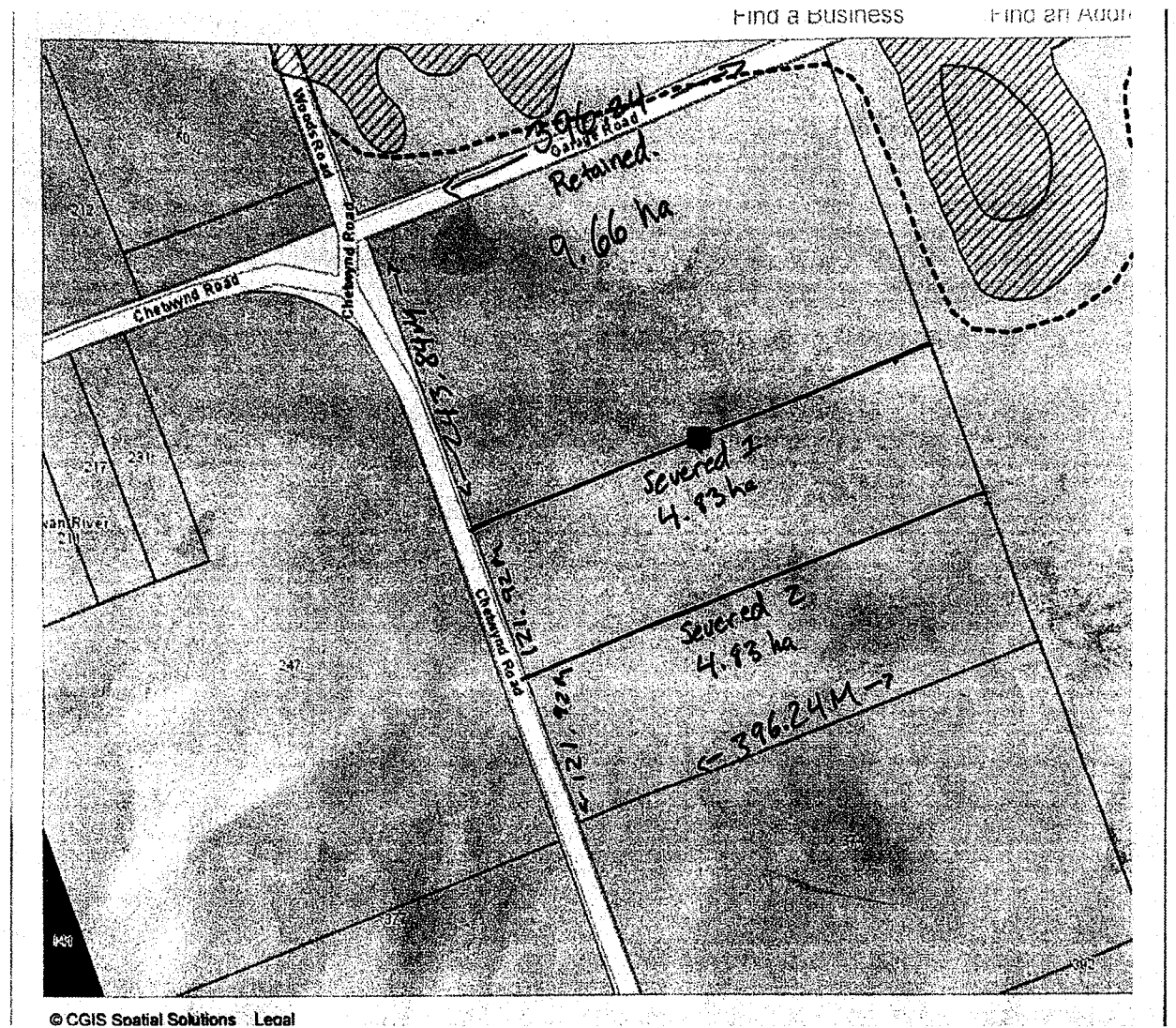
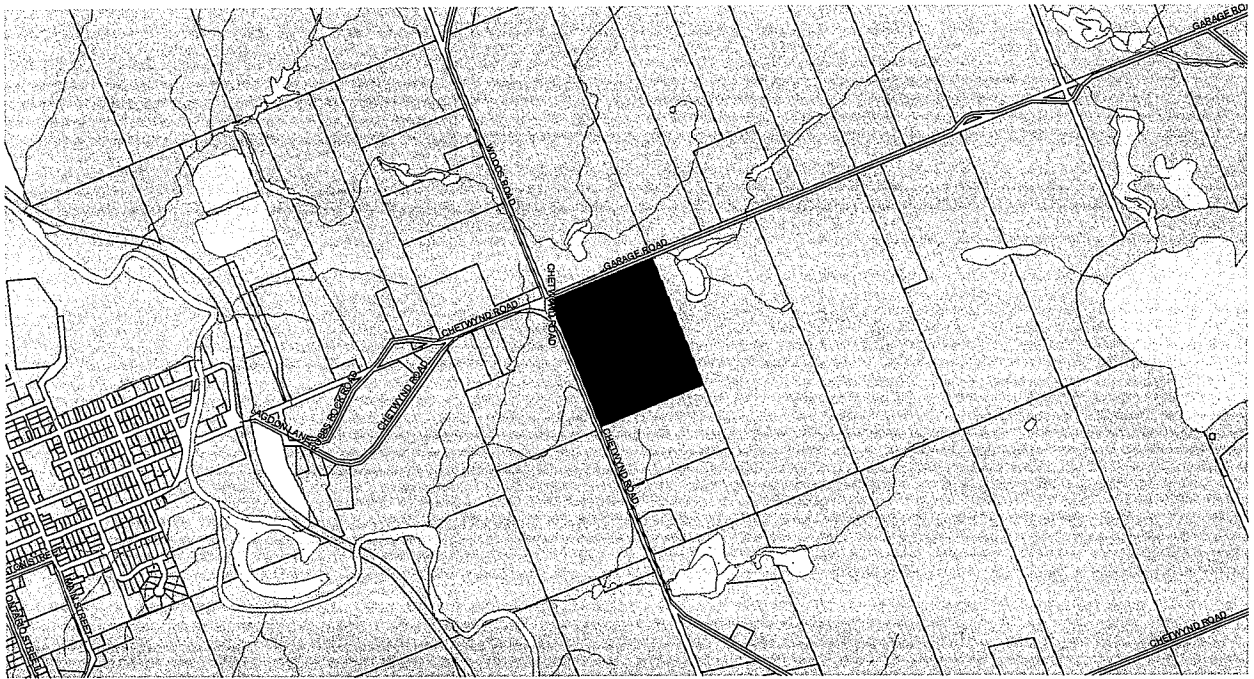
15 Janey Ave.

North Bay, ON P1C 1N1

Tel: 705-474-5420

2. It is the applicant's and/or agent's responsibility to fulfil the conditions of consent approval within **two years** of the date of this letter pursuant to Section 53(41) of the Planning Act.

If the conditions to consent approval are not fulfilled within TWO YEARS of the date of this letter and the applicant is still interested in pursuing the proposal, a new application will be required.





56 Ontario Street, PO Box 533,
Burk's Falls, Ontario, POA 1C0
705-382-3332

Notice of Complete Application and Public Meeting

THE MUNICIPAL CORPORATION OF THE TOWNSHIP OF ARMOUR

Respecting an application by Andrea Patterson to rezone lands described as Part Lot 11, Concession 8, 42R-22861 Parts 1- 5 in the Township of Armour, District of Parry Sound.

FILE #: ZBA-2026-03

TAKE NOTICE that a complete application has been accepted under Section 34 of the Planning Act and the Council of the Township of Armour will hold a Public Meeting on:

Tuesday August 25, 2026
at **6:45 p.m.** at the
Township of Armour's Municipal Office
56 Ontario Street, Burk's Falls
Ontario, POA 1C0

THE PURPOSE AND EFFECT of the Public Meeting at Council is to consider a proposed Zoning By-law Amendment under Section 34 of the *Planning Act* to amend Zoning By-law No. 27-95 as amended, of the Armour Township.

The application, if approved would rezone the subject lands to fulfill a condition of a Consent File B-015/25 approved by the Southeast Parry Sound District Planning Board. The application will rezone the subject lands from the existing Rural (RU) Zone to the Rural Industrial (M) Zone to recognize an existing stone processing and manufacturing facility with accessory warehouse and outdoor storage areas. A key map showing the location of the property is attached to this notice.

TAKE FURTHER NOTICE that the public meeting will be held in a hybrid format and virtual attendance via Zoom is also available. Please advise the Clerk of your email address if you wish to receive a link to join the Zoom meeting. This will allow you the opportunity to monitor and also speak at the meeting if you wish.

IF A PERSON OR PUBLIC BODY would otherwise have an ability to appeal the decision of the Municipal Corporation of the Township of Armour to the Ontario Land Tribunal but the person or public body does not make oral submissions at a Public Meeting or make written submissions to the Municipal Corporation of the Township of Armour before the by-law is passed, the person or public body is not entitled to appeal the decision.

IF A PERSON OR PUBLIC BODY does not make oral submissions at a Public Meeting or make written submissions to the Municipal Corporation of the Township of Armour before the By-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

ADDITIONAL INFORMATION relating to the proposed Zoning By-law Amendment is available at www.armourtownship.ca . For more information about this matter, including information about appeal rights, contact clerk@armourtownship.ca or 705-382-3332 during regular business hours. If you wish to be notified of the decision of the Municipal Corporation of the Township of Armour on the proposed Zoning By-law Amendment, you must make a written request to the email above or by writing to:

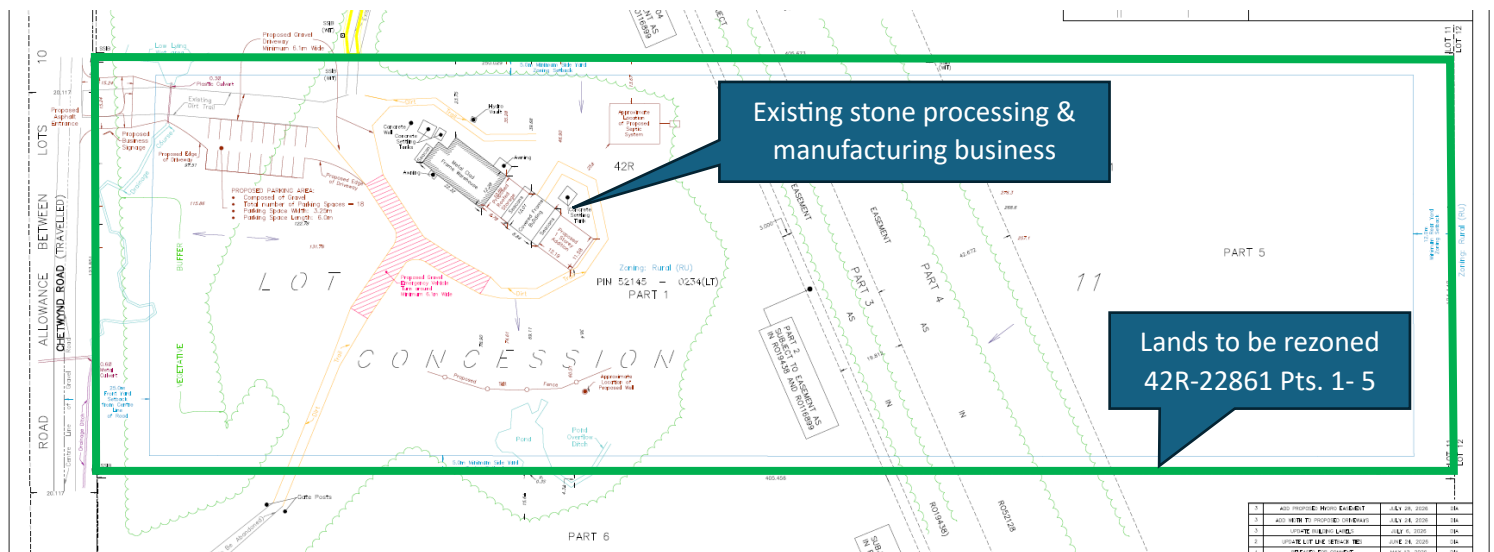
Mrs. Charlene Watt, Clerk
Township of Armour
56 Ontario Street, Box 533
Burk's Falls, ON POA 1C0

Dated at the Township of Armour this 4th day of August, 2026.

LOCATION MAP: Part Lot 11, Concession 8, 358 Chetwynd Road



Lands to be rezoned as condition of Consent B-015/25: RU Zone to M Zone





56 Ontario Street, PO Box 533,
Burk’s Falls, Ontario, P0A 1C0
705-382-3332

BY-LAW NO. _____

A BY-LAW TO AMEND

ZONING BY-LAW NO. 27-95 as amended

(PATTERSON)

THE MUNICIPAL CORPORATION OF THE TOWNSHIP OF ARMOUR

Planning Consultant:

PLANSCAPE INC.

EXPLANATORY NOTE

To By-law No. _____

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

Lands Affected:	This By-law applies to Part of Lot 11, Concession 8 being further described as Plan 42R-22861 Parts 1 - 5 in the Township of Armour, District of Parry Sound.
Present Zoning:	Armour Township Zoning By-law No. 27-95, as amended, currently zones the subject lands as Rural (RU) Zone.
Proposed Zoning	This Amendment will rezone the subject lands to Rural Industrial (M) Zone.
Official Plan Designation:	This Zoning By-law Amendment conforms with the Armour Official Plan and creates no changes to the land use mapping designations.
By-Law Purpose:	The purpose of this By-law is to rezone the subject lands to the Rural Industrial (M) Zone to recognize an existing stone processing and manufacturing facility with accessory warehouse and outdoor storage areas. The rezoning is a condition of provisional Consent approval for application B-015/25.

THE MUNICIPAL CORPORATION OF THE TOWNSHIP OF ARMOUR

BY-LAW NO. _____

Being a By-law under the provisions of Section 34 of the *Planning Act, R.S.O. 1990*, to amend Zoning By-law No. 27-95, as amended, of the Municipal Corporation of the Township of Armour with respect to the lands located at Part of Lot 11, Concession 8, 42R-22861 Parts 1 - 5 in the Township of Armour, District of Parry Sound.

WHEREAS THE COUNCIL OF THE MUNICIPAL CORPORATION OF THE TOWNSHIP OF ARMOUR has reviewed Zoning By-law No. 27-95 as amended and deems it advisable to amend same:

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

1. **THAT** Schedule 'A-2' of Zoning By-law No. 27-95, as amended, is hereby amended by changing the zoning classification of the subject lands forming Part of Lot 11, Concession 8, 42R-22861 Parts 1 - 5 from the Rural (Ru) Zone to the Rural Industrial (M) Zone in accordance with Schedule "A" attached hereto and by this reference forming part of this By-law; and
2. This By-law shall come into force on the date it is passed by the Council of the Municipal Corporation of the Township of Armour subject to the provisions of the *Planning Act, R.S.O. 1990*.

Read a **FIRST TIME** this ____ day of _____, 2026.

Read a **SECOND TIME** this ____ day of _____, 2026.

Read a **THIRD TIME** and **FINALLY PASSED** this ____ day of _____, 2026.

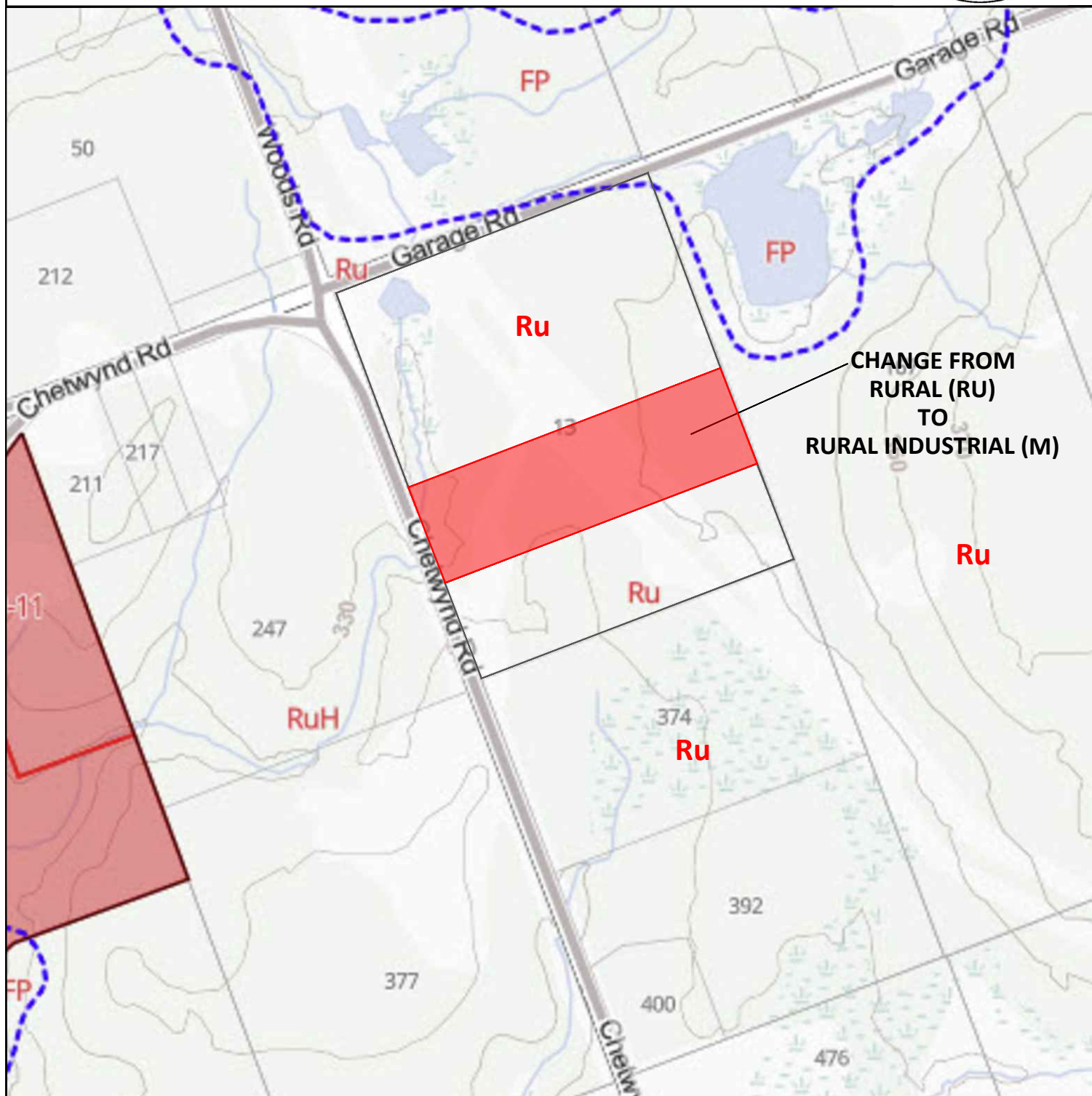
Rod Ward, Mayor

Charlene Watt, Municipal Clerk

MUNICIPAL CORPORATION OF THE TOWNSHIP OF ARMOUR



SCHEDULE 'A' TO BY-LAW No. _____



 LANDS TO BE REZONED FROM RURAL (RU) TO RURAL INDUSTRIAL (M)

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

PASSED THIS _____ DAY OF _____ 2026



THIS DRAWING IS PROVIDED FOR ILLUSTRATION PURPOSES ONLY AND SHOULD NOT BE RELIED UPON FOR EXACT BOUNDARY DETERMINATIONS. FOR AUTHORIZED BOUNDARY INFORMATION, PLEASE CONTACT THE TOWNSHIP OF ARMOUR.

MAYOR _____

CLERK _____

Charlene Watt (Deputy Clerk)

From: Dinsmore, Kevin <kevin.dinsmore@bell.ca>
Sent: August 5, 2026 12:54 PM
To: Charlene Watt
Subject: RE: Township of Armour: Notice of Complete Application & Public Meeting - Patterson - Zoning By-law Amendment

Hi Charlette,

Subsequent to review, we wish to confirm that Bell Canada has no comment or concerns.

Thanks,

Kevin G. Dinsmore
Right of Way Manager 705/807
2nd Floor, 140 Bayfield St.
Barrie, Ontario
L4M 3B1
705-797-9912
833-654-1827

Charlene Watt (Deputy Clerk)

From: Engineering <engineering@lakelandpower.on.ca>
Sent: August 6, 2026 12:46 PM
To: Charlene Watt
Subject: Re: Township of Armour: Notice of Complete Application & Public Meeting - Patterson - Zoning By-law Amendment

Hi Charlene,

Just a quick note that the property in question is outside of Lakeland Power's service area and does not fall under our jurisdiction.

Regards,
Muhammad

Charlene Watt (Deputy Clerk)

From: Northeast Corridor Management (MTO) <NER.CorridorManagement@ontario.ca>
Sent: August 10, 2026 8:14 AM
To: Charlene Watt
Subject: RE: Township of Armour: Notice of Complete Application & Public Meeting - Patterson - Zoning By-law Amendment
Attachments: Notice of Public Meeting_Patterson_Circulation.pdf

Good morning Charlene

Thank you for circulating the attached notice to the Ministry for review and comment.

The subject lands are *not* within the Ministry's permit control area as defined by the *Public Transportation and Highway Improvement Act*, therefore the Ministry has no concerns and no comments to provide.

Please note that the Ministry no longer accepts land development review requests via mail or email.

To avoid delays in the processing of your review, please ensure that this land development request and all future land development requests are submitted electronically through the Highway Corridor Management System (HCMS) portal by using the following link: <https://www.hcms.mto.gov.on.ca/>.

When submitting a review request, please ensure that you select the correct type of review request you wish e.g. Official Plan Amendment, Zoning By-law Amendment, Site Plan, Consent, etc. Also ensure all supporting documentation has been submitted with the request including, but not limited to, plans, maps, reports and any other relevant information.

If you have any questions, please feel free to contact me.

Thank you

Diane Villneff

Corridor Management Planner (A) | North Region, Area East
Ministry of Transportation | Ontario Public Service
705-498-4458 | diane.villneff@ontario.ca



Taking pride in strengthening Ontario, its places and its people

From: Charlene Watt <clerk@armourtownship.ca>
Sent: August 5, 2026 9:47 AM
To: Boucher, Anthony (MECP) <Anthony.Boucher@ontario.ca>; circulations@bell.ca; Executivevp.lawanddevelopment@opg.com <Executivevp.lawanddevelopment@opg.com>; information@cspne.ca <information@cspne.ca>; kevin.dinsmore@bell.ca <kevin.dinsmore@bell.ca>; Lakeland Power <Engineering@lakelandpower.on.ca>; landuseplanning@hydroone.com <landuseplanning@hydroone.com>; Imoyer@sepsdplanningboard.ca <Imoyer@sepsdplanningboard.ca>; Northeast Corridor Management (MTO)

August 12, 2026

Charlene Watt, Clerk
Township of Armour
56 Ontario Street, Box 533
Burk's Falls, ON P0A 1C0

Via email: clerk@armourtownship.ca

Dear: Ms. Watt

RE: Zoning By-law Amendment
13 Garage Road, Part Lot 11 Concession 8, 42R-22861 Parts 1-5
Municipal File: ZBA-2026-03
MHBC File: PAR 50692

MacNaughton Hermesen Britton Clarkson Planning Limited ("MHBC") are the planning consultants for TransCanada PipeLines Limited ("TCPL"), an affiliate of TC Energy Corporation ("TC Energy"). This letter is in response to notification of the above-noted Zoning By-law Amendment for the lands located at 13 Garage Road in the Township of Armour (the "Subject Lands"). TCPL has two (2) high-pressure natural gas pipeline contained within its easement(s) ("TCPL Pipeline Right-of-Way") crossing the Subject Lands.

TCPL's pipelines and related facilities are federally regulated and are subject to the jurisdiction of the Canada Energy Regulator ("CER"), formerly the National Energy Board ("NEB"). As such, certain activities must comply with the Canadian Energy Regulator Act ("Act") and associated Regulations. The Act and the Regulations noted can be accessed from the CER's website at www.cer-rec.gc.ca.

TCPL has no concerns with the requested Zoning By-law Amendment, as the following provisions of the Zoning By-law will still apply:

5.30 TransCanada Pipe Lines

- (a) Notwithstanding any other provisions of this By-law, no structures shall be located within 10 metres (30 feet) of any lands owned by the TransCanada Pipe Lines.*
- (b) TransCanada Pipe Lines is regulated by the National Energy Board Act, Section 112, which requires that anyone excavating with power-operated equipment or explosives within 30 metres (100 feet) of the pipeline right-of-way must obtain leave from the National Energy Board before commencing any work.*

We would also like to advise the applicant of the following requirements:

1. No buildings or structures shall be installed anywhere on the TCPL Pipeline Right-of-Way. Permanent buildings and structures are to be located a minimum of 7 metres from the edge of the TCPL Pipeline Right-of-Way. Temporary, moveable, or accessory structures, that are not affixed to the ground, are to be located a minimum of 3 metres from the edge of the TCPL Pipeline Right-of-Way.

2. A minimum setback of 7 metres from the nearest portion of the TCPL Pipeline Right-of-Way shall also apply to any parking area or loading area, including any parking spaces, loading spaces, stacking spaces, bicycle parking spaces, and any associated drive aisle or driveway.
3. Written consent from TCPL must be obtained before any of the following:
 - a. Constructing or installing a facility across, on, along or under a TCPL pipeline right-of-way (easement). A facility may include, but is not limited to: driveways, roads, access ramps, trails, pathways, utilities, berms, fences/fence posts;
 - b. Conducting ground disturbance (excavation or digging) on TCPL's right-of-way or within 30 metres of the centreline of TCPL's pipeline (the "Prescribed Area");
 - c. Driving a vehicle, mobile equipment or machinery across a TCPL right-of-way outside the travelled portion of a highway or public road;
 - d. Using any explosives within 300 metres of TCPL's right-of-way; and
 - e. Use of TCPL's Prescribed Area for storage purposes.

How to apply for written consent:

- Determine the location of your work relative to TCPL's facilities.
 - When planning, and before any of the work or activities, listed above, can begin, a request for written consent must be submitted to TCPL through our online application form
 - We no longer accept applications through email
 - Location of the work is required, along with the proximity to TCPL's right-of-way
 - This information can be obtained through survey plans, or through a locate request
 - Make a locate request either online (ClickBeforeYouDig.com) or by calling your local One-Call Centre.
 - The One-Call Centre will notify owners of buried utilities in your area, who will send representatives to mark these facilities with flags, paint or other marks, helping you avoid damaging them. Often written consent for minor activities can be obtained directly from a regional TCPL representative through a locate request.
 - Apply for written consent using TCPL's [online application form](#) or call 1-877-872-5177.
 - Application assessment and consent. Once your information has been assessed and potential impacts have been evaluated, TCPL may:
 - Grant consent without any conditions
 - Grant consent that requires certain conditions to be met to assure safety, or
 - Not grant consent
4. Storage of materials and/or equipment on the TCPL Pipeline Right-of-Way is not permitted.
 5. The following provides design guidance for crossings of TCPL's pipeline(s):

General Requirements:

- The crossing shall occur as close as possible to 90 degrees.
- The crossing shall not occur at or within 7 metres of a bend in a TCPL pipeline.
- TCPL may require the installation of permanent protective measures depending on site-specific conditions and engineering analyses.

General Conditions for Crossings of TCPL Pipelines by Highways, Roads and Railways:

- A highway or private road shall be constructed so that the travelled surface is no less than 1.5 metres above the top of the pipeline.
- The bottom of the ditches adjacent to roads should not be less than 1.4 metres above the top of the pipeline.
- Minimum cover for railway crossings (below base of rail) is 3.05 m for uncased pipe.

General Conditions for Crossings of TCPL Pipelines by Utilities:

- TCPL shall retain the upper position in the crossing area.
- Minimum vertical separation between buried facilities shall be 0.6 metres for open cut excavations and 1 metre for horizontal directional drill or other trenchless installation methods.
- The utility depth shall be maintained for the entire width of the right-of-way.
- The utility shall have no bends within the pipeline right-of-way.
- The utility shall have no joints, splices or other connections within the TCPL Pipeline Right-of-Way.
- Pipeline crossings should not be placed within 7 metres of a TCPL pipeline bend.

For road and driveway crossings, TCPL is required by the CER to prepare a detailed engineering assessment of all loads expected during the construction and operation of the crossing, and, if required, provide designs for appropriate mitigation. The cost of this engineering assessment, analysis and design work, the costs of any required mitigation or pipe modification will be 100% the responsibility of the Proponent. It is recommended that the Proponent consult with TCPL as soon as possible by contacting MHBC at TCEnergy@mhbcplan.com.

6. Landscaping within the TCPL Pipeline Right-of-Way and TCPL's Prescribed Area require written consent from TCPL and shall be done in accordance with TCPL's guidelines:
 - a. The TCPL Pipeline Right-of-Way is to be seeded with Canada #1 seed.
 - b. No trees or shrubs are permitted to be planted upon the TCPL Pipeline Right-of-Way, but may be allowed within TCPL's Prescribed Area.
7. Where TCPL consents to any ground disturbances in proximity to any TCPL pipeline, the original depth of cover over the pipelines within the TCPL Pipeline Right-of-Way shall be restored after construction. This depth of cover over the pipelines shall not be compromised due to rutting, erosion or other means.
8. Facilities shall be constructed to ensure that drainage is directed away from the TCPL Pipeline Right-of-Way so that erosion that would adversely affect the depth of cover over the pipeline(s) does not occur. Catchment basins, drainage swales or berms are not permitted within the TCPL Pipeline Right-of-Way. All infrastructure associated with site servicing, grading, and stormwater management (e.g. subdrains, manholes, catch basins, retention walls, storm ponds, culverts/riprap) shall be setback a minimum of 7 meters from the edge of the TCPL Pipeline Right-of-Way.
9. Any large-scale excavation adjacent to the TCPL Pipeline Right-of-Way, which is deeper than the bottom of the pipe, must incorporate an appropriate setback from the edge of the TCPL Pipeline Right-of-Way and must maintain a slope of 3:1 away from the edge of the TCPL Pipeline Right-of-Way.
10. Mechanical excavation within 5 metres of the edge of a TCPL pipeline is prohibited. Hand or hydrovac excavation must be utilized within this distance.

Thank you for the opportunity to comment. Kindly forward a copy of the Decision to the undersigned by mail or by email to TCEnergy@mhbcplan.com. If you have any questions, please do not hesitate to contact our office.

Sincerely,

MHBC

A handwritten signature in black ink, appearing to read "K. Webber". The signature is fluid and cursive, with the first letter of each word being capitalized and prominent.

Kaitlin Webber, MA, RPP, MCIP
Intermediate Planner | MHBC Planning

on behalf of TransCanada PipeLines Limited