

AGENDA

PUBLIC MEETING

September 22, 2026

6:45 P.M.

October 14th Holdings Inc. – Consent File #B-005/26

The purpose of this By-law is to rezone the subject lands to the Rural (RU) Zone to recognize the proposed residential use on the severed lot. The rezoning is a condition of provisional Consent approval for application B-005/26. The application will rezone the subject lands from the existing Rural-Exception 106 (RU-106) Zone to the Rural (RU) Zone to recognize the proposed residential use of the severed lot.

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

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 3, Concession 4, 42R-23016 Part 1, 195 Madill Road in the Township of Armour, District of Parry Sound. The purpose of this By-law is to rezone the subject lands from the existing Rural-Exception 106 (RU-106) Zone to the Rural (RU) Zone to recognize the proposed residential use of the severed lot. The rezoning is a condition of provisional Consent approval for application B-005/26.
2. CLERK: Notice of the public meeting was given by prepaid first-class mail and electronically on August 14, 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 20, 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.

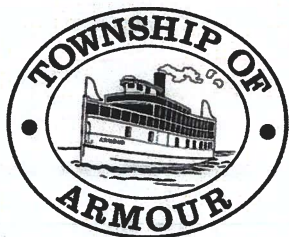
NOTES:

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.



DISTRICT OF PARRY SOUND

56 ONTARIO STREET
PO BOX 533
BURK'S FALLS, ON
P0A 1C0

(705) 382-3332

(705) 382-2954

Fax: (705) 382-2068

Email: admin@armourtownship.ca

Website: www.armourtownship.ca

Date: **March 24, 2026**

Motion # 2026-82

That the Council of the Township of Armour hereby supports severance application B-005/26, Part Lot 3, Concession 4, 195 Madill Road submitted by October 14th Holdings Inc. subject to the following conditions:

- That a zoning amendment be applied and approved to rescind By-law No. 4-2023 where Rural Exception No. 106 (Ru-106) permitted a second septic system.
- That a change of use Building Permit be applied and approved to change the rural guest sleeping cabin into a single detached dwelling.
- That the Township's Roads Supervisor confirm that a suitable location for a new entrance on the proposed severed lot can be properly constructed to municipal standards, and should signage be required, such as hidden driveway sign(s), that the Applicant cover the costs of the signs and posts.
- 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.
- Cash-in-lieu of parkland dedication be paid to the Township of Armour in accordance with 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.

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

Declaration of Pecuniary Interest by:

Recorded vote requested by:



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(705) 382-2954

Fax: (705) 382-2068

Email: admin@armourtownship.ca

Website: www.armourtownship.ca

Date: March 24, 2026

Recorded Vote:

Blakelock, Rod

Brandt, Jerry

Haggart-Davis, Dorothy

Ward, Rod

Whitwell, Wendy

For

☐☐☐☐☐

Opposed

☐☐☐☐☐

Applicant: October 14th Holdings Inc.
File No.: B-005/26
Municipality: Township of Armour
Subject Lands: Part Lot 3, Concession 4
(Parts 4 & 6, 42R-17264)

Date of Decision: April 22, 2026
Date of Notice: May 6, 2026
Last Date of Appeal: May 26, 2026
Lapsing Date: May 6, 2028

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NOTICE OF DECISION
Southeast Parry Sound District Planning Board
On Application for Consent
Section 53 of the Planning Act

In compliance with Section 53 of the Planning Act, Revised Statutes of Ontario, 1990, Chapter P. 13, attached is the notice of decision of the District Planning Board with regard to the above noted file(s).

Please be advised that the last day for filing an appeal is **May 26, 2026**.

Section 53 of the Planning Act states that the applicant, the Minister, a specified person or any public body may, not later than 20 days after the giving of notice is completed, appeal the decision or any condition imposed by the Planning Board or appeal both the decision and any condition to the Ontario Land Tribunal (OLT) by filing a notice of appeal setting out the reasons for the appeal, accompanied by the fee required by the Tribunal. The notice of appeal is to be filed with the Secretary-Treasurer of the Planning Board, accompanied by the fee charged by the Tribunal.

In accordance with Section 53(24) of the Planning Act, you will be entitled to receive notice of any changes to the conditions of the provisional consent if you have made a written request to be notified of changes to the conditions of the provisional consent.

The decision of the Planning Board will become final and binding when the final date for appeal has passed and no appeal has been filed, unless the consent was granted with conditions. On a consent granted, before the final certificate can be issued, proof in writing must be submitted to the Secretary-Treasurer showing that all conditions imposed by the Planning Board have been dealt with in a manner satisfactory to the appropriate authority. In accordance with Section 53(41) of the Planning Act, if the conditions imposed by the Planning Board have not been fulfilled within two years of the date of mailing of the notice of decision, the consent lapses.

EFFECT THAT WRITTEN AND ORAL SUBMISSIONS HAD ON DECISION

The Municipality supports approval of the application. No further submissions were received which had an effect on the decision.

**SOUTHEAST PARRY SOUND DISTRICT
PLANNING BOARD**

P.O. Box 310
Kearney, ON PoA 1Mo

Tel: 705-787-5070 Email: lmoyer@sepsdplanningboard.ca

NOTICE OF DECISION

SOUTHEAST PARRY SOUND DISTRICT
PLANNING BOARD
P.O. Box 310
Kearney, Ontario P0A 1M0

FILE No....B-005/26...

In the matter of the Planning Act; Revised Statutes of Ontario, 1990, Chapter P.13 and;
In the matter of an application for consent on behalf of:

NAME: October 14th Holdings Inc.
c/o Jim Price
195 Madill Road
Box 574
Burk's Falls, ON P0A 1C0

Type of transaction for which application for consent is being made:

☒ [X]	New Lot	☐ []	Easement or Right-of-Way
☐ []	Lot Addition	☐ []	Mortgage Discharge
☐ []	Title Correction	☐ []	Other _____

Location: Part Lot 3, Concession 4 (Parts 4 & 6, 42R-17264), Township of Armour.

Subject of the application: To sever one lot approximately 1.62 ha. (4 ac.) in size.

Decision: **APPROVED**

Reasons:

See attached.

The above decision is subject to the following condition(s):

See attached.



Chairman (signed)

Date of decision:April 22, 2026.....



Linda Moyer
Secretary-Treasurer

Date of notice: May 6, 2026

Last date for filing an appeal to the Ontario Land Tribunal under Section 53 of the Planning Act: May 26, 2026
Additional copies of this Notice of Decision can be obtained at the address shown above.

SOUTHEAST PARRY SOUND DISTRICT PLANNING BOARD

REASONS FOR APPROVAL

Consent Application - B-005/26 (October 14th Holdings Inc.)

1. The application conforms to the approved Official Plan for the municipality.
2. The application complies with the approved Zoning By-law in effect for the municipality.
3. The application conforms to the Provincial Planning Statement.
4. The municipality supports the subject application.

The conditions to the granting of consent for this transaction, file no. B-005/26, **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 1.62 ha. (4 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" (O. Reg. 197/96, s. 9(1)) 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 a zoning amendment has been applied and approved to rescind By-law No. 4-2023 where Rural Exception No. 106 (Ru-106) permitted a second septic system.
7. Prior to the finalization of consent, the District Planning Board must be advised in writing by the Township of Armour that a change of use Building Permit be applied and approved to change the rural guest cabin into a single detached dwelling.
8. 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.
9. That the applicant(s) shall remit the finalization fee of \$400.00 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, P0A 1C0
705-382-3332

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Notice of Complete Application and Public Meeting

THE CORPORATION OF THE TOWNSHIP OF ARMOUR

Respecting an application by October 14th Holdings to rezone lands described as Part of Lot 3, Concession 4, 42R-23016 Part 1, 195 Madill Road in the Township of Armour, District of Parry Sound.

ZBA-2026-04

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, September 22, 2026
at **6:45 p.m.** at the
Township of Armour's Municipal Office
56 Ontario Street, Burk's Falls
Ontario, P0A 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 would rezone the subject lands to fulfill a condition of a Consent File B-005/26 approved by the Southeast Parry Sound District Planning Board. The application will rezone the subject lands from the existing Rural-Exception 106 (RU-106) Zone to the Rural (RU) Zone to recognize the proposed residential use of the severed lot.

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 deputyclerk@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 P0A 1C0

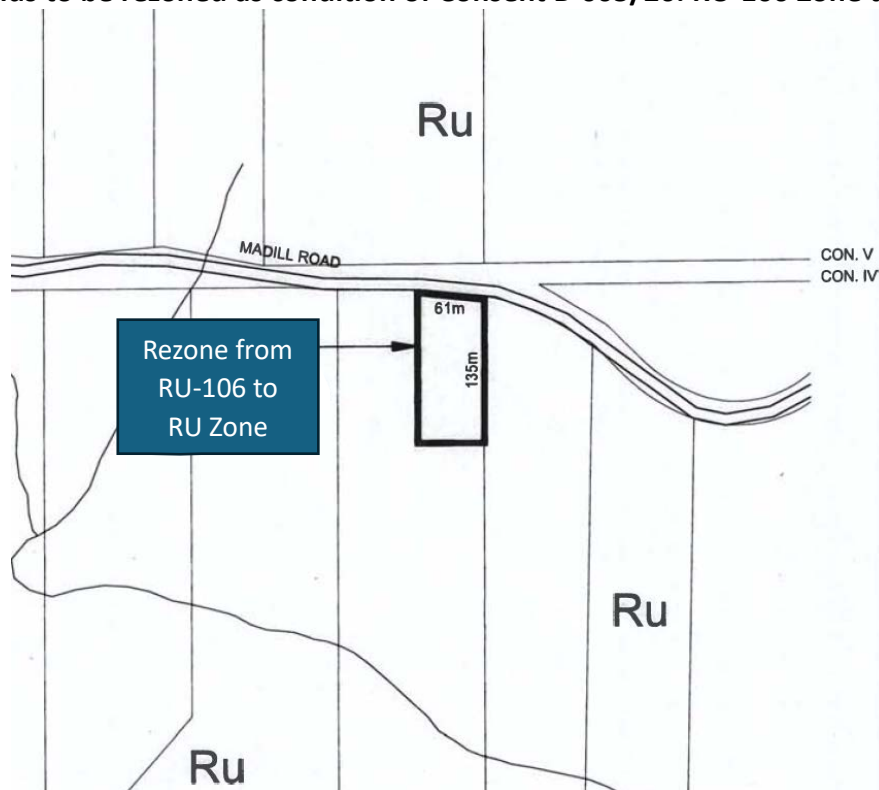
Dated at the Township of Armour this 14th day of August, 2026.



LOCATION MAP: Part of Lot 3, Concession 4, 195 Madill Road



Lands to be rezoned as condition of Consent B-005/26: RU-106 Zone to RU 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

(OCTOBER 14th HOLDINGS)

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 3, Concession 4 being further described as Plan 42R-23016, Part 1 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-106 (RU) Zone.
Proposed Zoning	This Amendment will rezone the subject lands to Rural (RU) 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 (RU) Zone to recognize the proposed residential use on the severed lot. The rezoning is a condition of provisional Consent approval for application B-005/26.



BY-LAW NO. _____

THE MUNICIPAL CORPORATION OF THE TOWNSHIP OF ARMOUR

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 3, Concession 4, 42R-23016, Part 1 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-3' 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 3, Concession 4, 42R-23016 Part 1 from the Rural-106 (Ru-106) Zone to the Rural (RU) Zone in accordance with Schedule "A" attached hereto and by this reference forming part of this By-law; and
2. **THAT** Zoning By-law No. 4-2023 be repealed; and
3. 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.

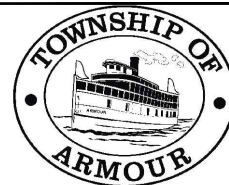
Read a **THIRD TIME** and **FINALLY PASSED** this ____ day of _____, 2026.

THE MUNICIPAL CORPORATION OF THE TOWNSHIP OF ARMOUR

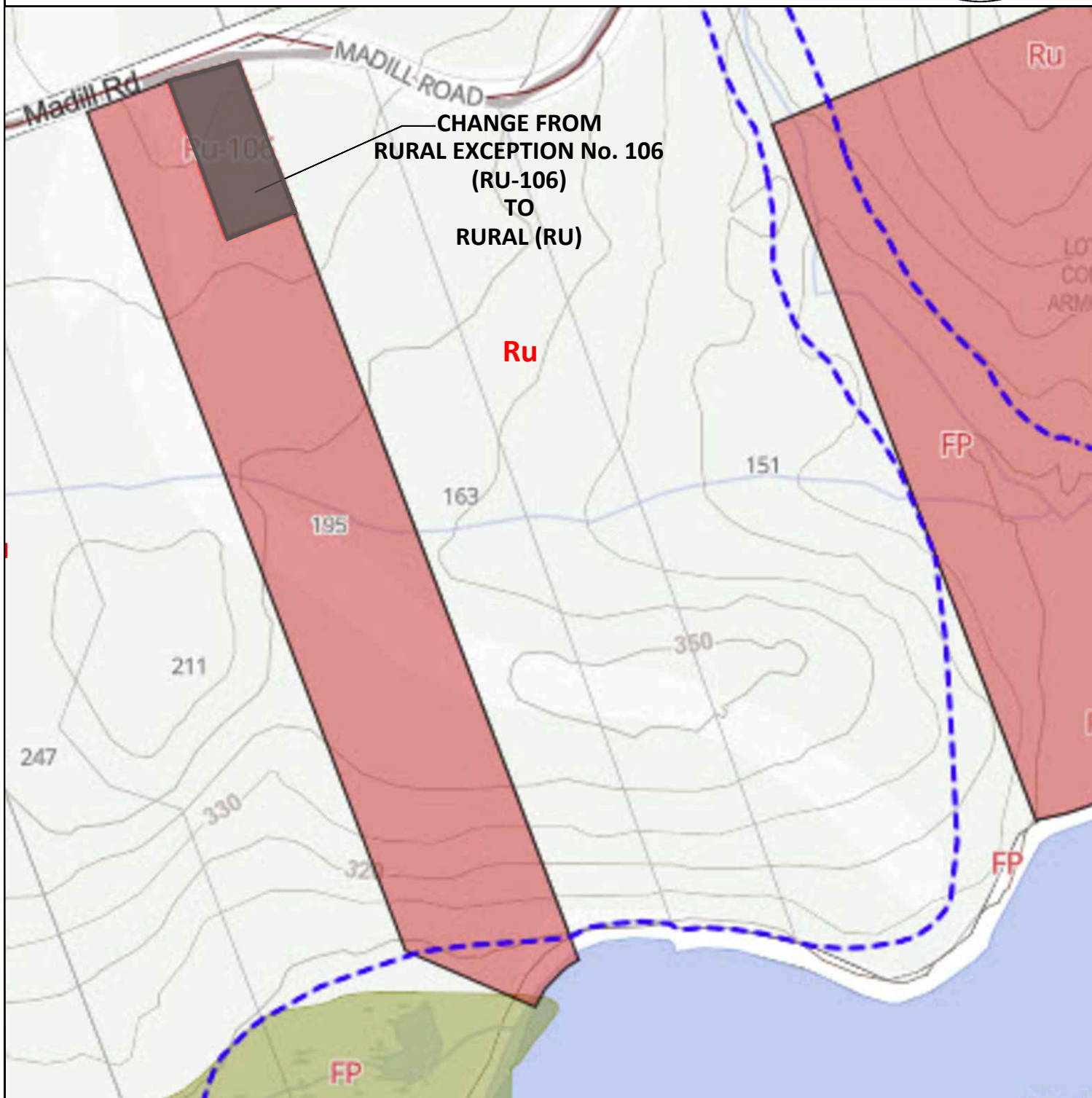
Rod Ward, Mayor

Charlene Watt, Clerk

MUNICIPAL CORPORATION OF THE TOWNSHIP OF ARMOUR



SCHEDULE 'A' TO BY-LAW No. _____



 LANDS TO BE REZONED FROM RURAL EXCEPTION No. 106 (RU-106) TO RURAL (RU)

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 17, 2026 8:38 AM
To: Charlene Watt
Subject: RE: Township of Armour: Notice of Complete Application and Public Meeting - October 14th Holdings Inc.

Good morning Charlene,

Please be advised that Bell Canda has no comment or concern with this application.

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

From: Charlene Watt <clerk@armourtownship.ca>
Sent: Friday, August 14, 2026 10:18 AM
Subject: [EXT]Township of Armour: Notice of Complete Application and Public Meeting - October 14th Holdings Inc.

Hello

Please see attached public meeting notice for a zoning by-law amendment respecting an application by October 14th Holdings Inc. to rezone lands described as Part Lot 3, Concession 4, 42R-23016, Part 1, in the Township of Armour as a condition of Consent File #B-005/26.

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, September 22, 2026
 at 6:45 p.m. at the
 Township of Armour's Municipal Office
 56 Ontario Street, Burk's Falls, Ontario, P0A 1C0

Thank you,

Charlene Watt

Municipal Clerk, Dipl.M.M.
 Township of Armour
 PO Box 533, 56 Ontario Street
 Burk's Falls, Ontario P0A 1C0
 Telephone: 705-382-3332
 Fax: 705-382-2068
 Website: www.armourtownship.ca