

AGENDA

PUBLIC MEETING

March 24, 2026

6:00 P.M.

Prentice – Subdivision #S-01/24

The purpose of this By-law is to rezone the subject lands to fulfill the conditions of the approved Plan of Subdivision, File S-01/24 to permit year-round residential uses on Deer Lake on 15 new lots; provide a 30 m setback to Deer Lake and wetlands; provide a 15 m setback to other watercourses; prohibit development, including docks within Type 1 Fish habitat; Implement a Holding Provision on a proposed Lot 11 pending a Stage 3 (and if required Stage 4) Site-Specific Archaeological Assessment; and prohibit future residential development and land division on additional lands owned by the applicant preventing backlot development.

PROCEDURE AT PUBLIC MEETING	(1)
NOTICE OF DECISION & AMENDING RESOLUTION	(2)
NOTICE OF PUBLIC MEETING CIRCULATION	(3)
PROPOSED BY-LAW AMENDMENT	(4)
RIVERSTONE ENVIRONMENTAL REPORT (JUNE, 2025)	(5)
MNRF RESPONSE (OCTOBER, 2025)	(6)
ARMOUR COUNCIL RESOLUTION (JANUARY, 2026)	(7)
COMMENTS / SUBMISSIONS	(8)

PUBLIC MEETING 6:00 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 By-Law No. 27-95, as amended by By-Law No. 23-2010. The purpose of this By-law is to rezone the subject lands to fulfill the conditions of the approved Plan of Subdivision, File S-01/24 to permit year-round residential uses on Deer Lake on 15 new lots; provide a 30 m setback to Deer Lake and wetlands; provide a 15 m setback to other watercourses; prohibit development, including docks within Type 1 Fish habitat; Implement a Holding Provision on a proposed Lot 11 pending a Stage 3 (and if required Stage 4) Site-Specific Archaeological Assessment; and prohibit future residential development and land division on additional lands owned by the applicant preventing backlot development.
2. CLERK: Notice of the public meeting was given by prepaid first class mail on February 27, 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 February 28, 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 By-Law at the public meeting. They listen to all representations and direct their questions to the Planner, Clerk, Lawyer or Objectors in an attempt to gather information.

If Objectors get out of hand, the Chairman;

- Warns that questions are out of line and to re-phrase them
- Warns that he can be ejected from the meeting
- Call a 5 minute recess and announce to the Objector that he is doing this to give him a few minutes to think about the suitability of his conduct
- Eject him

If the Objector is rambling or repeating, the Chairman advises him that he has 3 minutes to summarize and conclude his remarks. (Then hit the gavel and ask for the next Objector).

Applicant: R. Prentice
File No.: S-01/24
Municipality/Twp.: Township of Armour
Subject Lands: Part of Lot 23, Concessions 1 & 2
 (Part 1, 42R-13495 & Part 2, 42R-22305)

Date of Decision: July 23, 2025
Date of Notice: August 7, 2025
Last Date of Appeal: August 27, 2025
Lapsing Date: July 23, 2028

NOTICE OF DECISION

On Applications for Approval of a Draft Plan of Subdivision Subsection 51(37) of the Planning Act

The Southeast Parry Sound District Planning Board has approved application S-01/24 to create 15 residential lots and 2 Blocks. A copy of the decision is attached.

Please be advised that the last day for filing an appeal is **August 27, 2025**.

EFFECT THAT WRITTEN AND ORAL SUBMISSIONS HAD ON DECISION

The Municipality supports approval of the application subject to conditions. Submissions were received from members of the public which had an effect on the conditions of approval.

When and How to File An Appeal

Notice to appeal the decision to the Ontario Land Tribunal (OLT) must be filed with the Southeast Parry Sound District Planning Board no later than 20 days from the date of this notice as shown above as the last date of appeal.

The notice of appeal must be filed with the Planning Board at the address shown below and it must,

- (1) set out the reasons for the appeal, and
- (2) be accompanied by the fee required by the Ontario Land Tribunal payable by certified cheque or money order to the Minister of Finance, or by credit card to the Tribunal.

Who Can File An Appeal

No person or public body shall be added as a party to the hearing of the appeal of the decision of the approval authority, including the lapsing provisions or the conditions, unless the person or public body, before the decision of the approval authority, made oral submissions at a public meeting or written submissions to the local council/planning board or, made a written request to be notified of changes to the conditions or, in the Tribunal's opinion, there are reasonable grounds to add the person or public body as a party.

Right to Appeal Conditions

Any of the following may, at any time before the approval of the final plan of subdivision appeal any of the conditions imposed by the approval authority to the Tribunal by filing a notice of appeal with the approval authority:

- i) the applicant,
- ii) any public body that, before the approval authority made its decision, made oral submissions at a public meeting or written submissions to the approval authority,
- iii) a specified person who, before the approval authority made its decision, made oral submissions at a public meeting or written submissions to the approval authority,
- iv) the Minister,
- v) the municipality in which the subject land is located.

Notice of Changed Conditions

The conditions of an approval of a draft plan of subdivision may be changed at any time before the final approval is given. You will be entitled to receive notice of any changes to the conditions of approval of the proposed plan of subdivision if you have made a written request to be notified of changes to the conditions.

No person or public body shall be added as a party to the hearing of an appeal regarding any changes to the conditions of approval unless the person or public body, before the approval authority made its decision, made oral submissions at a public meeting or written submissions to the approval authority, or made a written request to be notified of the changes to the conditions or, in the Ontario Land Tribunal's opinion, there are reasonable grounds to add the person or public body as a party.

NOTICE OF DECISION

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

FILE No.: S-01/24

In the matter of the Planning Act; Revised Statutes of Ontario, 1990, Chapter P.13 and;
In the matter of applications for a plan of subdivision on behalf of:

NAME: Ralph Prentice
ADDRESS: 233 Cherry Hill Road
P.O. Box 865
Burk's Falls, ON P0A 1C0

Location: Part of Lot 23, Concessions 1 & 2 (Part 1, 42R-13495 & Part 2, 42R-22305), Township of Armour.

Subject of the applications: To create 15 residential lots and 2 Blocks for private road purposes.

Decision: *APPROVED*

Reasons:

See attached.

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

See attached.



Chairman (signed)

Date of decision:July 23, 2025.....



Linda Moyer
Secretary-Treasurer

Date of mailing: *August 7, 2025*

Last date for filing an appeal to the Ontario Land Tribunal under Section 51 of the Planning Act: *August 27, 2025*
Additional copies of this Notice of Decision can be obtained at the address shown above.

SOUTHEAST PARRY SOUND DISTRICT PLANNING BOARD

REASONS FOR APPROVAL

Subdivision Application – S-01/24 (PRENTICE)

1. The application complies with the approved Zoning By-law in effect for the municipality.
2. The application conforms to the Provincial Policy Statement.
3. The municipality supports the subject application.
4. The land is suitable for the purposes for which it is being subdivided.

Municipality/Township: Township of Armour
Location: Part of Lot 23, Concessions 1 & 2
(Part 1, 42R-13495 & Part 2, 42R-22305)

Date of Decision: July 23, 2025
Date of Notice: August 7, 2025

The Southeast Parry Sound District Planning Board's conditions and amendments to final plan approval for registration of this Draft Plan of Subdivision file no. **S-01/24** are as follows:

No. Conditions

1. That this approval applies to the Draft Plan of Subdivision prepared by KPK Surveying Inc., dated November 14, 2024, as amended, to show a total of 15 residential lots and 2 Blocks for private road purposes.
2. 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.).
3. 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.
4. 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.
5. That a zoning amendment be applied for and approved for the following:
 - a) to implement the setbacks recommended by the EIS regarding a 30 metre setback from Deer Lake and wetlands and 15 metre from watercourses;
 - b) no development be permitted within Type 1 Fish Habitat and all docks are to be located outside of Type 1 fish habitat.
 - c) a Holding Provision be implemented on a portion of Lot 11 as recommended in the Archaeological Assessment, prepared by Woodland Heritage Northeast and dated July 3, 2024, that includes the site and the 30 m. no work buffer, until such time as a Stage 3 site-specific assessment is completed.
6. 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.
7. That a subdivision agreement be entered into with the Township of Armour pursuant to Section 51 (26) of the Planning Act and that this agreement be registered on title against the lands to which it applies prior to the final registration of the plan of subdivision and shall contain all requirements, financial and otherwise for the installation of public and on-site services, drainage, the conservation of natural heritage features and other matters set out in the conditions of approval.

Municipality/Township: Township of Armour
Location: Part of Lot 23, Concessions 1 & 2
(Part 1, 42R-13495 & Part 2, 42R-22305)

Date of Decision: July 23, 2025
Date of Notice: August 7, 2025

Conditions cont'd.

8. That the Owner shall agree in the subdivision agreement that such easements and land dedication as may be required for access, utilities, servicing, drainage and construction purposes shall be granted to the appropriate agencies, authorities or persons, to their satisfaction free and clear of all encumbrances.
9. That the Owner submit an application for a Common Element Condominium for the private road servicing the lots within the plan of subdivision and that the plan of condominium be linked in title/agreement to the lots created through the plan of subdivision.
10. That a road design, prepared by a professional engineer, shall be submitted to ensure access can be provided in accordance with the Ontario Building Code, to the satisfaction of the Township.
11. That the subdivision agreement specify the road construction standard for the private road providing access to the development and that the Owner be required to enter into one or more agreements for the construction or upgrade of the road to meet the Township construction standard and to provide for the ongoing upkeep and maintenance of the road.
12. That the subdivision agreement shall require that the owner gives 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.
13. That the owner shall enter into an agreement with the Township, to be registered on title of all affected properties, to indemnify the Township and all other public bodies of all responsibility for any maintenance of the road and all liability for any use of the road and alleged failure to provide emergency services for any other public services that were not being provided at the time of the creation of the road. Construction and/or maintenance costs of the road will not be the responsibility of the Township.
14. 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.
15. That the final development plan/agreement include topography and location of proposed wooded areas, flood plain areas, protected wetlands areas and the proposed building envelopes.
16. That the Subdivision Agreement include mitigation measures as described in the Wildland Fire Risk Assessment and Mitigation Reference Manual, 2017.
17. That the Subdivision Agreement require the implementation of recommendations contained within the Environmental Impact Study (EIS), prepared by RiverStone Environmental Solutions Inc., dated March 2024 and Outstanding Comments, prepared by RiverStone Environmental Solutions Inc., dated May 26, 2025
18. That the Subdivision Agreement require the implementation of the recommendations of the Archaeological Assessment prepared by Woodland Heritage Northeast and dated July 3, 2024.

Conditions cont'd.

19. That prior to final approval, the District Planning Board must be advised in writing by the Township of Armour that the owners have conveyed up to 5% of the land included in the plan to the municipality for park or other public recreational purposes. Alternatively, the municipality may require cash-in-lieu of all or a portion of the conveyance, if required.
20. The owner shall submit a copy of the proposed Final Plan of Subdivision to the Township of Armour for their review and approval.
21. That prior to final approval and registration, the Owner shall submit a clearance letter(s) from the Municipality with respect to Items 2 - 8, 10-20.
22. The Owner agrees to submit the required number of copies of the proposed Final Plan of Subdivision to the Secretary-Treasurer of the Southeast Parry Sound District Planning Board for review and approval.
23. That draft plan approval for this development is for a period of three years. The owner shall apply for any extension at least 60 days prior to the lapsing date.
24. That the applicant(s) shall remit the finalization fee of \$700.00 in the form of a certified cheque, money order or e-transfer, to the Southeast Parry Sound District Planning Board prior to final approval.

NOTES TO DRAFT APPROVAL

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.

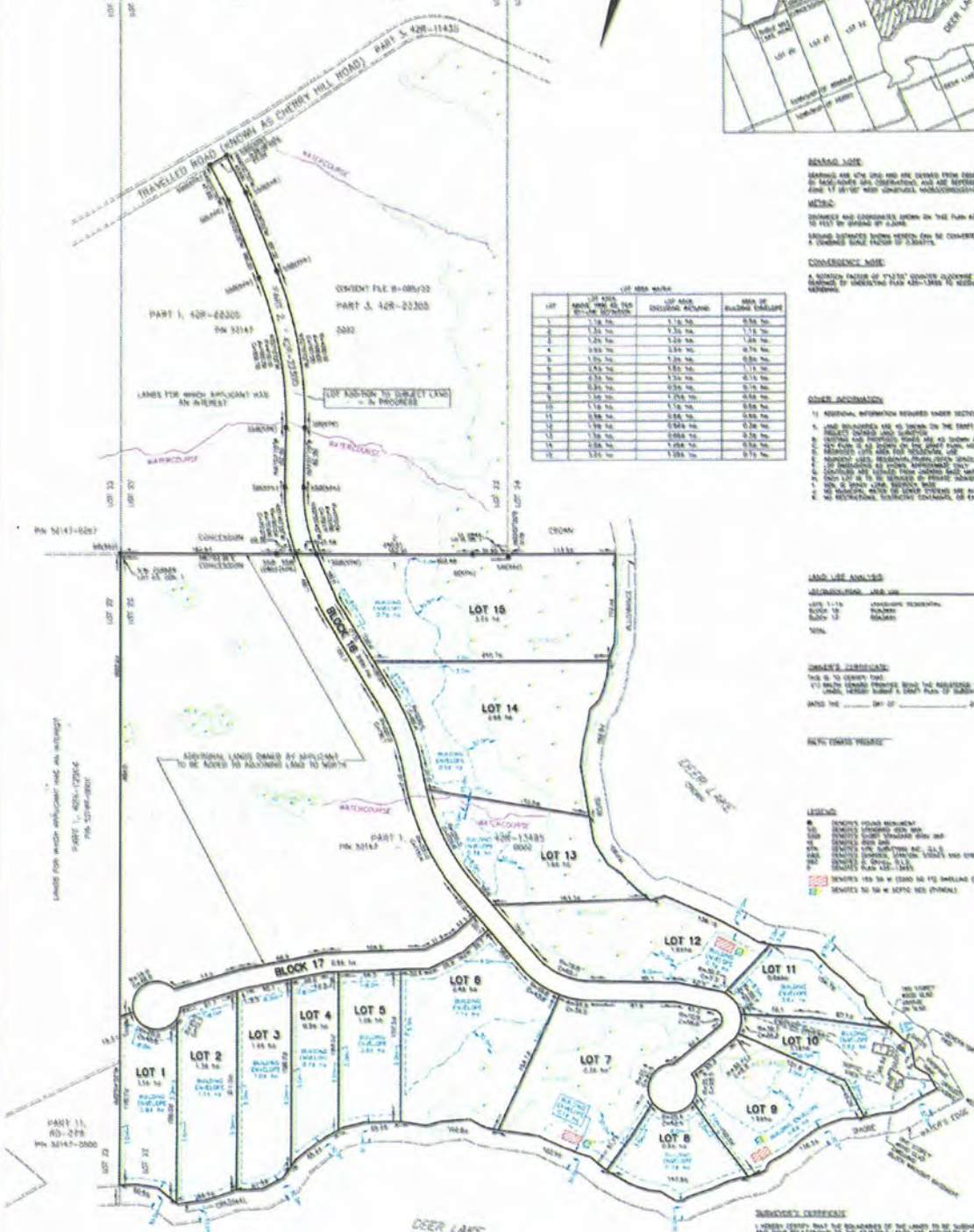
North Bay-Mattawa Conservation Authority
15 Janey Ave.
North Bay, ON P1C 1N1 Tel: 705-474-5420

2. It is the applicant's responsibility to fulfill the conditions of draft approval and ensure that the required clearance letters are forwarded by the appropriate agencies to the District Planning Board.
3. It is suggested that the municipality register the subdivision agreement as provided by subsection 51(26) of The Planning Act, R.S.O. 1990 against the land to which it applies, as notice to prospective purchasers.
4. The final plan approved by the Planning Board must be registered within 30 days or the Planning Board may withdraw approval under subsection 51(59) of the Planning Act, R.S.O. 1990.

**DRAFT PLAN OF SUBDIVISION
OF PART OF LOT 23, CONCESSION 2 AND
ALL OF LOT 23, CONCESSION 1
TOWNSHIP OF ARMOUR
DISTRICT OF PARRY SOUND
KPK SURVEYING INC.
2024**

SCALE 1:2000

TOWNSHIP OF ARMOUR
LOT 23



BOUNDARY NOTE

BOUNDARY AND AREA DATA ARE DERIVED FROM CORNER MEASUREMENTS AND A 400 M BY 400 M GRID AND ARE REFERRED TO THE CENTRAL MERIDIAN FOR THE ZONE 17 GRID WITH UNUSUAL ROUNDINGS.

NOTES

CONVEYANCE AND CONVEYANCES SHOWN ON THIS PLAN ARE IN WITNES WHEREAS AND CAN BE CONVEYED TO BY DEED OR EASEMENT.

CONVEYANCE NOTE

A PORTION OF LOT 17 (ENCLAVE) IS NOT SHOWN ON THIS PLAN AS THE ECONOMIC BOUNDARY OF THE SUBJECT PROPERTY IS NOT KNOWN TO BE NEARLY AS SHOWN.

OTHER INFORMATION

- 1) ALL INFORMATION REQUIRED UNDER SECTION 54(1) OF THE Planning Act.
- 2) ALL INFORMATION IS TO BE TAKEN TO THE BEST OF THE SURVEYOR'S KNOWLEDGE AND BELIEF.
- 3) THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SUBJECT PROPERTY AND HAS FOUND NO EVIDENCE OF ANY UNLAWFUL USES OR ENCROACHMENTS.
- 4) THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SUBJECT PROPERTY AND HAS FOUND NO EVIDENCE OF ANY UNLAWFUL USES OR ENCROACHMENTS.
- 5) THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SUBJECT PROPERTY AND HAS FOUND NO EVIDENCE OF ANY UNLAWFUL USES OR ENCROACHMENTS.
- 6) THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SUBJECT PROPERTY AND HAS FOUND NO EVIDENCE OF ANY UNLAWFUL USES OR ENCROACHMENTS.

LAND USE ANALYSIS

CONVEYANCE	AREA (sq. m)	AREA (sq. ft)
LOT 1-17	17.00	39.10
LOT 18	0.85	1.84
LOT 19	0.85	1.84
TOTAL	18.70	40.78

OWNER'S CERTIFICATE

I, THE SURVEYOR, HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

PLANNING DEPARTMENT

APPROVED BY: _____ DATE: _____

LEGEND

- 1. CONVEYANCE BOUNDARY
- 2. CONVEYANCE BOUNDARY WITH ENCLAVE
- 3. CONVEYANCE BOUNDARY WITH ENCLAVE AND EASEMENT
- 4. CONVEYANCE BOUNDARY WITH ENCLAVE AND EASEMENT AND EASEMENT
- 5. CONVEYANCE BOUNDARY WITH ENCLAVE AND EASEMENT AND EASEMENT AND EASEMENT
- 6. CONVEYANCE BOUNDARY WITH ENCLAVE AND EASEMENT AND EASEMENT AND EASEMENT
- 7. CONVEYANCE BOUNDARY WITH ENCLAVE AND EASEMENT AND EASEMENT AND EASEMENT
- 8. CONVEYANCE BOUNDARY WITH ENCLAVE AND EASEMENT AND EASEMENT AND EASEMENT
- 9. CONVEYANCE BOUNDARY WITH ENCLAVE AND EASEMENT AND EASEMENT AND EASEMENT
- 10. CONVEYANCE BOUNDARY WITH ENCLAVE AND EASEMENT AND EASEMENT AND EASEMENT
- 11. CONVEYANCE BOUNDARY WITH ENCLAVE AND EASEMENT AND EASEMENT AND EASEMENT
- 12. CONVEYANCE BOUNDARY WITH ENCLAVE AND EASEMENT AND EASEMENT AND EASEMENT
- 13. CONVEYANCE BOUNDARY WITH ENCLAVE AND EASEMENT AND EASEMENT AND EASEMENT
- 14. CONVEYANCE BOUNDARY WITH ENCLAVE AND EASEMENT AND EASEMENT AND EASEMENT
- 15. CONVEYANCE BOUNDARY WITH ENCLAVE AND EASEMENT AND EASEMENT AND EASEMENT
- 16. CONVEYANCE BOUNDARY WITH ENCLAVE AND EASEMENT AND EASEMENT AND EASEMENT
- 17. CONVEYANCE BOUNDARY WITH ENCLAVE AND EASEMENT AND EASEMENT AND EASEMENT
- 18. CONVEYANCE BOUNDARY WITH ENCLAVE AND EASEMENT AND EASEMENT AND EASEMENT
- 19. CONVEYANCE BOUNDARY WITH ENCLAVE AND EASEMENT AND EASEMENT AND EASEMENT
- 20. CONVEYANCE BOUNDARY WITH ENCLAVE AND EASEMENT AND EASEMENT AND EASEMENT

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JULY 2024 - REVISED
- PLAN NO. 2024-0001
- PLAN NO. 2024-0002
- PLAN NO. 2024-0003



SOUTHEAST PARRY SOUND DISTRICT PLANNING BOARD

January 28, 2026

NO. 06

MOVED BY: Glenn Miller

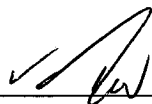
SECONDED BY: D. D'Halloran

BE IT RESOLVED THAT the conditions of Draft Approval for Subdivision Application S-01/24 (PRENTICE) are revised as follows:

Condition no. 3 is deleted and replaced with the following:

“That a zoning by-law amendment be applied for and received which recognizes a minimum lot frontage of 61 m. for proposed Lots 1 – 5.”

It is the opinion of the Planning Board that the above change to the conditions is minor and therefore further notice is not required.

CARRIED: 



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

Notice of Complete Application and Public Meeting

THE CORPORATION OF THE TOWNSHIP OF ARMOUR

Respecting an application by Ralph Prentice to rezone lands municipally known as 233 Cherry Hill Road and legally described as Part Lot 23, Concessions 1 and 2 in the Township of Armour.

ZBA-2026-01

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 March 24, 2026

at **6:00 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, if approved would rezone the subject lands to fulfill conditions of Subdivision File S-01/24 to:

- Rezone the subject lands to Lakeshore Residential (LR), Flood Plain (FP) and Wetlands Protection Zone to allow residential uses on a year-round basis;
- Recognize a minimum lot frontage of 61 m for lots 1 – 5;
- Provide a 30 m Setback to Deer Lake and wetlands;
- Provide a 15 m Setback to other watercourses;
- Prohibit development, including docks within Type 1 Fish habitat;
- Implement a Holding Provision on a portion of proposed Lot 11 pending a Stage 3 Site-Specific Archaeological Assessment; and
- Prohibit future residential development and land division on “additional lands owned by the applicant.

A key map showing the location of the property and Draft Plan of Subdivision 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 P0A 1C0

Dated at the Township of Armour this 27th day of February, 2026.



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

ZONING BY-LAW NO. _____

A BY-LAW TO AMEND

ZONING BY-LAW NO. 27-95 as amended

(PRENTICE)

THE MUNICIPAL CORPORATION OF THE TOWNSHIP OF ARMOUR

Planning Consultant:

PLANSCAPE INC.

EXPLANATORY NOTE

To Zoning By-law No. _____

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

Lands Affected:	This By-law applies to Part Lot 23 Concession 2, and all of Lot 23, Concession 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 (RU), Seasonal Residential – Holding (SRH), Floodplain (FP) and Wetland Protection Zones.
Proposed Zoning	This Amendment will rezone the subject lands to Rural Exception (Ru), Lakeshore Residential Exception (LR), Flood Plain (FP) and Wetlands Protection 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 fulfill the conditions of the approved Plan of Subdivision, File S-01/24 to permit year-round residential uses on Deer Lake on 15 new lots; provide a 30 m setback to Deer Lake and wetlands; provide a 15 m setback to other watercourses; prohibit development, including docks within Type 1 Fish habitat; Implement a Holding Provision on a proposed Lot 11 pending a Stage 3 (and if required Stage 4) Site-Specific Archaeological Assessment; and prohibit future residential development and land division on additional lands owned by the applicant preventing backlot development.

ZONING 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 on Part of Lot 23, Concession 2 and all of Lot 23, Concession 1 (233 Cherry Hill Road) 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-6' to Zoning By-law No. 27-95, as amended, is further amended by rezoning lands known as Part of Lot 23, Concession 2 and all of Lot 23, Concession 1 (233 Cherry Hill Road) in the Township of Armour, from Rural (Ru), Seasonal Residential – Holding (SR-H), Floodplain (FP) and Wetlands Protection to Rural Exception Zone (Ru-108), Lakeshore Residential Exception Zone (LR – 109 & 110), Floodplain (FP) and Wetlands Protection as shown on Schedules A-1 and A-2 attached and hereto forming part of this By-law.
2. **THAT** Section 19 “**Exceptions**” of Zoning By-law No. 27-95, as amended is further amended by adding the following:
 - a. Notwithstanding the provisions of the Rural (Ru) Zone **Section 6.1 “Permitted Uses”**, the land identified as Rural Exception - 108 (Ru-108) on Schedule 'A-1' shall not permit residential development and further land division.
 - b. Notwithstanding the provisions of the Lakeshore Residential (LR) Zone **Section 10.2 “Zone Requirements for Waterfront Dwellings and Cottages”**, the land identified as Lakeshore Residential Exception-109 (LR-109) on Schedule 'A-1', the following new provisions shall apply:
 - i. A minimum lot frontage of 61 m
 - ii. A minimum 30 m Setback to Deer Lake and wetlands;
 - iii. A minimum 15 m Setback to other watercourses;
 - iv. No new development, including docks are permitted within Type 1 Fish Habitat, as shown on Schedule 'A-2'.
 - c. Notwithstanding the provisions of the Lakeshore Residential (LR) Zone **Section 10.2 “Zone Requirements for Waterfront Dwellings and Cottages”**, the land identified as Lakeshore Residential Exception-110 (LR-110) on Schedule 'A-1' attached, the following new provisions shall apply:
 - i. A minimum 30 m Setback to Deer Lake and wetlands
 - ii. A minimum 15 m Setback to other watercourses
 - iii. No new development, including docks are permitted within Type 1 Fish Habitat, as shown on Schedule 'A-2'.
3. No buildings, structures or site alteration shall be permitted on the land identified as Lakeshore Residential Exception 110 – Holding (LR-110H) identified on Schedule A-1, known as “Lot 11” until such time as a further By-law is passed to remove the Holding provision.

- i. The Holding (-H) Symbol shall not be removed until a Stage 3 (if required Stage 4) Site-Specific Archaeological Assessment has been completed to the satisfaction of the Township.
- 4. 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*.
- 5. **Schedules A-1 and A-2 hereby form part of this By-law.**

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

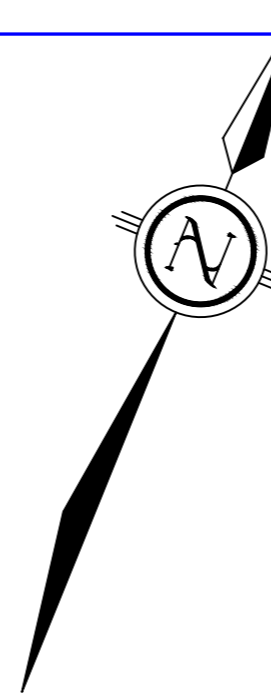
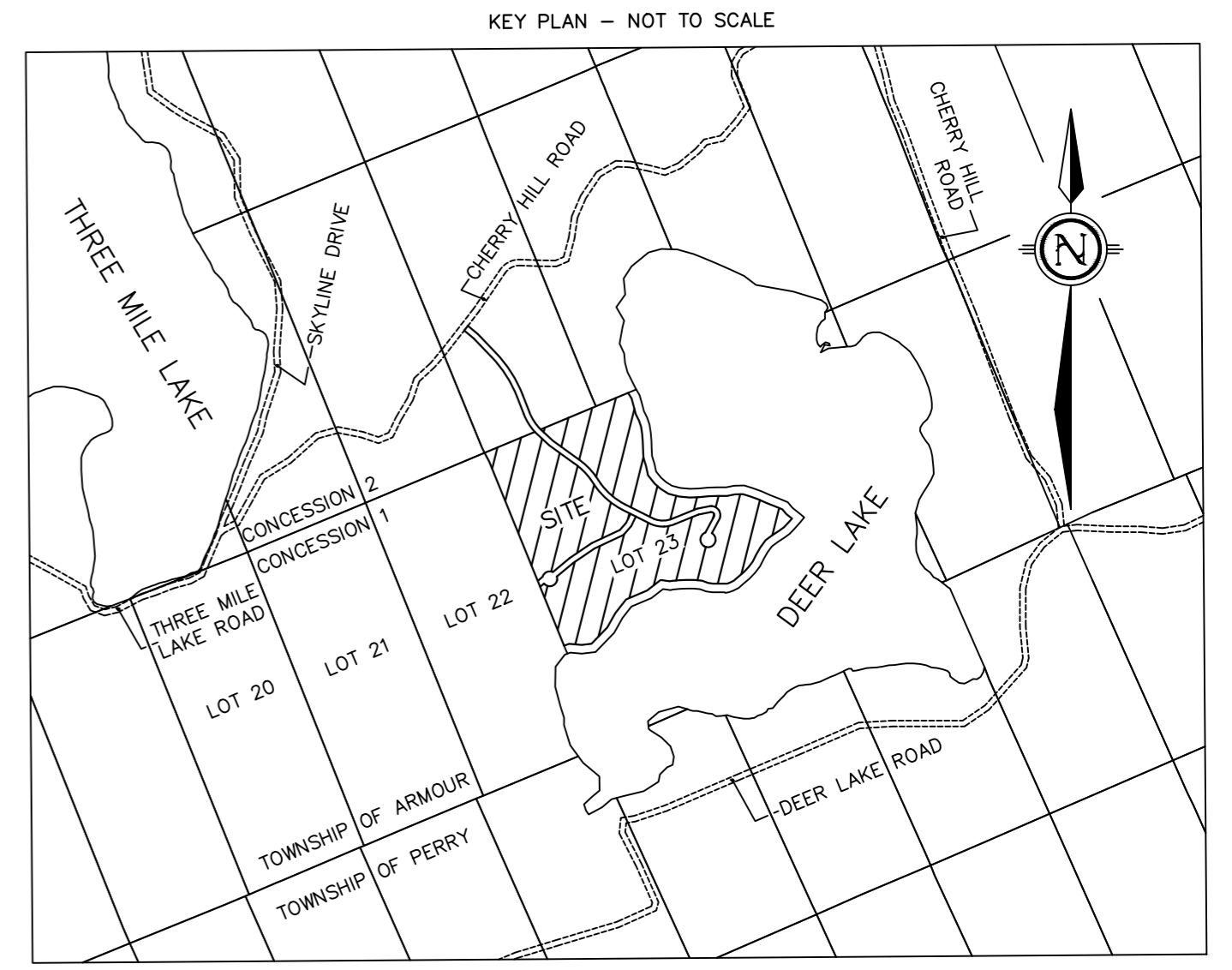
Charlene Watt, Clerk

DRAFT PLAN OF SUBDIVISION
OF PART OF LOT 23, CONCESSION 2 AND
ALL OF LOT 23, CONCESSION 1
TOWNSHIP OF ARMOUR
DISTRICT OF PARRY SOUND
KPK SURVEYING INC.
2024

BY-LAW SCHEDULE A-1

RECEIVED
JULY 3, 2025
TOWNSHIP OF ARMOUR

20m 0 20 100m
SCALE 1 : 2000



BEARING NOTE:

BEARINGS ARE UTM GRID AND ARE DERIVED FROM OBSERVED REFERENCE POINTS A AND B BY BASE/ROVER GPS OBSERVATIONS, AND ARE REFERRED TO THE CENTRAL MERIDIAN FOR UTM ZONE 17 (81°00' WEST LONGITUDE), NAD83(CSR5)(2010.0).

METRIC:

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

GROUND DISTANCES SHOWN HEREON CAN BE CONVERTED TO UTM GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999775.

CONVERGENCE NOTE:

A ROTATION FACTOR OF 1°12'55" COUNTER CLOCKWISE HAS BEEN APPLIED TO THE ASTROMERIC BEARINGS OF UNDERLYING PLAN 42R-13495 TO ACCOUNT FOR DIFFERENT REFERENCE MERIDIANS.

OTHER INFORMATION:

- ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT:
 - LAND BOUNDARIES ARE AS SHOWN ON THE DRAFT PLAN AND ARE CERTIFIED BY THE PROJECT ONTARIO LAND SURVEYOR
 - EXISTING AND PROPOSED ROADS ARE AS SHOWN ON THE DRAFT PLAN AND KEY PLAN
 - KEY PLAN IS AS SHOWN ON THE DRAFT PLAN, NOT TO SCALE
 - PROPOSED LOTS AREA FOR RESIDENTIAL USE
 - ADJACENT USES: RESIDENTIAL/RURAL/OPEN SPACE
 - LOT DIMENSIONS AS SHOWN, APPROXIMATE ONLY
 - CONTOURS ARE DERIVED FROM ONTARIO BASE MAPPING AT 5m INTERVALS
 - EACH LOT IS TO BE SERVICED BY PRIVATE INDIVIDUAL WATER AND SEWAGE SYSTEMS
 - SOIL IS SANDY LOAM, BEDROCK BASE
 - NO MUNICIPAL WATER OR SEWER SYSTEMS ARE AVAILABLE AT THE PROPERTY
 - NO RESTRICTIONS, RESTRICTIVE COVENANTS, OR EASEMENTS AFFECT THE LAND

LOT AREA MATRIX

LOT	LOT AREA ABOVE HWM AS PER BY-LAW DEFINITION	LOT AREA EXCLUDING WETLAND	AREA OF BUILDING ENVELOPE
1	1.1± ha.	1.1± ha.	0.8± ha.
2	1.3± ha.	1.3± ha.	1.1± ha.
3	1.2± ha.	1.2± ha.	1.0± ha.
4	0.9± ha.	0.9± ha.	0.7± ha.
5	1.0± ha.	1.0± ha.	0.8± ha.
6	2.4± ha.	1.8± ha.	1.1± ha.
7	2.3± ha.	1.5± ha.	0.1± ha.
8	0.9± ha.	0.9± ha.	0.7± ha.
9	1.5± ha.	1.25± ha.	0.6± ha.
10	1.1± ha.	1.1± ha.	0.6± ha.
11	0.8± ha.	0.8± ha.	0.6± ha.
12	1.9± ha.	0.92± ha.	0.3± ha.
13	1.5± ha.	0.86± ha.	0.3± ha.
14	2.8± ha.	1.28± ha.	0.5± ha.
15	3.2± ha.	1.28± ha.	0.7± ha.

LAND USE ANALYSIS:

LOT/BLOCK/ROAD	LAND USE	UNIT COUNT	AREA
LOTS 1-15	LAKESHORE RESIDENTIAL	15	24.1± ha
BLOCK 16	ROADWAY	N/A	2.6± ha
BLOCK 17	ROADWAY	N/A	0.9± ha
TOTAL		15	27.6± ha

OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT:
(1) RALPH EDWARD PRENTICE BEING THE REGISTERED OWNER OF THE SUBJECT LANDS, HEREBY SUBMIT A DRAFT PLAN OF SUBDIVISION FOR APPROVAL.

DATED THE _____ DAY OF _____, 2025

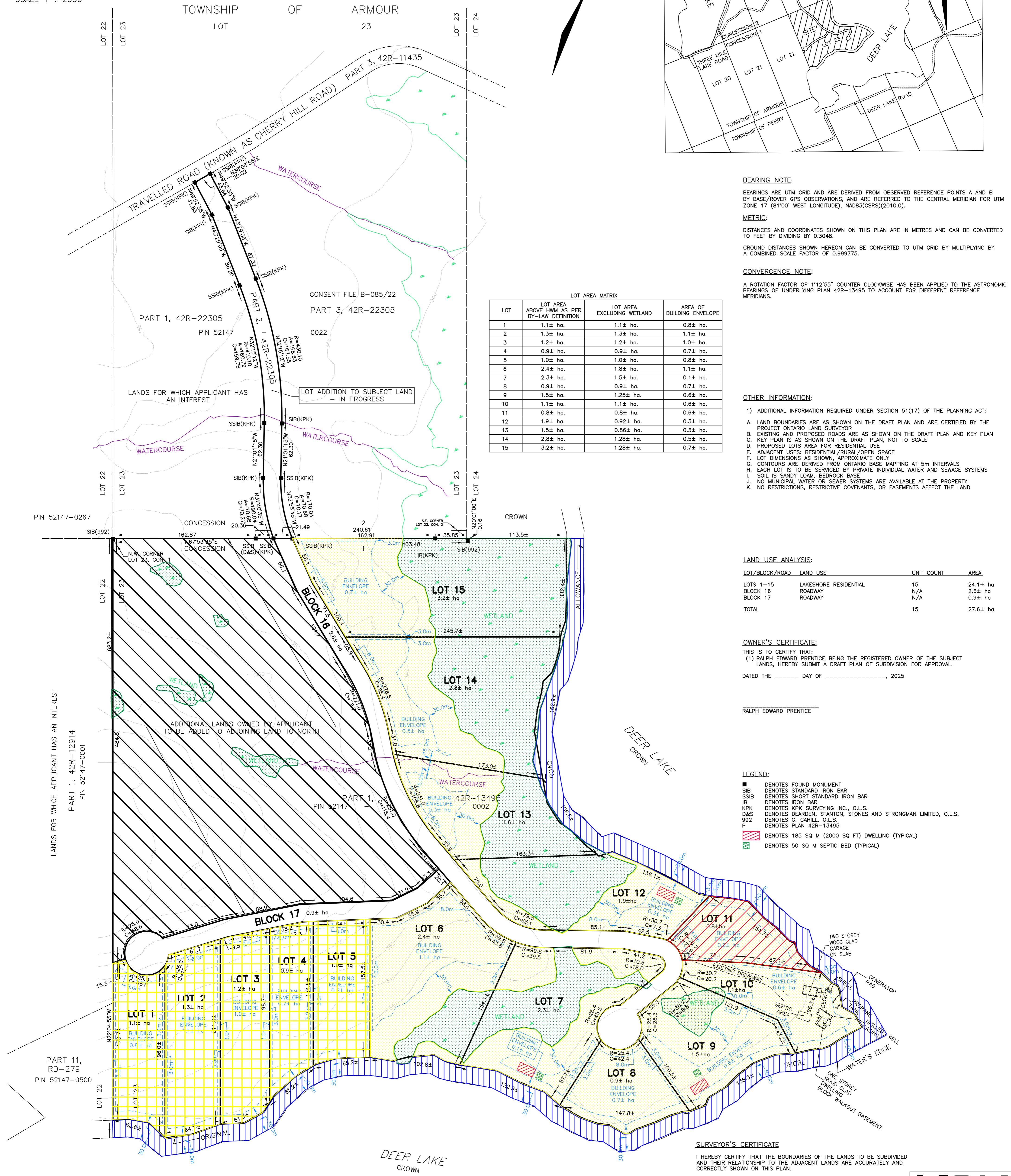
RALPH EDWARD PRENTICE

LEGEND:

- DENOTES FOUND MONUMENT
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- KPK DENOTES KPK SURVEYING INC., O.L.S.
- D&S DENOTES DEARDEN, STANTON, STONES AND STRONGMAN LIMITED, O.L.S.
- 992 DENOTES G. CAHILL, O.L.S.
- f DENOTES PLAN 42R-13495
- ▨ DENOTES 185 SQ M (2000 SQ FT) DWELLING (TYPICAL)
- ▨ DENOTES 50 SQ M SEPTIC BED (TYPICAL)

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN ON THIS PLAN.



- Rural Exception - 108 (Ru-108)
- Lakeshore Residential Exception - 109 (LR-109)
- Lakeshore Residential Exception - 110 (LR-110)
- Floodplain (FP)
- Wetlands Protection
- Lakeshore Residential Exception - 110 - Holding (LR-110H)

JULY 3rd, 2025 - REVISIONS
- ADDITION OF LOT AREA MATRIX
- BLOCK 17 STOPPED SHORT OF LOT LINE
- REVISION TO LOTS 10, 11, 12 & 13

KPK SURVEYING
KPK SURVEYING INC.
HUNTSVILLE, ON
705.788.2701 | KPKSURVEY.CA
DRAFTED BY: BT | FILE NO: 230550

BY-LAW _____ SCHEDULE A-2



Legend

Ontario Base Mapping (OBM)

Planning Boundaries

Subject Property

Features Taken from Existing Site Plan

Driveway

Dwelling

Garage

Septic

Natural Heritage Features - Identified by RiverStone

Water's Edge

Permanent Watercourse

Wetland

Type 1 Fish Habitat

Type 2 Fish Habitat

Development Setbacks Required by Relevant Approval Authorities

30 m Setback From Water's Edge

15 m Watercourse Buffer

Measures Recommended by RiverStone to Prevent and/or Reduce Impacts

30 m Wetland Buffer

Site Plan:
Draft Plan Of Subdivision Of Lot 23, Con 1,
Township Of Armour
District Of Parry Sound
KPK Surveying Inc.
File No: 230550

Orthorectified aerial photo - spring 2018

Scale	RS Project No.	Date Last Updated	By
1:3,500	2019-008	Mar 18, 2024	JG

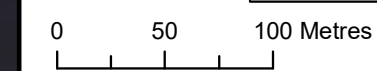
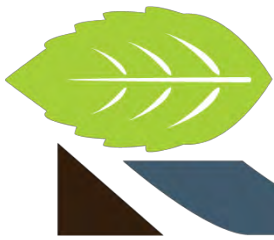


Figure 3. Proposed Development And Recommendations
233 Cherry Hill Rd, Lots 23, Concession 1, Armour Township

Prepared for: Darcy Prentice

Disclaimers:

- the scale text on this figure (e.g., 1:1000) is based on a 11x17" print. If this figure has been printed on a different page size, then only the scale bar is accurate.
- figure should not be used in place of a professional survey



June 6, 2025
RS# 2019-008

Darcy Prentice
c/o **Lanny Dennis**
LannyDPlanning.

via email: lannydplanning@gmail.com

**SUBJECT: Additional Information - Deer Wintering Habitat 233 Cherry Hill Road,
Armour Township**

Lanny,

As you know, RiverStone Environmental Solutions Inc. (RiverStone), completed an Environmental Impact Study (EIS) for the proposed plan of subdivision on Deer Lake in Armour Township. The report reviewed all of the natural heritage features and functions across the entire property. We identified several watercourses, wetland features and shoreline fish habitat on the subject property and adjacent lands. We also reviewed the property for wildlife habitat, including over-wintering habitat white-tailed deer. The results of the EIS were used to direct where development could occur and how the division of lots could occur without impact to identified natural heritage features.

Deer Wintering Habitat

During the recent public meeting there were questions regarding white-tailed deer wintering habitat. In particular, the MNRF historically mapped deer yard, our assessment of deer wintering habitat and public observations of deer during the winter. The MNRF has historically identified a deer wintering yard, both Stratum 1 (extreme southwest corner of the property), and Stratum 2 (covering the remainder of the property). RiverStone completed an assessment of the property, including during the winter months, to assess the habitat based on MNRF habitat assessment protocol. Our assessment found that there was an abundance of deciduous growth suitable for deer with the area identified as Stratum 2 covering the majority of the property; however, there were very few signs of deer browsing on the vegetation (when deer browse on vegetation the clean breaks can be seen on the branches and historical browsing causes odd growth patterns that are very visible), and no signs of movement tracks or beds where deer would lay down at night. Given the lack of evidence that deer were using the property, we concluded that the site seemed to be unsuitable for deer. As a result, the policies in the Official Plan related to deer wintering habitat were deemed to not apply. We still stand by that assessment and suggest that we have demonstrated that there will be no negative impacts on deer wintering habitat or its ecological functions, as required in Official Plan under policy 2.4.3 b) (ii).

Should it be found that this policy was not sufficiently satisfied, policy (iii) would apply, which reads:

Where development is proposed on a site deemed to be a deer wintering area, new lots must have a minimum lot frontage and depth of 90 metres. Where new lots are proposed in an area where there is a narrow conifer fringe on a shoreline that provides critical deer habitat, the minimum frontage shall be 120 metres and minimum depth 90 metres. Lesser lot sizes may be considered pending an evaluation prepared by a qualified specialist indicating that winter deer habitat does not exist.

It would be our opinion that all of the lots would meet the size criteria which the exception of lots 1-5, which are between 62 and 65 m in frontage along Deer Lake. In support of the plan, we would first suggest that the lesser lot sizes are warranted as we confirmed that the deer habitat does not exist. We would also note that the latter portion of the policy recognizes that even when a deer yard is mapped by MNRF, there is the potential for that deer yard to not be on the landscape, which we have suggested. A second point to consider is that the average frontage for the lots proposed to be created across the property and within the historically mapped deer yard is over 100m with 1.61 ha (16,000m²) of area. We would suggest that this more than meets the intention of the lot size criteria in the official plan for the protection of deer wintering habitat.

It is also important to know that the total deer yard habitat surrounding the subject property is 6190ha, extending north almost to Emsdale. There is another deer wintering habitat area that is very close and extends north surrounding the southern half of Lake Bernard. Deer habitat is abundant in this area and suitable habitat appears to be widespread.

I trust that this additional information is suitable to assist in reviewing details regarding lake capacity and deer wintering habitat. Please contact us if there are any questions regarding the report, or if further information is required.

Best regards,
RiverStone Environmental Solutions Inc.

Report prepared by:



Al Shaw, M.Sc.
Principal / Senior Ecologist

Charlene Watt (Deputy Clerk)

From: Holtby, Cara (MNR) <Cara.Holtby@ontario.ca>
Sent: January 13, 2026 4:50 PM
To: Charlene Watt (Deputy Clerk)
Cc: Short, Sam (MNR); Ross, Kelly (MNR)
Subject: URGENT - Township of Armour: Prentice Development
Attachments: PrenticeMNRResponse.pdf

Hello Charlene,

On behalf of Sam Short, thank you for reaching out to MNR. As noted in our correspondence to Al Shaw on October 1, 2025 (attached), the Provincial Planning Statement 2024 (PPS) allows for development and site alteration within significant wildlife habitat (SWH) provided it has been demonstrated there will be no negative impact to the feature and its ecological function.

Further, the PPS includes flexibility in the definition of SWH in that criteria for determining significance are provided in provincial guidance, but municipal (or planning board) approaches that achieve or exceed the same objective may also be used.

Should you have any technical questions regarding provincial data or provincial guidance related to protection of deer habitat, we are happy to provide advice. I have copied Sam on this email, so you may direct any further questions to him. Thanks again.

Regards,

Cara Holtby (she/her)
 A/Regional Planning Coordinator | Land Use Planning and Strategic Issues Section
 Southern Region | Regional Operations Division
 Ministry of Natural Resources | Ontario Public Service
 705-313-3463 | cara.holtby@ontario.ca



Taking pride in strengthening Ontario, its places and its people

Please note: As part of providing [accessible customer service](#), if you have any accommodation needs, require communication supports, or alternate formats please let me know.



Lanny Dennis <lannydplanning@gmail.com>

FW: Review of White-tailed Deer Wintering Habitat Assessment Armour Township

1 message

Al Shaw <al@rsenviro.ca>

2 October 2025 at 11:20

To: Jamey Prentice <jamey@prentice.ltd>, darcy prentice <darcyprentice@hotmail.com>

Cc: Lanny Dennis <lannydplanning@gmail.com>, 219-008 Prentice EIS Armour Deer Lake <219-008@rsenviro.ca>

Just received this correspondence from the MNRF on our inquiry.

I think this should work.

Al Shaw

RiverStone Environmental Solutions Inc.

From: Short, Sam (MNR) <Sam.Short@ontario.ca>**Sent:** October 1, 2025 2:42 PM**To:** Al Shaw <al@rsenviro.ca>**Cc:** Beriault, Karine (MNR) <Karine.Beriault@ontario.ca>**Subject:** RE: Review of White-tailed Deer Wintering Habitat Assessment Armour Township

Hello Al,

Thank you for reaching out regarding a *Planning Act* application at 233 Cherry Hill Road, Township of Armour. It is our understanding your inquiry pertains to application No. S-01/24 (Prentice) for a plan of subdivision fronting Deer Lake. Based on the information shared, we understand the Southeast Parry Sound District Planning Board approved the application with a condition they wish MNR to clear.

MNR generally does not review or provide comment on site-specific planning proposals where a municipality or planning board is the approval authority. Planning authorities are responsible for ensuring that their decisions on *Planning Act* applications are consistent with the Provincial Planning Statement 2024 (PPS) and provincial plans, where applicable. As such, MNR does not clear conditions related to consents or plans of subdivision/condominiums.

As you have noted, based on MNR data, the subject lands are identified as Stratum 1 or Stratum 2 deer habitat. Stratum 1 and 2 Deer habitat are considered Significant Wildlife Habitat (SWH). Note that, the ministry does not receive and review third party information for the purpose of updating MNR-mapped deer habitat; this does not preclude planning authorities/consultants from adopting locally specific approaches consistent with the PPS.

The PPS allows for development and site alteration within SWH as long as there can be a demonstration of no negative impact to the feature and its ecological function (e.g. 4.1.5 and 4.1.8). The PPS also includes flexibility in the definition for significance of SWH in that they are recommended by the Province, but that municipal approaches that achieve or exceed the same objective may also be used.

Given this flexibility and MNR's role as clarified above, please share this information with the Planning Board. If you, or the Board, have any questions or wish to discuss this further, please don't hesitate to reach out.

Thank you,

Samual Short

Regional Planner | Land Use Planning and Strategic Issues Section/Southern Region

Ministry of Natural Resources | Ontario Public Service

705-772-9329 | sam.short@ontario.ca



Taking pride in strengthening Ontario, its places and its people

Please note: As part of providing accessible customer service, if you have any accommodation needs, require communication supports, or alternate formats please let me know.

From: Al Shaw <al@rsenviro.ca>
Sent: August 26, 2025 2:44 PM
To: Beriault, Karine (MNR) <Karine.Beriault@ontario.ca>
Cc: 219-008 Prentice EIS Armour Deer Lake <219-008@rsenviro.ca>
Subject: Review of White-tailed Deer Wintering Habitat Assessment Armour Township

CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.

Good day Karine, I trust all is well.

I am writing to essentially continue our previous discussion related to a proposed development within an MNR identified Deer Wintering Yard. The property is accessed at 233 Cherry Hill Road and has considerable frontage on Deer Lake (1563 m). The development proposal is to create a total of 15 lots from the 40 ha parcel. The property is completely

covered in MNRF identified Stratum 1 and 2 Deer Wintering Yards. A very small amount of Stratum 1 exists on the extreme southwest portion of the property (small corner of proposed Lot 1) with the remainder under Stratum 2. As part of the development process, RiverStone completed an Environmental Impact Study (EIS), which included a review of wintering habitat for deer. Our assessment included field visits in the summer and winter, and referenced the MNRF deer habitat assessment protocol that was developed through your office. We reviewed the property for signs of browse, rubs, pellets, migration routes and bedding areas, along with canopy density and composition. We concluded that although there was an abundance of young deciduous tree and shrub growth, it showed very little browse by deer. The conifer dominated portions of the property consisted of moderately spaced (low canopy cover) Black Spruce and Eastern White Cedar (wetlands) having snow depths between 30 and 70 cm during our assessment. Based on these characteristics we concluded that although there are some components that seem to be suitable for wintering deer (suitable deciduous browse), the lack of use by deer suggests that something is lacking that makes the area desirable as wintering habitat. Regardless, areas of conifer cover were to be maintained (primarily in wetland features and some along the lake shoreline).

There has been considerable debate through the planning process on a variety of items, including deer wintering habitat. Ultimately, the decision lies with the Southeast Parry Sound District Planning Board to approve or deny the application for the lot creation. At a recent meeting, July 23, the application was given approval, with several conditions that need to be addressed before the lots can be officially created. Of significance to this conversation is Condition 3 which reads as follows:

"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."

Please let me know if it is possible for you/MNRF to comment on our assessment and habitat within the proposed lots 1-5 and their frontage? If this is possible, I will forward all the documents that relate to these items. Your assistance is greatly appreciated.

All the best,

Al Shaw

Senior Ecologist | Principal

RiverStone Environmental Solutions Inc

47 Quebec Street, Bracebridge

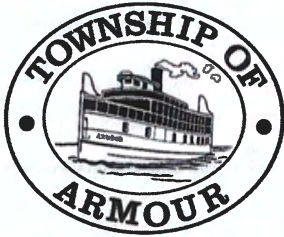
Ontario, P1L2A5

Head Office (705).645.9887

Mobile (705) 641.0640

Southern Ontario (866) 776.7160

e-mail al@rsenviro.ca | www.rsenviro.ca



DISTRICT OF PARRY SOUND

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

(705) 382-3332
(705) 382-2954
Fax: (705) 382-2068

Email: admin@armourtownship.ca
Website: www.armourtownship.ca

Date: January 13, 2026

Motion # 2026-4

Whereas a request has been made by Lanny Dennis Planning, to revise Condition #3 of Subdivision Application S-01/24 (Prentice) to require that a Zoning By-law Amendment be applied for and approved recognizing a minimum lot frontage of 61 metres for Lots 1-5, and the Ministry of Natural Resources and Forestry has advised that it does not review or comment on site-specific planning proposals where the municipality or planning board is the approval authority;

Now Therefore Be It Resolved That the Council of the Township of Armour supports the requested revision to Condition #3.

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

Carried / Defeated 

Declaration of Pecuniary Interest by: _____

Recorded vote requested by: _____

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

Date	Name	Support	Oppose	Summary of Comment
03-Mar-26	Bell Canada			Bell Canada not serving the development. No comment to provide to the application.
05-Mar-26	Christine Therrien & Paul Steele		X	The concerns focus on protecting significant wildlife habitat and ecological features, maintaining natural shoreline conditions, and preventing development that could negatively impact wildlife and habitat connectivity.
05-Mar-26	Mariette Hamas		X	Concerns include the potential loss of natural shoreline resulting from reduced minimum frontage requirements, which may fragment habitat and negatively affect wildlife that depend on continuous shoreline areas. The property has been identified by the Ontario Ministry of Natural Resources as Stratum 1 & 2 Deer Yard and Significant Wildlife Habitat, meaning increased development could disrupt critical winter habitat for white-tailed deer and other species. The minimum frontage requirement has already been reduced once—from 120 metres established through a 1995 Ontario Municipal Board ruling to the current 90 metres—raising concerns about the gradual erosion of environmental protections originally intended for this parcel. Further zoning changes may also conflict with the environmental protection objectives of the Provincial Planning Statement 2024, which calls for the protection of significant wildlife habitat and natural heritage features. Finally, the timing of public meetings during winter months creates barriers for seasonal residents to participate fully in the planning process, limiting meaningful public consultation.
05-Mar-26	Arlene Martin		X	Opposition to Zoning By-law Amendment ZBA-2026-01, stating that reducing the 90-metre minimum frontage would harm natural shoreline and designated deer yard wildlife habitat, contradict an existing 1995 OMB ruling, and that holding the meeting in March unfairly limits participation from seasonal residents.

Summary of Submissions for Prentice Zoning By-law Amendment Application: ZBA-2026-01
Subdivision File S-01/24

Date	Name	Support	Oppose	Summary of Comment
05-Mar-26	Sandra Boates		X	opposition to Zoning By-law Amendment ZBA-2026-01, stating that reducing the 90-metre minimum frontage would harm natural shoreline and designated deer yard wildlife habitat, contradict an existing 1995 OMB ruling, and that holding the meeting in March unfairly limits participation from seasonal residents.
06-Mar-26	Randolph Boates		X	Opposition to Zoning By-law Amendment ZBA-2026-01, stating that reducing the 90-metre minimum frontage would harm natural shoreline and designated deer yard wildlife habitat, contradict an existing 1995 OMB ruling, and that holding the meeting in March unfairly limits participation from seasonal residents.
06-Mar-26	Robert Randall		X	Opposes the proposed amendment to Zoning By-law No. 27-95 (ZBA-2026-01), arguing that reducing the minimum shoreline frontage would harm Deer Lake's wildlife habitat—particularly a designated deer yard—and contradict previous rulings that were meant to protect the area. They also criticize holding public meetings in winter conditions, saying it limits participation by seasonal residents and does not provide adequate opportunity for meaningful public input.
06-Mar-26	Darlene & Burt Karamat		X	Opposes and stated that maintaining the minimum shoreline frontage in Zoning By-law No. 27-95 is necessary to protect natural shoreline habitat that supports white-tailed deer and other wildlife, noting the land is designated as a significant deer yard and wildlife habitat. They also state that holding the meeting in March is unfair to seasonal residents who cannot easily access their properties in winter and believe virtual attendance does not adequately replace in-person participation.
07-Mar-26	Laura (Ault) Cianfarani		X	The writer opposes the proposed amendment to Zoning By-law No. 27-95 (ZBA-2026-01), arguing that the current minimum shoreline frontage is necessary to protect the natural habitat that supports deer and other wildlife on Deer Lake, which has been designated a significant wildlife habitat. They also express disappointment that the meeting was not rescheduled for better in-person participation and emphasize their family's 50+ year connection to the property and desire to preserve the lake for future generations.

Summary of Submissions for Prentice Zoning By-law Amendment Application: ZBA-2026-01
 Subdivision File S-01/24

Date	Name	Support	Oppose	Summary of Comment
07-Mar-26	Antonio Cianfarani		X	The writer states their opposition to the proposed amendment to Zoning By-law No. 27-95 (ZBA-2026-01), arguing that the current minimum shoreline frontage is necessary to protect natural habitat for deer and other wildlife, including land designated as a significant deer yard and wildlife habitat. They also note that because the meeting is scheduled in March they cannot attend, and request that their correspondence be recorded as opposition.
09-Mar-26	Ann Lafontaine		X	The writer states their opposition amendment to Zoning By-law No. 27-95, specifically ZBA-2026-01, because the current minimum frontage requirement is necessary to preserve natural shoreline that supports deer and other wildlife. The frontage was already reduced from the 120 meters set by the OMB in 1995, and given that the land was recently designated as Significant Wildlife Habitat, holding the meeting in winter also unfairly limits seasonal residents' ability to participate in person.
09-Mar-26	Steve Ropp		X	opposition to Zoning By-law Amendment ZBA-2026-01, stating that reducing the 90-metre minimum frontage would harm natural shoreline and designated deer yard wildlife habitat, contradict an existing 1995 OMB ruling, and that holding the meeting in March unfairly limits participation from seasonal residents.
11-Mar-26	Owen Gray		X	Deer Lake property owner since 1989, opposes the requested reduction to the by-law frontage requirement. They state the requirement was originally established because the lands were designated by the Ministry of Natural Resources as Stratum 1 and 2 deer habitat and Significant Wildlife Habitat. They argue the developer has not proven this designation is no longer valid, noting nearby residents still observe deer and that the MNR has not changed the designation despite a recent request. The author submits that the developer has not justified the reduced frontage and asks Council to deny that portion of the application.

Summary of Submissions for Prentice Zoning By-law Amendment Application: ZBA-2026-01
Subdivision File S-01/24

Date	Name	Support	Oppose	Summary of Comment
11-Mar-26	Richard Krynicki		X	opposition to Zoning By-law Amendment ZBA-2026-01, stating that reducing the 90-metre minimum frontage would harm natural shoreline and designated deer yard wildlife habitat, contradict an existing 1995 OMB ruling, and that holding the meeting in March unfairly limits participation from seasonal residents.
12-Mar-26	Janet Brown		X	Opposes the proposed amendment to Zoning By-law No. 27-95 (ZBA-2026-01). She stated that the current minimum frontage requirement is critical for preserving natural shoreline habitat that supports white-tailed deer and other wildlife throughout the year. The frontage was already reduced from 120 meters—originally required in a 1995 OMB ruling—to 90 meters, and emphasize that the land has been designated as Stratum 1 & 2 Deer Yard and Significant Wildlife Habitat as of October 2025. Based on recent observations of deer and moose activity and the lake’s long history of shared human and wildlife use, the writer urges officials to maintain the existing zoning protections and prevent further development pressure.
13-Mar-26	John Krynicki		X	Email of opposition and stated that maintaining the minimum shoreline frontage in Zoning By-law No. 27-95 is necessary to protect natural shoreline habitat that supports white-tailed deer and other wildlife, noting the land is designated as a significant deer yard and wildlife habitat. They also state that holding the meeting in March is unfair to seasonal residents who cannot easily access their properties in winter and believe virtual attendance does not adequately replace in-person participation.
13-Mar-26	Rea Alvaro		X	Email of opposition and stated that maintaining the minimum shoreline frontage in Zoning By-law No. 27-95 is necessary to protect natural shoreline habitat that supports white-tailed deer and other wildlife, noting the land is designated as a significant deer yard and wildlife habitat. They also state that holding the meeting in March is unfair to seasonal residents who cannot easily access their properties in winter and believe virtual attendance does not adequately replace in-person participation.

Charlene Watt (Deputy Clerk)

From: Dinsmore, Kevin <kevin.dinsmore@bell.ca>
Sent: March 3, 2026 7:43 AM
To: Charlene Watt (Deputy Clerk)
Subject: RE: Township of Armour: Public Meeting Notice - Zoning By-law Amendment - Subdivision S-01/24 - Prentice

Good morning Charlene,

Subsequent to review by Engineering, they have confirmed that Bell Canada will not be serving this development. It appears Cogeco will be the fiber provider in the area under the AHSIP program.

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 (Deputy Clerk) <deputyclerk@armourtownship.ca>
Sent: Friday, February 27, 2026 12:04 PM
To: Dinsmore, Kevin <kevin.dinsmore@bell.ca>
Subject: [EXT]RE: Township of Armour: Public Meeting Notice - Zoning By-law Amendment - Subdivision S-01/24 - Prentice

Hi Kevin,

The roads associated with this development are not proposed to be public road allowances and will not be assumed by the Township. They are intended to remain private and will be owned and maintained accordingly.

Here is the link for the Notice of Decision and conditions for the subdivision: <https://irp.cdn-website.com/20e551fd/files/uploaded/Notice+of+Decision+S-01-24+%28Prentice%29.pdf>

Thanks,

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

This message may contain confidential information. If you are not the named addressee, you should not disseminate, distribute or copy this email. Please notify the sender immediately if you have received this email by mistake and delete this email from your system. Finally, the recipient should check this email and any attachments for the presence of viruses. The organization accepts no liability for any damage caused by any virus transmitted by this email.

Charlene Watt (Deputy Clerk)

From: Chris Therrien <christherrien721@gmail.com>
Sent: March 5, 2026 9:52 AM
To: Charlene Watt (Deputy Clerk); Don Murphy
Subject: Opposed to any amendment to Zoning By-Law No. 27-95.

Dear Ms. Watt:

This letter declares that we are completely opposed to any amendment to Zoning By-law No. 27-95, specifically ZBA-2026-01.

This minimum frontage stipulated in Zoning By-law 27-95 is essential to maintain the unaltered shoreline. This is absolutely mandatory to maintain the survival of the white tailed deer thru winter as well as many other animals that call these shorelines home during the whole year!

In October 2025 MNR certified this parcel of land Stratum 1 & 2 Deer yard and a "Significant Wildlife Habitat".

We see the deer cross to these lands all winter long, as well as fox and other animals.

We cannot believe the scheduling of this meeting in March!! It is scheduled in TOTAL DISRESPECT to us landowners and resident ratepayers.

We please ask to attend on zoom, but would certainly have preferred to be GIVEN THE CHANCE TO APPEAR IN PERSON AT A LATER DATE!!

Thank you for your time. Please include this letter in the list of OPPOSED PARTIES.

Christine Therrien

Paul Steele

christherrien721@gmail.com

(705) 382-1610

Charlene Watt (Deputy Clerk)

From: Mariette Haras <marietteharas@gmail.com>
Sent: March 5, 2026 1:29 PM
To: Charlene Watt (Deputy Clerk)
Subject: Early meeting of March 24?

Dear Ms. Watt,

This correspondence declares I am completely opposed to any amendment to Zoning By-law No. 27-95, specifically ZBA-2026-01.

The minimum frontage stipulated in Zoning By-law No. 27-95 is essential to maintain some unaltered shoreline. Native shoreline is required for the survival of white tail deer through the long winters as well as a variety of animals that call these shorelines home during spring, summer and fall.

In point of fact, the minimum frontage of 90 meters was decreased once from the 120 meters that MNR dictated in the OMB ruling on this specific parcel of land. While the OMB ruling was issued in the spring of 1995, it remains in force. Perhaps more importantly, MNR certified this parcel of land as Stratum 1 & 2 Deer Yard and a 'Significant Wildlife Habitat' in October 2025.

Lastly, the scheduling of this meeting in March is very disrespectful to the seasonal resident ratepayers. This is the third such meeting held in the winter season when we seasonal residents can't access our properties and creates a significant hardship to attend in person. With some effort and your permission, we can attend on zoom. But virtual presence does not provide the in person contact that is the essential element of a 'public' meeting.

Thank you for your time. Please include this correspondence in the list of opposed parties.

Please save our Lake.

Mariette

Charlene Watt (Deputy Clerk)

From: Arlene Martin <arlenemartin52@gmail.com>
Sent: March 5, 2026 3:23 PM
To: Charlene Watt (Deputy Clerk)
Subject: Deer Lake

Dear Ms. Watt,

This correspondence declares I am completely opposed to any amendment to Zoning By-law No. 27-95, specifically ZBA-2026-01.

The minimum frontage stipulated in Zoning By-law No. 27-95 is essential to maintain some unaltered shoreline. Native shoreline is required for the survival of white tail deer through the long winters as well as a variety of animals that call these shorelines home during spring, summer and fall.

In point of fact, the minimum frontage of 90 meters was decreased once from the 120 meters that MNR dictated in the OMB ruling on this specific parcel of land. While the OMB ruling was issued in the spring of 1995, it remains in force. Perhaps more importantly, MNR certified this parcel of land as Stratum 1 & 2 Deer Yard and a 'Significant Wildlife Habitat' in October 2025.

Lastly, the scheduling of this meeting in March is very disrespectful to the seasonal resident ratepayers. This is the third such meeting held in the winter season when we seasonal residents can't access our properties and creates a significant hardship to attend in person. With some effort and your permission, we can attend on zoom. But virtual presence does not provide the in person contact that is the essential element of a 'public' meeting.

Thank you for your time. Please include this correspondence in the list of opposed parties.

Regards

Arlene Martin

(431 Cherryhill Road)

Charlene Watt (Deputy Clerk)

From: Sandra Boates <sandra@sandraboates.ca>
Sent: March 5, 2026 10:13 PM
To: Charlene Watt (Deputy Clerk)
Cc: Sandra Boates; dmurphy6213@gmail.com
Subject: Upcoming Public Meeting March 24, 2026

Charlene Watt, Chief Clerk
Township of Armour

Dear Ms. Watt,

I am sending this email to let it be known that I am completely opposed to any amendment to Zoning By-law No. 27-95, specifically ZBA-2026-01.

The minimum frontage stipulated in Zoning By-law No. 27-95 is essential to maintain some unaltered shoreline. Native shoreline is required for the survival of white tail deer through the long winters, as well as a variety of animals that call these shorelines home during spring, summer and fall.

In point of fact, the minimum frontage of 90 meters was decreased once from the 120 metres that MNR dictated in the OMB ruling on this specific parcel of land. While the OMB ruling was issued in the spring of 1995, it remains in force. Perhaps more importantly, MNR certified this parcel of land as Stratum 1 & 2 Deer Yard and a "Significant Wildlife Habitat" in October 2025.

Lastly, the scheduling of this meeting in March is very disrespectful to the seasonal resident ratepayers. This makes the third such meeting to be held in the winter season when seasonal residents can't access their properties and creates a hardship to attend in person. With some effort and your permission, seasonal residents can attend the meeting on Zoom. However, virtual presence does not provide the "in person" contact that is an essential element of a "public meeting."

Thank you for your attention. Please include this email in the list of opposed parties.

Also, I would like to attend the Public Meeting on Tuesday March 24, 2026 at 6 pm via Zoom, as I am unfortunately unable to attend in person. I would appreciate it if you could send me the link to join the meeting.

My email is: sandra@sandraboates.ca.

Please let me know that you have received this email.

Thanks

Sandy Boates

Charlene Watt (Deputy Clerk)

From: Randolph Boates <randy@randyboates.ca>
Sent: March 6, 2026 12:02 PM
To: Charlene Watt (Deputy Clerk)
Cc: dmurphy6213@gmail.com
Subject: Upcoming Public Meeting March 24, 2026

Charlene Watt, Chief Clerk
Township of Armour

Dear Ms. Watt,

I am sending this email to let it be known that I am completely opposed to any amendment to Zoning By-law No. 27-95, specifically ZBA-2026-01.

The minimum frontage stipulated in Zoning By-law No. 27-95 is essential to maintain some unaltered shoreline. Native shoreline is required for the survival of white tail deer through the long winters, as well as a variety of animals that call these shorelines home during spring, summer and fall.

In point of fact, the minimum frontage of 90 meters was decreased once from the 120 metres that MNR dictated in the OMB ruling on this specific parcel of land. While the OMB ruling was issued in the spring of 1995, it remains in force. Perhaps more importantly, MNR certified this parcel of land as Stratum 1 & 2 Deer Yard and a "Significant Wildlife Habitat" in October 2025.

Lastly, the scheduling of this meeting in March is very disrespectful to the seasonal resident ratepayers. This makes the third such meeting to be held in the winter season when seasonal residents can't access their properties and creates a hardship to attend in person. With some effort and your permission, seasonal residents can attend the meeting on Zoom. However, virtual presence does not provide the "in person" contact that is an essential element of a "public meeting."

Thank you for your attention. Please include this email in the list of opposed parties.

Also, I would like to attend the Public Meeting on Tuesday March 24, 2026 at 6 pm via Zoom, as I am unfortunately unable to attend in person. I would appreciate it if you could send me the link to join the meeting.

My email is: randy@randyboates.ca

Please let me know that you have received this email.

Thanks

Randy Boates

Charlene Watt (Deputy Clerk)

From: ROBERT RANDALL <rob.randall@cogeco.ca>
Sent: March 6, 2026 12:37 PM
To: Charlene Watt (Deputy Clerk)
Cc: dmurphy6213
Subject: Proposed Amendment of Zoning By-Law No. 27-95

Ms. Charlene Watt, Chief Clerk

Township of Armour

Dear Ms. Watt,

We are sending this e-mail to advise you that we are strongly opposed to any amendments to Zoning By-law No. 27-95, specifically ZBA-2026-01.

The minimum frontage stipulated in Zoning By-law No. 27-95 is essential to maintain some unaltered shoreline. Native shoreline is required for the survival of white tail deer through the long winters. From spring to fall a large variety of animals, fish, and water fowl also call these shorelines home and in addition rely also on the underwater structure of this shoreline. From our time at Deer Lake spanning back to the 1960's little has impacted the lake shoreline and this has helped to sustain the wildlife everyone comes to see and enjoy. This new development will have a huge impact on the wildlife of this small lake.

As we understand, the minimum frontage of 90 meters was decreased once from the 120 meters that MNR dictated in the OMB ruling on this specific parcel of land. While the OMB ruling was issued in the spring of 1995, it remains in force and should not be disregarded. Perhaps more importantly, MNR certified this parcel of land as Stratum 1 & 2 Deer Yard and a 'Significant Wildlife Habitat' in October 2025. We recently observed the usual deer activity in this area earlier this year.

This is the third such meeting held during a winter or winter-like season (not even March is a safe weather bet); we believe the scheduling of this meeting in March seems to be very disrespectful to the seasonal resident ratepayers. Many seasonal residents can't access their properties and this creates a significant hardship and perhaps risk, to those who will attend in person despite road and weather conditions. We feel this can easily be rectified by moving this type of meeting until weather is not a such a factor.

Even if permission to participate in a zoom meeting is granted, there will be some that can attend on zoom, but the reality is, some of the long-time guardians of this lake may tend to lack the "savvy" to do a zoom meeting or prefer not to due to the type of glitches that typically occur when trying to participate in such meetings. The other drawback regarding making a virtual presence is that it never provides the in person contact that we believe is an essential element of a 'public' meeting. We sincerely hope and trust that a complete review of this zoning amendment is made with a clear understanding and proper representation of

the concerns the Deer Lake residents are voicing so that none will fail in their obligations to those they represent.

If only the deer could talk.

We plan on attending this meeting in person and would be willing to discuss further at that time.

Please include this correspondence in the list of opposed parties.

We thank you for your time and consideration in this matter

Rob and Valerie Randall

rob.randall@cogeco.ca

905 871 5933

Charlene Watt (Deputy Clerk)

From: Darlene Karamat <dkaramat@hotmail.com>
Sent: March 6, 2026 6:49 PM
To: Charlene Watt (Deputy Clerk)
Subject: Opposition to amendments to zoning by-law no. 27-95

Dear Ms. Watt,

This correspondence declares we are completely opposed to any amendment to Zoning By-law No. 27-95, specifically ZBA-2026-01.

The minimum frontage stipulated in Zoning By-law No. 27-95 is essential to maintain some unaltered shoreline. Native shoreline is required for the survival of white tail deer through the long winters as well as a variety of animals that call these shorelines home during spring, summer and fall.

In point of fact, the minimum frontage of 90 meters was decreased once from the 120 meters that MNR dictated in the OMB ruling on this specific parcel of land. While the OMB ruling was issued in the spring of 1995, it remains in force. Perhaps more importantly, MNR certified this parcel of land as Stratum 1 & 2 Deer Yard and a 'Significant Wildlife Habitat' in October 2025.

Lastly, the scheduling of this meeting in March is very disrespectful to the seasonal resident ratepayers. This is the third such meeting held in the winter season when we seasonal residents can't access our properties and creates a significant hardship to attend in person. With some effort and your permission, we can attend on zoom. But virtual presence does not provide the in person contact that is the essential element of a 'public' meeting.

Thank you for your time. Please include this correspondence in the list of opposed parties.

Darlene & Burt Karamat

Sent from my iPhone

Charlene Watt (Deputy Clerk)

From: Laura Cianfarani <lauracianfarani001@gmail.com>
Sent: March 7, 2026 10:57 AM
To: Charlene Watt (Deputy Clerk)
Subject: Deer Lake development zoning By-law No. 27-95

Dear Ms. Watt

Please take note that I am opposed to any amendment to Zoning By-law No. 27-95, specifically ZBA-2026-01.

I'm very disappointed that this meeting was not rescheduled when more seasonal resident ratepayers could attend in person. Although we can attend on Zoom, virtual presence does not provide the same impact as a full room of Deer Lake property owners opposed to any amendments

4 generations of my family have enjoyed the beauty of Deer Lake and the wildlife that calls it home. We have owned the property at 1334 Deer Lake Rd. For over 50 years. 50+ years of paying property taxes to enjoy our piece of paradise.

Deer, wild turkeys, beaver, ground hogs, ducks, loons and other wildlife freely roam through our lake front property.

The minimum frontage stipulated in Zoning By-law No. 27-95 is essential to maintain some unaltered shoreline. Natural shoreline is required for the survival of white tail deer through the long winters as well as a variety of animals that call these shorelines home during spring, summer and fall.

MNR certified this parcel of land as Stratum 1&2 Deer Yard and a "Significant Wildlife Habitat" in October 2025.

Please consider the future generations of our families who deserve to have their "piece of paradise"

Please include my email in the list of opposed parties.

Regards,
Laura (Ault) Cianfarani
1334 Deer Lake Rd.

Charlene Watt (Deputy Clerk)

From: A C <a222c222@gmail.com>
Sent: March 7, 2026 9:05 PM
To: Charlene Watt (Deputy Clerk)
Subject: Amendment to Zoning By-law No. 27-95, specifically ZBA-2026-01

Dear Ms. Watt,

This correspondence declares I am completely opposed to any amendment to Zoning By-law No. 27-95, specifically ZBA-2026-01.

The minimum frontage stipulated in Zoning By-law No. 27-95 is essential to maintain some unaltered shoreline. Native shoreline is required for the survival of white tail deer through the long winters as well as a variety of animals that call these shorelines home during spring, summer and fall.

In point of fact, the minimum frontage of 90 meters was decreased once from the 120 meters that MNR dictated in the OMB ruling on this specific parcel of land. While the OMB ruling was issued in the spring of 1995, it remains in force. Perhaps more importantly, MNR certified this parcel of land as Stratum 1 & 2 Deer Yard and a 'Significant Wildlife Habitat' in October 2025.

By scheduling this meeting in March, I will not be able to attend. Please include this correspondence in the list of opposed parties.

Thank you for your time.

Regards,
Antonio Cianfarani

Charlene Watt (Deputy Clerk)

From: Ann LaFontaine <ann.lafontaine8@gmail.com>
Sent: March 9, 2026 12:34 PM
To: Charlene Watt (Deputy Clerk)
Subject: Opposition to Zoning By Law No. 27-95

Dear Ms. Watt,

This correspondence to declare I am completely opposed to any amendment to Zoning By-law No. 27-95, specifically ZBA-2026-01.

The minimum frontage stipulated in Zoning By-law No. 27-95 is essential to maintain some unaltered shoreline. Native shoreline is required for the survival of white tail deer through the long winters as well as a variety of animals that call these shorelines home during spring, summer and fall.

In point of fact, the minimum frontages 90 meters was decreased once from the 120 meters that MNR dictated in the OMB ruling on this specific parcel of land. While the OMB ruling was issued in the spring of 1995, it remains in force. Perhaps more importantly, MNR certified this parcel of land as Stratum 1 & 2 Deer Yard and a 'Significant Wildlife Habitat' in October 2025.

Lastly, the scheduling of this meeting in March is very disrespectful to the seasonal resident ratepayers. This is the third such meeting held in the winter season when we seasonal residents can't access our properties and creates a significant hardship to attend in person. With some effort and your permission, we can attend on zoom. But virtual presence does not provide the in person contact that is the essential element of a 'public' meeting.

Thank you for your time. Please include this correspondence in the list of opposed parties.

Ann LaFontaine
Property Owner, Township of Armour

Charlene Watt (Deputy Clerk)

From: Steve Ropp <steve.ropp@ymail.com>
Sent: March 9, 2026 3:50 PM
To: Charlene Watt (Deputy Clerk)
Subject: Zoning By-law No. 27-95, specifically ZBA-2026-01.

Dear Ms. Watt,

This correspondence is to declare I am completely opposed to any amendment to Zoning By-law No. 27-95, specifically ZBA-2026-01.

The minimum frontage stipulated in Zoning By-law No. 27-95 is essential to maintain some unaltered shoreline. Native shoreline is required for the survival of white tail deer through the long winters as well as a variety of animals that call these shorelines home during spring, summer and fall.

In point of fact, the minimum frontages 90 meters was decreased once from the 120 meters that MNR dictated in the OMB ruling on this specific parcel of land. While the OMB ruling was issued in the spring of 1995, it remains in force. Perhaps more importantly, MNR certified this parcel of land as Stratum 1 & 2 Deer Yard and a 'Significant Wildlife Habitat' in October 2025.

Lastly, the scheduling of this meeting in March is very disrespectful to the seasonal resident ratepayers. This is the third such meeting held in the winter season when we seasonal residents can't access our properties and creates a significant hardship to attend in person. With some effort and your permission, we can attend on zoom. But virtual presence does not provide the in person contact that is the essential element of a 'public' meeting.

Thank you for your time. Please include this correspondence in the list of opposed parties.

Sincerely,

Steven Ropp

307 Cherry Hill Road

Charlene Watt (Deputy Clerk)

From: Owen Gray <ovgray@outlook.com>
Sent: March 11, 2026 12:46 PM
To: Charlene Watt
Subject: Zoning By-law Amendment - Prentice - Subdivision S-01/24

Please provide the following submission to members of Armour Township Council before the meeting scheduled for March 24, 2026, and please send me a Zoom link for the meeting.

Since 1989 my wife and I have been owners of property across Deer Lake from the lands affected by this application. Our property had previously been owned by my parents since 1959.

This application seeks relief from a frontage requirement in the current Bylaw for a portion of the affected land. We oppose that aspect of the application, for the following reasons.

Background

The original justification for the frontage requirement in question was that the Ministry of Natural Resources ("MNR") had found the subject lands to be a Stratum 1 and 2 deer habitat and a Significant Wildlife Habitat.

Before the SE Parry Sound Planning Board, the developer sought to justify its plan for reduced frontage by claiming that the subject lands were no longer a deer habitat. It relied in that regard on a study for which it had paid. The claim that the lands were no longer a deer habitat was disputed and contradicted by the observations of the year-round occupants of adjacent properties.

Evidently the Planning Board was not entirely persuaded on this point, because as a condition of its approval of the developer's plan it required that the developer obtain the approval of the MNR to the planned reduction in frontage. The developer later persuaded the Planning Board to remove that condition on the basis only that it was impossible to fulfil, because the MNR was no longer permitted to comment on individual development applications. The removal of the condition did not settle the question that had led the Planning Board to impose it.

I am advised that last October the developer's planner asked a representative of the MNR that it change its designation of the subject lands, and that the request was refused.

Submissions

I submit that the developer bears the onus of persuading Council that the current bylaw's frontage requirement is no longer justified. If it were otherwise, Council would face the prospect of endless relitigation of its planning decisions.

The Planning Board did not entirely accept that the developer's study proved that point. If it had, it would not have initially imposed the condition it did. The later removal of that condition did not settle the question whether the subject lands had somehow ceased to be a deer habitat. It merely left it to Armour Township Council to satisfy itself in that regard.

The nearby residents' observations remain. The MNR's original designation remains, despite the developer's recent attempt to persuade it otherwise.

In my submission, the developer has not demonstrated that the current bylaw's frontage requirement is no longer justified. Council should therefore dismiss that part of the application.

Respectfully,

Charlene Watt (Deputy Clerk)

From: Janet Brown <janetbrown@jdbrownfields.com>
Sent: March 12, 2026 9:31 AM
To: Charlene Watt (Deputy Clerk)
Cc: Mayor Rod Ward; Councillor Wendy Whitwell; Councillor Jerry Brandt; Councillor Rod Blakelock; Councillor Dorothy Haggart-Davis; Don Murphy; Owen Gray; Christine Crombie; David Swain
Subject: Opposite to amendment to zoning BYLaw No. 27-95

Dear Ms. Watt,

As a long time owner of property on Deer Lake, this correspondence is to declare I am completely opposed to any amendment to Zoning By-law No. 27-95, specifically ZBA-2026-01.

The minimum frontage stipulated in Zoning By-law No. 27-95 is essential to maintain some unaltered shoreline. Native shoreline is required for the survival of white tail deer through the long winters as well as a variety of animals that call these shorelines home during spring, summer and fall.

In point of fact, the minimum frontages 90 meters was decreased once from the 120 meters that MNR dictated in the OMB ruling on this specific parcel of land. While the OMB ruling was issued in the spring of 1995, it remains in force. Perhaps more importantly, MNR certified this parcel of land as Stratum 1 & 2 Deer Yard and a 'Significant Wildlife Habitat' in October 2025.

I just hiked into our property last week and there were significant signs of deer and moose activity. Deer Lake is very small and has for over a century now been home to humans and wildlife alike and maintaining this habitat is essential. We depend on zoning and your leadership to hold the red lines when development is underway. Please seriously consider this request.

Thank you for your time. Please include this correspondence in the list of opposed parties.

Janet Brown

733 CherryHill Road

416-929-0684

Charlene Watt (Deputy Clerk)

From: Richard Krynicki <rkrynicki@outlook.com>
Sent: March 11, 2026 6:11 PM
To: Charlene Watt (Deputy Clerk)
Subject: Fw: Deer Lake Issues

My apologies but I put the wrong address on the last email. The following email corrects this.

From: Richard Krynicki <rkrynicki@outlook.com>
Sent: Wednesday, March 11, 2026 5:43 PM
To: deputyclerk@armourtownship.ca <deputyclerk@armourtownship.ca>
Cc: dmurphy6213@gmail.com <dmurphy6213@gmail.com>
Subject: Deer Lake Issues

Dear Ms. Watt,

This correspondence to declare I am completely opposed to any amendment to Zoning By-law No. 27-95, specifically ZBA-2026-01.

The minimum frontage stipulated in Zoning By-law No. 27-95 is essential to maintain some unaltered shoreline. Native shoreline is required for the survival of white tail deer through the long winters as well as a variety of animals that call these shorelines home during spring, summer and fall.

In point of fact, the minimum frontages 90 meters was decreased once from the 120 meters that MNR dictated in the OMB ruling on this specific parcel of land. While the OMB ruling was issued in the spring of 1995, it remains in force. Perhaps more importantly, MNR certified this parcel of land as Stratum 1 & 2 Deer Yard and a 'Significant Wildlife Habitat' in October 2025.

Lastly, the scheduling of this meeting in March is very disrespectful to the seasonal resident ratepayers. This is the third such meeting held in the winter season when we seasonal residents can't access our properties and creates a significant hardship to attend in person. With some effort and your permission, we can attend on zoom. But virtual presence does not provide the in person contact that is the essential element of a 'public' meeting.

Thank you for your time. Please include this correspondence in the list of opposed parties.

Richard Krynicki
809A Cherry Hill Road
Township of Armour

Charlene Watt (Deputy Clerk)

From: John Krynicki <john2@muskokaweb.com>
Sent: March 13, 2026 5:37 PM
To: Charlene Watt (Deputy Clerk)
Subject: opposition to ny amendment to Zoning By-law No. 27-95, specifically ZBA-2026-01.

Charlene Watt, Chief Clerk

Township of Armour

Dear Ms. Watt,

This correspondence to declare I am completely opposed to any amendment to Zoning By-law No. 27-95, specifically ZBA-2026-01.

The minimum frontage stipulated in Zoning By-law No. 27-95 is essential to maintain some unaltered shoreline. Native shoreline is required for the survival of white tail deer through the long winters as well as a variety of animals that call these shorelines home during spring, summer and fall.

In point of fact, the minimum frontages 90 meters was decreased once from the 120 meters that MNR dictated in the OMB ruling on this specific parcel of land. While the OMB ruling was issued in the spring of 1995, it remains in force. Perhaps more importantly, MNR certified this parcel of land as Stratum 1 & 2 Deer Yard and a 'Significant Wildlife Habitat' in October 2025.

Lastly, the scheduling of this meeting in March is very disrespectful to the seasonal resident ratepayers. This is the third such meeting held in the winter season when we seasonal residents can't access our properties and creates a significant hardship to attend in person. With some effort and your permission, we can attend on zoom. But virtual presence does not provide the in person contact that is the essential element of a 'public' meeting.

Thank you for your time. Please include this correspondence in the list of opposed parties.

John Krynicki

Charlene Watt (Deputy Clerk)

From: Rea Alvaro <mrmrsrea@gmail.com>
Sent: March 15, 2026 6:43 PM
To: Charlene Watt (Deputy Clerk)
Subject: Amendment to Zoning By-law No. 27-95, specifically ZBA-2026-01.

Dear Ms. Watt (Chief Deputy Clerk), Township of Armour,

This correspondence is to declare we are completely opposed to any amendment to Zoning By-law No. 27-95, specifically ZBA-2026-01.

The minimum frontage stipulated in Zoning By-law No. 27-95 is essential to maintain some unaltered shoreline. Native shoreline is required for the survival of white tail deer through the long winters as well as a variety of animals that call these shorelines home during spring, summer and fall.

In point of fact, the minimum frontages 90 meters was decreased once from the 120 meters that MNR dictated in the OMB ruling on this specific parcel of land. While the OMB ruling was issued in the spring of 1995, it remains in force. Perhaps more importantly, MNR certified this parcel of land as Stratum 1 & 2 Deer Yard and a 'Significant Wildlife Habitat' in October 2025.

Lastly, the scheduling of this meeting in March is very disrespectful to the seasonal resident ratepayers. This is the third such meeting held in the winter season when we seasonal residents can't access our properties and creates a significant hardship to attend in person. With some effort and your permission, we can attend on zoom. But virtual presence does not provide the in person contact that is the essential element of a 'public' meeting.

Thank you for your time. Please include this correspondence in the list of opposed parties.

Council Emails:

rward@armourtownship.ca

wwhitwell@armourtownship.ca

jbrandt@armourtownship.ca

rblakelock@armourtownship.ca

dhaggart_davis@armourtownship.ca

Their address

Charlene Watt (Deputy Clerk)

From: Mariette Haras <marietteharas@gmail.com>
Sent: March 17, 2026 6:03 PM
To: Charlene Watt (Deputy Clerk)
Subject: Deer Lake Community Meeting

Hello Council member Charlene Watt; Township of Armour

I am writing as a concerned resident to express my deep opposition to the proposed development of 15 new building lots along the banks of Deer Lake. While I understand the motivation to promote growth and attract new residents, for monetary motivations that benefit just 1 individual. I urge the Council, to carefully consider the long-term environmental and community consequences of this project.

This proposal would require clear-cutting a significant portion of mature forest, an area that serves as vital habitat for deer, nesting birds, and countless other species. This forest acts as a natural buffer protecting the lake's shoreline—filtering runoff, preventing erosion, and maintaining water quality. Once removed, these ecological services cannot easily be replaced.

Further development on the lakefront risks irreversibly altering the character and health of Deer Lake. Increased runoff, septic system pressure, and shoreline disturbance would threaten the delicate balance that keeps the water clear and supports aquatic life. Over time, this could diminish not only the ecological integrity of the lake but also its recreational and aesthetic value qualities that make the Township such a desirable place to live in the first place.

In planning for the future, I ask that Council weigh the short-term gains of development against the long-term consequences for the environment and the community. Protecting the remaining forested areas around Deer Lake is an investment in the township's natural heritage, property values, and the well-being of both current and future residents.

Please reconsider or seek alternative development options that preserve the shoreline ecosystem and ensure sustainable growth consistent with the Township's environmental commitments. Provide the residents with a more convenient time line to both appear in better weather and gather when residents are back on the lake. This change to the bi-law seems rushed.

Thank you for your time and thoughtful consideration of this matter.

Sincerely,
Mariette