

**From:** [Charlene Watt \(Deputy Clerk\)](#)  
**To:** [Stefan Szczerbak](#)  
**Subject:** Fw: Request reconsideration of OPA condition (Armstrong)  
**Date:** February 10, 2026 2:48:38 PM

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Hi Stefan,

Please see below request. Please provide your comments and recommendation for Council.

Thanks,

Charlene

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**From:** Mark Armstrong <msabarmstrong@gmail.com>  
**Sent:** Tuesday, February 10, 2026 2:34 PM  
**To:** Charlene Watt (Deputy Clerk) <deputyclerk@armourtownship.ca>  
**Subject:** Request reconsideration of OPA condition (Armstrong)

Good afternoon Charlene.

I would like to request reconsideration of condition #6 of the recent Notice of Decision regarding our lot addition request for 723 Skyline Drive, Katrine. The condition that an Official Plan Amendment be required represents an additional \$6000 expense to adjust the lot lines between two properties that we own.

Our reason for requesting this lot addition is two-fold. In the event that we sell the retained portion of land we would like to;

- Maintain our access to our northern meadow land off Skyline drive as access across the hill is next to impossible
- Maintain the use of our private pit on that land. The road to our potential build site by Russel lake is not complete and we will still be using material from that pit, for our personal use, for many years to come

We don't feel an OPA is required as we are not creating a new lot for development purposes. We currently own four properties on Skyline Drive. 63 acres and 78 acres on the south end of the land. Approximately 350 acres in the middle which contains the private lake and 50 acres of land acquired from the Edwards a couple of years ago. (it should be noted that an OPA was not required for this transaction which was also a lot line adjustment). Finally we have the 11 acre lot on Skyline at the north end of the property. We believe that adding 5 acres from the bottom of the 11 acres to the 350 acres does not create a new lot. It only makes the 350 acres (which can't be subdivided as it is a back lot consisting of several PINs) into a 355 acre lot. The lot addition does not further develop the property (355 acres) as we already have permitted access and a drive-way at #723.

There is a pre-existing path from Skyline into the pit area and that will not be altered. I have reviewed 3.1.1 (g) (i) of the OP and I do not believe that this lot addition is equivalent to lot development. It in no way develops the lot for expanded use as we will always be limited in how many building sites are permitted regardless of the size of this backlot.

**(g) Backlot severances are not permitted in the Rural Community or Waterfront Community areas. Backlot severances shall be defined as **development** of land by subdivision or severance or by any other means within 300 metres (1000 feet) of any lake**

**or substantial creek or river that is separated from that waterbody by a public road or by an existing lot of record having a developable area sufficient in size to legally accommodate development.**

I note that one of the conditions from the town meeting (Town of Armour 13 Jan 2026) was that the lot severance cannot be conveyed separately but instead shall be merged with the abutting lands. As it stands, the abutting lands are the 350 acres which would eliminate the need for the OPA.

From the Official Plan, the re-establishment of the original PINs did not constitute "backlot" development.

(i) Notwithstanding Armour Township Official Plan Policy 3.1.1(g) consents approved by the Southeast Parry Sound District Planning Board as B-032/23, B-033/23, B-034/23 and B-035/23 plus the retained parcel, and known in a block as 723 Skyline Drive, do not meet the definition of backlot development as they re-establish existing lots of record which were merged in title by error. (OPA 5)

We believe the moving of this lot line also does not act as backlot development.

Condition #6 states that an OPA is required for the purposes of acknowledging conditions that already exist in relation to that land. Once that land merges it becomes part of an already present back-lot and subject to those restrictions. Why is an OPA required to acknowledge something that already exists?

**6. Prior to the finalization of consent, the District Planning Board must be advised in writing by the Township of Armour that an Official Plan Amendment has been approved to recognize that the consent results in no new lot for development, as the severed parcel shall merge with the abutting benefiting lands, addressing non-conformity with Section 3.1.1(g) of the Official Plan and Section 51(24) of the Planning Act.**

I would like to attend the meeting on the 24th of February if possible. Please advise me if you require any additional information..

Respectfully,  
Mark and Sue Armstrong

**Applicant:** M. & S. ARMSTRONG  
**File No.:** B-049/25  
**Municipality:** Township of Armour  
**Subject Lands:** : Pt. Lot 21, Con 4 (Part 1, 42R-22453)

**Date of Decision:** January 28, 2026  
**Date of Notice:** February 9, 2026  
**Last Date of Appeal:** March 1, 2026  
**Lapsing Date:** February 9, 2028

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

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

Please be advised that the last day for filing an appeal is **March 1, 2026**.

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

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

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

**EFFECT THAT WRITTEN AND ORAL SUBMISSIONS HAD ON DECISION**

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

**SOUTHEAST PARRY SOUND DISTRICT  
PLANNING BOARD**

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

Tel: 705-787-5070      Email: [lmoyer@sepsdplanningboard.ca](mailto:lmoyer@sepsdplanningboard.ca)

# NOTICE OF DECISION

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

FILE No....B-049/25...

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

NAME: Mark & Susan Armstrong  
59 Waters Edge Lane  
Huntsville, ON P1H 0H9

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

<input type="checkbox"/>	New Lot	<input type="checkbox"/>	Easement or Right-of-Way
<input checked="" type="checkbox"/>	Lot Addition	<input type="checkbox"/>	Mortgage Discharge
<input type="checkbox"/>	Title Correction	<input type="checkbox"/>	Other _____

Location: Part Lot 21, Concession 4 (Part 1, 42R-22453), Township of Armour.

Subject of the application: To transfer a parcel of land approximately 2 ha. (4.94 ac) in size, to be added to the adjacent lands (Part Lots 22, 23 & 24, Concession 4).

Decision: APPROVED

Reasons:

See attached.

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

See attached.

  
\_\_\_\_\_  
Chairman (signed)

Date of decision: .....January 28, 2026.....

  
\_\_\_\_\_  
Linda Moyer  
Secretary-Treasurer

Date of notice: February 9, 2026

Last date for filing an appeal to the Ontario Land Tribunal under Section 53 of the Planning Act: March 1, 2026  
Additional copies of this Notice of Decision can be obtained at the address shown above.

***SOUTHEAST PARRY SOUND DISTRICT PLANNING BOARD***

**REASONS FOR APPROVAL**

**Consent Application - B-049/25 (ARMSTRONG)**

1. The application conforms to the Provincial Planning Statement.
2. The municipality supports the subject application.
3. No concerns or objections have been raised through the circulation of the application.

The conditions to the granting of consent for this transaction, file no. B-049/25, **which must be fulfilled within two years from the date of this letter**, are set out below. These conditions must be fulfilled prior to the granting of consent.

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## Conditions

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1. That this approval applies to the transfer of one lot addition approximately 2 ha. (4.94 ac) in size, to be added to the adjacent lands (Part Lots 22, 23 & 24, Concession 4), as applied for in the above-noted location and municipality and as indicated on the attached sketch.
2. That the applicant(s) shall have the following documents delivered to the Secretary-Treasurer of the Southeast Parry Sound District Planning Board for the transaction described in Condition 1:
  - a) the "in preparation Transfer";
  - b) a "Long form certificate" (Form 4) on which is set out the legal description of the severed parcel;
  - c) a reference plan of survey, which bears the Land Registry Office registration number and signature as evidence of its deposit therein, illustrating the parcel(s) to which the consent approval relates, together with an electronic (pdf) version of the plan; or  
  
a legal description acceptable to the Registrar of Deeds. It may be necessary for the applicant's Solicitor to submit a description approval form to the Registry Office exempting the transfer from a survey.
3. That the draft reference plan of survey be submitted to the Secretary-Treasurer of the District Planning Board and to the Township of Armour for review prior to registration.
4. That a digital copy of the final reference plan be provided to the Township of Armour.
5. Prior to the finalization of consent, the applicant shall submit a copy of the latest transfer document and parcel register for the severed parcel and the parcel to which the severed parcel is to be added.
6. Prior to the finalization of consent, the District Planning Board must be advised in writing by the Township of Armour that an Official Plan Amendment has been approved to recognize that the consent results in no new lot for development, as the severed parcel shall merge with the abutting benefitting lands, addressing non-conformity with Section 3.1.1(g) of the Official Plan and Section 51(24) of the Planning Act.
7. Prior to the finalization of consent, the District Planning Board must be advised in writing by the Township of Armour that a Zoning By-law Amendment has been approved, similar in intent to By-law No. 5-2024 (Exception Rural RU-107), to recognize the lot addition as legally existing as of the date of consent approval and to bring the lands into conformity with the Official Plan Amendment.

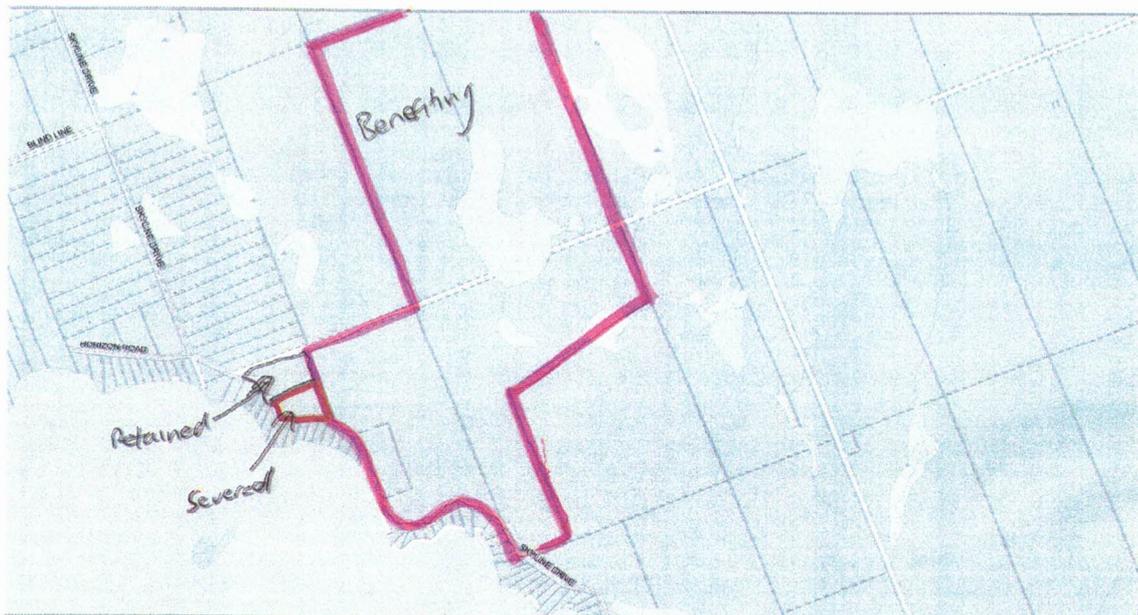
Conditions cont'd.

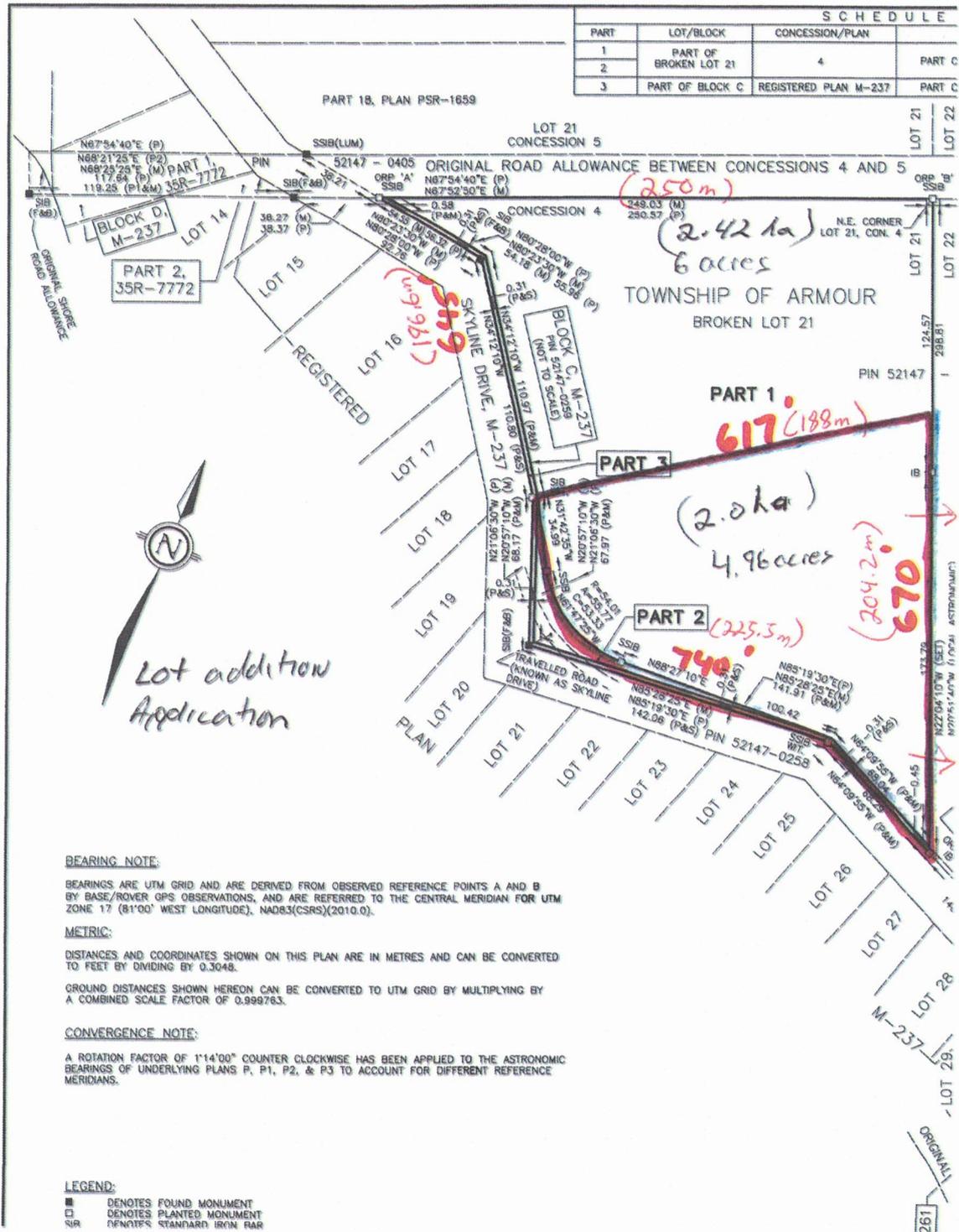
8. That prior to the finalization of consent the District Planning Board is satisfied that the North Bay-Mattawa Conservation Authority has no concerns or objections with regard to sewage disposal systems on the retained parcel.
9. Prior to the finalization of consent, the District Planning Board must be advised in writing by the Township of Armour that the Roads Supervisor has confirmed that a suitable location for a new entrance on the proposed severed and retained lots can be properly constructed to municipal standards. Should signage be required, such as hidden driveway sign(s), the Applicant must cover the costs of the signs and posts.
10. That the applicant(s) shall remit the finalization fee of \$400.00 per transfer document in the form of a certified cheque, money order or e-transfer, to the Southeast Parry Sound District Planning Board prior to finalization of consent.

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

1. Because this consent application is for a lot addition, subsection (3) or (5) of Section 50 of the Planning Act, R.S.O. 1990, shall apply to any subsequent conveyance or transaction. This must be set out in the Certificate to be endorsed by the Secretary-Treasurer.
2. It is the applicant's and/or agent's responsibility to fulfil the conditions of consent approval within **two years** of the date of this letter pursuant to Section 53(41) of the Planning Act.

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





# ROBERT J. MILLER Land Use Planning Services

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

Robert J. Miller  
Professional Land Use Planner

Email plansifter@gmail.com

January 7, 2026

VIA EMAIL clerk@armourtownship.ca

Township of Armour  
c/o Mrs. Charlene Watt, Municipal Clerk  
P.O. Box 533  
Burk's Falls, ON P0A 1C0

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

RE: Planning Report B-049/25 Lot Addition (Armstrong)

This letter is in response to a request by the Clerk for a formal report and recommendations for Council on the above application. The report is also to consider the December 10, 2025 Planning Review of this application by LannyD.Planning for the Southeast Parry Sound District Planning Board.

## Introduction

This application is simply to sever part of Lot 21 Concession 4 (Part 1 of plan 42R-22453, Roll No. 63700) into roughly equal parts (2 ha. and 2.4 ha) and to convey the severed parcel (2.4 ha.) to the lands immediately adjacent to the east. This lot addition will afford unrestricted access plus additional frontage (225.5 m.) on Skyline Drive for the contiguous eastern lot which has severe topographic and shared access constraints along its entire frontage on Skyline Drive. These restrictions totally preclude reasonable access to the adjacent 25.9 ha. (64 acres) part of Lot 22 Concession 4 (Roll No. 63900), which justifies the need for this lot-addition consent, as explained later in this report.

For background clarification, the entire property subject of this consent application is part of Lot 21 Concession 4 which was unmerged from its eastern neighbour, part of Lot 22 Concession 4, on October 25, 2023 by Consent B-032/23. The adjacent eastern vacant lot will continue to form part of the original retained lands in Consent B-032/23 after it increases in size by 2.4 ha. with 225.5 m. additional frontage achieving good access to Skyline Drive as the benefitting lands from this consent.

## Recommendations

1. The proposed consent and lot addition represent good planning and should be subject of Official Plan Amendment No. 6 (an available number) to recognize that the consent results in no new backlot development as the severed parcel will legally merge with the existing retained lot from a previous consent. This will negative the non-conformance with the Official Plan under Section 51(24)(c) of the Planning Act with which the application would otherwise not comply.

2. The proposed consent and lot addition should be subject of a Zoning By-law Amendment similar to previous By-law No. 5/2024, Exception Rural Ru-107, to recognition the lot addition as legally existing on the date of consent approval and to bring it into conformity with above recommended Official Plan Amendment No. 6.

### Basis of Recommendations

1. Planning Board Review:

The December 10, 2025 Planning Review of this application by LannyD.Planning is well done, but incomplete and should therefore not be considered as submitted at this point. It fails to account for Armour Official Plan Amendment No. 5 and Armour Zoning By-law Amendment No. 5/2024. These Amendments were in compliance with the conditions of approval for Consent B-32/23 requested in Motion No. 189 of Armour Council on July 11, 2023 and with Conditions 5 and 6 in the approval of Consent B-32/23 issued by the Planning Board on October 25, 2023.

To be fair, my Report to Armour Council on Consent B-32/23, plus three other related consent applications, was submitted on September 20, 2023 in the absence of any planning comments ever received from the Planning Board.

2. Tests For Amending the Official Plan and Implementing Zoning By-law

Application B-049/25 does not conform with Section 3.1.1(g) of the Armour Official Plan which states:

*“Backlot severances are not permitted in the Rural Community or Waterfront Community areas. Backlot severances shall be defined as development of land by subdivision or severance or by any other means within 300 metres (1000 feet) of any lake or substantial creek or river that is separated from that waterbody by a public road or by an existing lot of record having a developable area sufficient in size to legally accommodate development.”*

As required under Section 22(5) of the Planning Act and Section 5.5.1 of the Armour Official Plan:

“An amendment to Schedule "A" is required to permit the establishment of areas for uses other than those included in the Land Use Plan, Schedule "A". In considering an amendment to the Land Use Plan, Schedule "A", to designate additional areas for a particular use or to change the designated use of a particular area, Council shall have due regard to the criteria set out in paragraphs (a) to (f) inclusive of this subsection which are in addition to those specified in the remainder of the Section. These criteria shall also be considered when reviewing an application to amend the implementing Zoning By-law to permit a development that is in conformity with this Official Plan.

- (a) **The need for the proposed use;**
- (b) The extent to which the existing areas in the proposed categories are developed, and the nature and adequacy of such existing development;
- (c) The physical suitability of the land for such proposed use;
- (d) The location of the area under consideration with respect to:

- (i) The adequacy of the existing and proposed highway system in relation to the development of such proposed areas;
  - (ii) The convenience and accessibility of the site for vehicular and pedestrian traffic and the traffic safety in relation thereto; and
  - (iii) The adequacy of the potable water supply, sewage disposal facilities, and other services in view of the policies contained in this Plan and in accordance with technical reports or recommendations which the Council shall request from any authority deemed advisable, such as the Ministry of Environment Conservation & Parks.
- (e) The compatibility of the proposed use with uses in adjoining and surrounding areas; and
  - (f) The potential effect of the proposed use on the financial position of the municipality.
  - (g) The potential effect of the proposed use upon the natural environment, including areas of wildlife and fisheries habitat.”

I believe the lot-addition consent application B-049/25 meets all of the above tests with the exception of Section 5.5.1(a) “need”. Why does a lot with 1,438.7 m. (4,720 ft.) frontage on Skyline Drive need more frontage?

#### The Need For Accessible Frontage

1. Virtually all of Part Lot 22 Concession 4 is occupied by what is known locally as “Gibson Mountain” whose slopes on all but part of the north side are so steep it requires a person to go up on “all fours”. Please refer to the attached topographic map for details. In 2006 while I was locating several private burials in Armour, I was told to follow old tree blazes up to the Gibson memorial interments, by Les Phinney, the Road Supervisor. Most of part Lot 22 Concession 4 rises 57 m. (187 ft.) and the top level affords a grand horizon view including all four islands in Three Mile Lake. The memorial area sits within a separate parcel (Roll No. 57700) of 2.67 ha., almost 7 acres, which dominates the level forested summit area. The memorial monument features two plaques which commemorate William Spurgeon Gibson (1882-1951) and his wife Pearl Menzies Gibson (1886-1986). She lived 100 years, and was possibly the daughter of R. H. Menzies, the fifth Reeve of Armour c.1885.
2. The only level area for building on part Lot 22 Concession 4 is in the northwest quadrant adjacent to the area of Consent B-32/23 which is level and proposed for lot-addition Consent B-049/25 which will thereby afford it reasonable access to Skyline Drive.
3. Another alternative location for access to Lot 22 Concession 4 is a small triangular area in its southeast extremity but that is currently being transected by a driveway or trail which goes north all the way to Russell Lake. Its unknown if there are rights-of-way over this trail but its location is a serious deterrent to building in this area. Please refer to the attached properties map by Planscape.

4. Another possible but impractical access would be via the South Armour Colonization Road which is likely reserved in the original patents from the Crown and might be owned by Armour Township. This road is currently used as the driveway access to the residence of Peter Edwards on the east side of Lot 24, Concession 4 and the PIN mapping shows the Edwards have a right-of-way (LT127614) over part of this old roadway. The point where this old road intersects with Skyline Drive has been given the municipal number 647 which Edwards uses as his local address. Please see the old PIN map attached.
5. It might be possible to make use of additional lands owned by the applicants as part of Lot 23, Concession 4 which is also part of the Retained Lands in approved consent B-032/23 but my sense is the legal complications of dealing with the South Armour Colonization Road would be legally complex. The road actually proceeds easterly and south to the point where it meets Cherry Hill Road and given the municipal address of 460 at that point and used by several land owners in the same fashion as the Edwards do at the Skyline Drive terminus. All of the old pioneer area served by the South Armour Colonization Road was known as the Orange Valley Community which flourished with farmsteads and lumbering until abandoned by 1935. The Orange Valley Hunt Camp is the only original building surviving.

#### Conclusion

In my view, the proposed lot-addition Consent B-049/25 represents good planning; is the most economical and viable approach to meeting the access needs of the benefitting lands; and should therefore be approved by the Planning Board.

#### Documents Reviewed

- Armour Township Official Plan and OPA 5
- Provincial Planning Statement 2024 and the Planning Act
- Armour Township Zoning By-law and Amendment No. 5/2024
- Southeast Parry Sound District Planning Board, Application for Consent, Mark & Susan Armstrong, October 9, 2025 and Notice of Application For Consent, File B-049/25, November 4, 2025
- Planning Review-Armstrong-Consent-B-049/25, LannyD.Planning, December 10, 2025
- Edward Veldboom, South Armour Colonization Road, letter Theriault, April 5, 2024
- Survey, Armour, District of Parry Sound, Walter Beatty, P.L.S. July 6, 1876, Rod Blakelock collection
- Map, Ontario Commissioner of Crown Lands, Colonization Roads 1857-1910, Tim Bryson Collection

Respectfully submitted,



Robert J. Miller



21

27

25

26

24

LOT 23

CON 4

EDWARDS

COLONIZATION ROAD

ORANGE VALLEY HUNT CLUB

22

LOT 25

CON 3

24

23

CRESCENT ISLAND

PINE ISLAND

GAMEJA

Lake

347.0

352.0

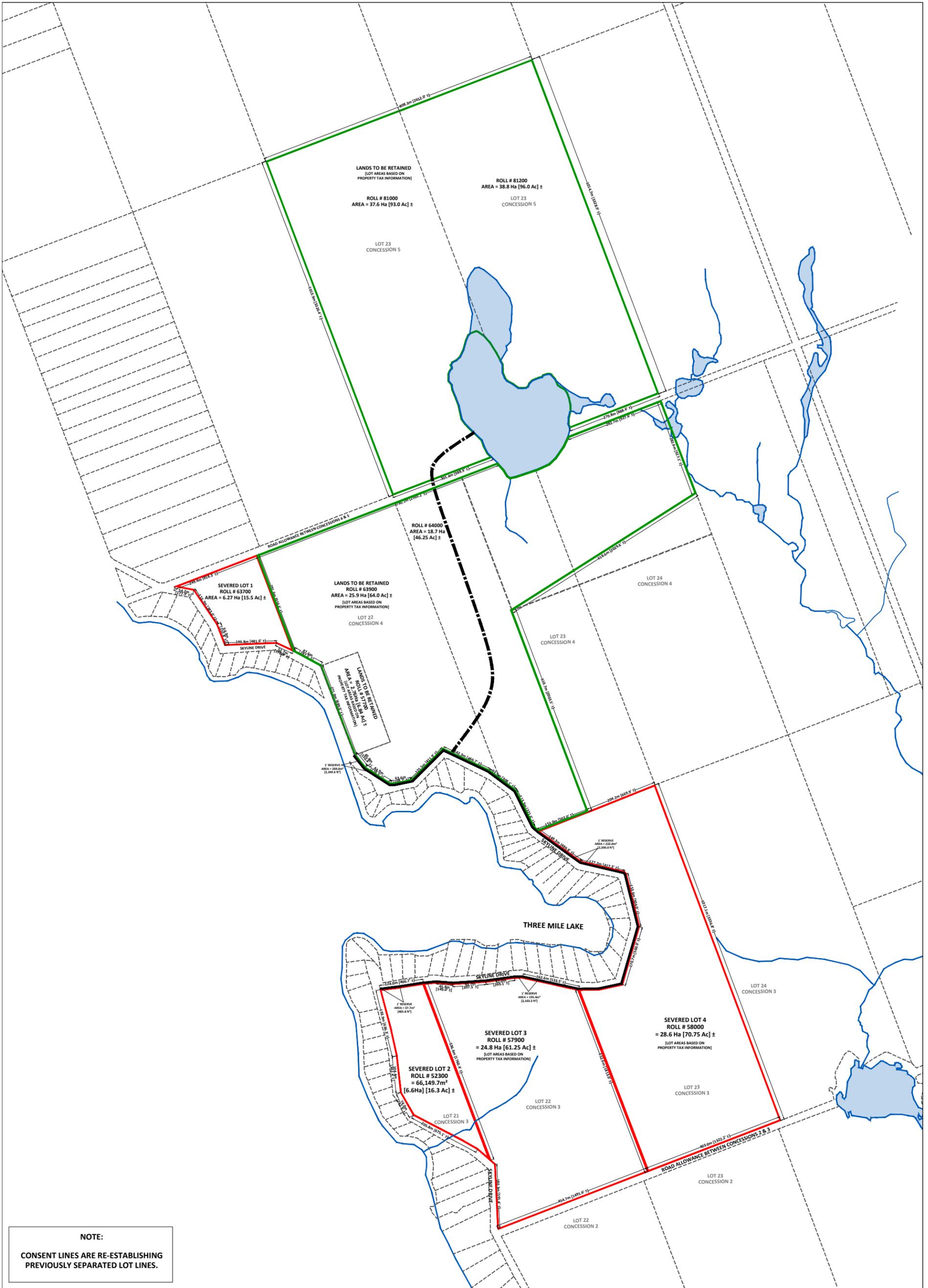
342.0

340.0

340.0

340.0

340.0



**NOTE:**  
 CONSENT LINES ARE RE-ESTABLISHING  
 PREVIOUSLY SEPARATED LOT LINES.

**SEVERANCE SKETCH & OFFICIAL  
 PLAN AMENDMENT SKETCH**

723 SKYLINE DRIVE  
 PART LOT 21, CONCESSION 3 & 4  
 LOTS 22, 23, 24, CONCESSIONS 3, 4 & 5  
 TOWNSHIP OF ARMOUR  
 DISTRICT OF PARRY SOUND

ARMSTRONG

**DISCLAIMER**  
 THIS DRAWING IS FOR ILLUSTRATION  
 PURPOSES ONLY.

BASE MAPPING CREATED FROM MINISTRY  
 OF NATURAL RESOURCES AND FORESTRY  
 MAKE A TOPOGRAPHIC MAP  
 ALL INFORMATION CONTAINED WITHIN IS  
 APPROXIMATE.

THIS IS NOT A PLAN OF SURVEY AND SHALL  
 NOT BE TREATED AS SUCH.

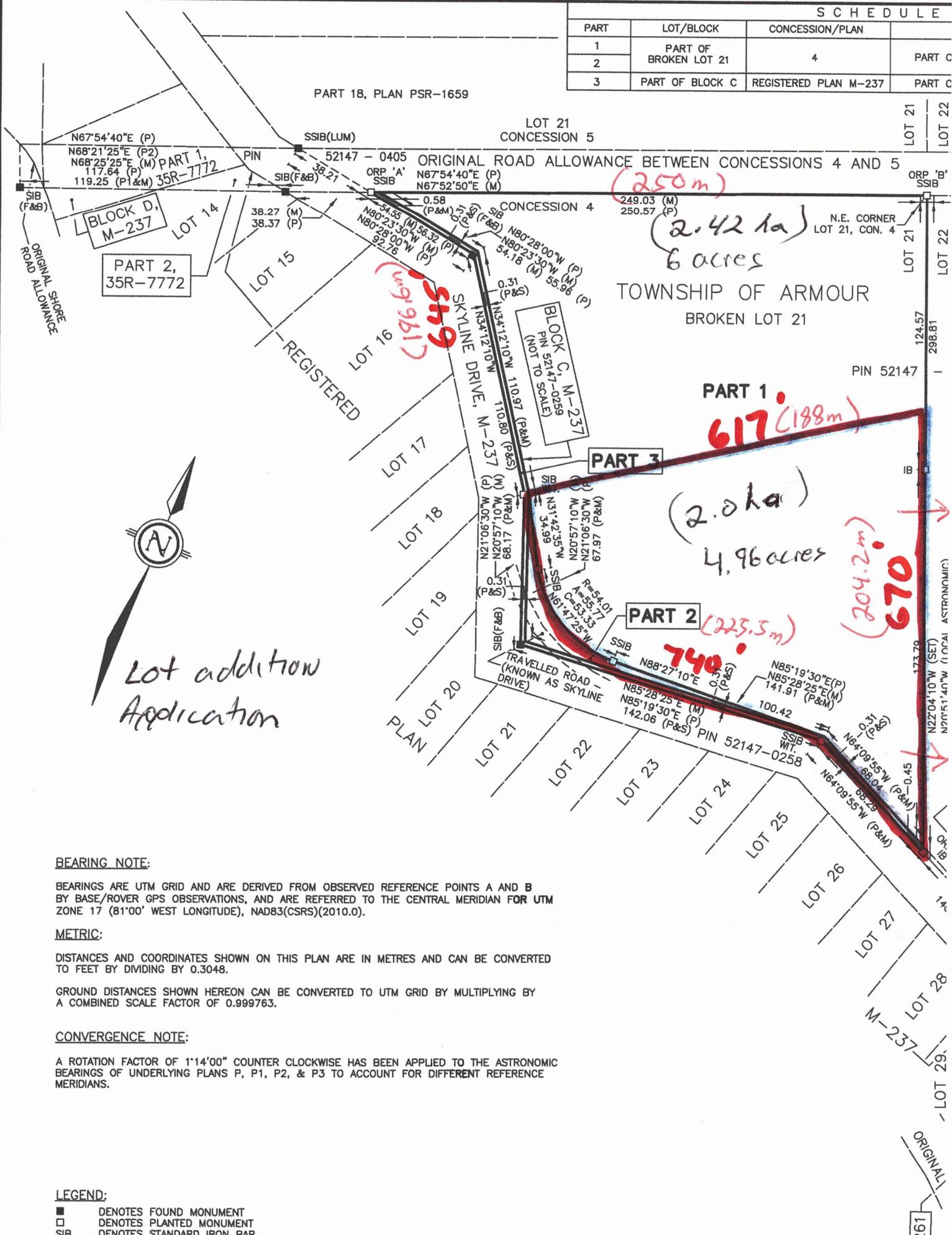
	LANDS TO BE SEVERED
	LANDS TO BE RETAINED
	LANDS TO BE CONVEYED TO THE TOWNSHIP OF ARMOUR [NOT TO SCALE - FOR VISUAL PURPOSES ONLY]

NO.	DATE	REVISIONS	BY
1.	05-JUN-2023	SUBMISSION SKETCH	JT
2.			
3.			
4.			

**SOURCE:**  
 MINISTRY OF NATURAL RESOURCES AND FORESTRY -  
 MAKE A TOPOGRAPHIC MAP

 <b>SCALE</b> 1 : 10 000	 <b>PROJECT NO.</b> 157800	<b>DATE INITIATED</b> MAY 10, 2023	<b>BY</b> JT

SCHEDULE			
PART	LOT/BLOCK	CONCESSION/PLAN	
1	PART OF BROKEN LOT 21	4	PART C
2			
3	PART OF BLOCK C	REGISTERED PLAN M-237	PART C



Lot addition  
Application

**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(CSRS)(2010.0).

**METRIC:**

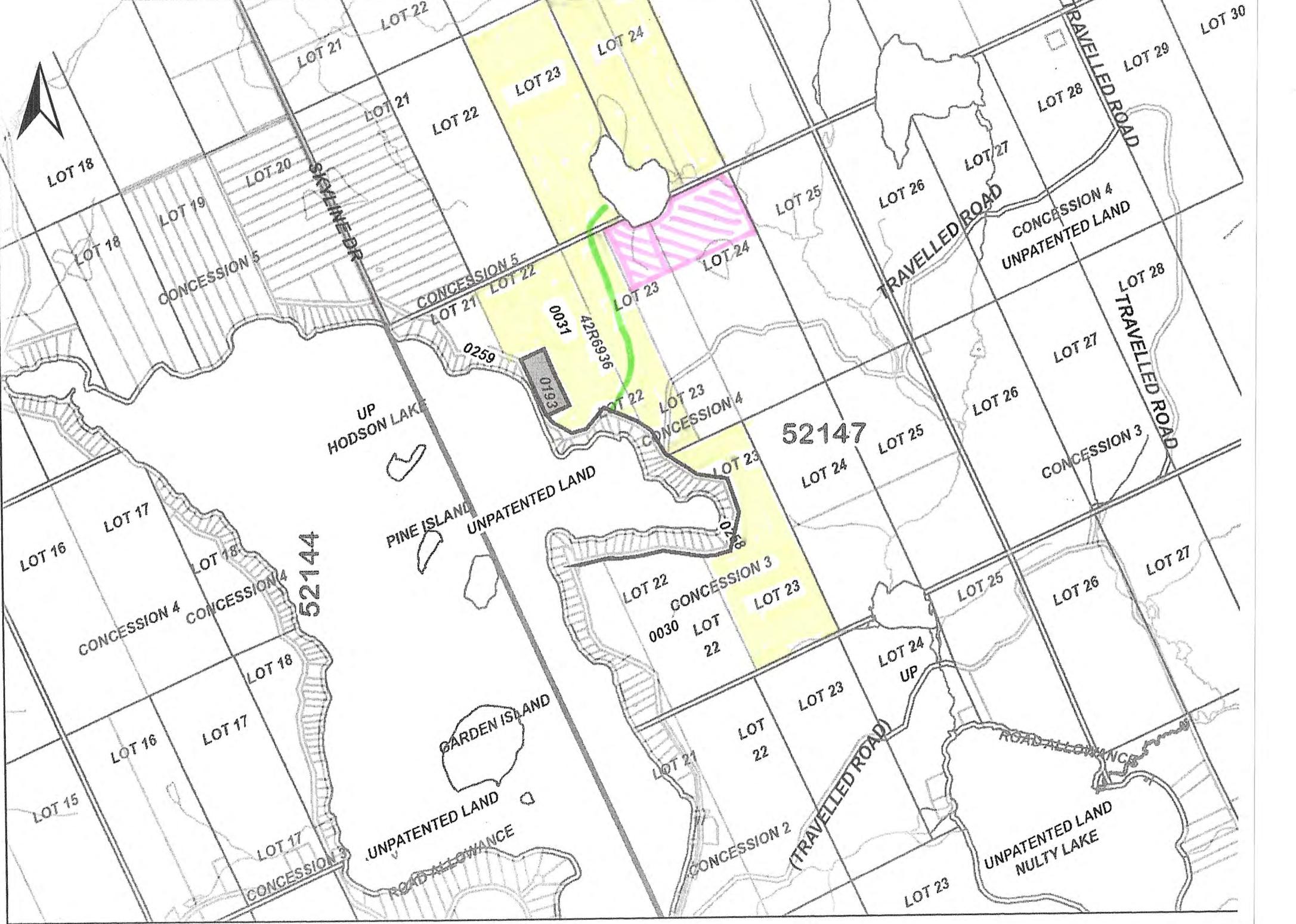
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.  
GROUND DISTANCES SHOWN HEREON CAN BE CONVERTED TO UTM GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999763.

**CONVERGENCE NOTE:**

A ROTATION FACTOR OF 1°14'00" COUNTER CLOCKWISE HAS BEEN APPLIED TO THE ASTRONOMIC BEARINGS OF UNDERLYING PLANS P, P1, P2, & P3 TO ACCOUNT FOR DIFFERENT REFERENCE MERIDIANS.

**LEGEND:**

- DENOTES FOUND MONUMENT
- DENOTES PLANTED MONUMENT
- SIB DENOTES STANDARD IRON BAR



LOT 18

LOT 21

LOT 22

LOT 23

LOT 24

LOT 28

LOT 29

LOT 30

LOT 18

LOT 19

LOT 20

LOT 21

LOT 22

LOT 25

LOT 26

LOT 27

CONCESSION 5

CONCESSION 5

CONCESSION 4  
UNPATENTED LAND

LOT 21  
LOT 22

LOT 23

LOT 24

0259

0031

42R0936

LOT 22

LOT 23

52147

LOT 25

LOT 26

LOT 27

UP  
HODSON LAKE

PINE ISLAND

UNPATENTED LAND

CONCESSION 4

CONCESSION 3

LOT 16

LOT 17

LOT 18

52144

CONCESSION 4

CONCESSION 4

PINE ISLAND

UNPATENTED LAND

LOT 22

0030

LOT 22

LOT 23

CONCESSION 3

LOT 25

LOT 26

LOT 27

LOT 15

LOT 16

LOT 17

LOT 18

CONCESSION 4

CONCESSION 4

GARDEN ISLAND

UNPATENTED LAND

ROAD ALLOWANCE

LOT 22

LOT 22

LOT 23

CONCESSION 3

LOT 24  
UP

LOT 25

LOT 26

LOT 27

(TRAVELLED ROAD)

UNPATENTED LAND  
NULTY LAKE

LOT 23

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 # 2026-3

That the Council of the Township of Armour hereby support the consent application B-049/25, Part Lot 21, Concession 4, 723 Skyline Drive submitted by Mark and Susan Armstrong for a lot addition subject to the following conditions:

1. That the owner obtain approval of an Official Plan Amendment to recognize that the consent results in no new lot for development, as the severed parcel shall merge with the abutting benefitting lands, addressing non-conformity with Section 3.1.1(g) of the Official Plan and Section 51(24)(c) of the Planning Act.
2. That the owner obtain approval of a Zoning By-law Amendment, similar in intent to By-law No. 5-2024 (Exception Rural RU-107), to recognize the lot addition as legally existing as of the date of consent approval and to bring the lands into conformity with Official Plan Amendment.
3. That the consent be approved for lot addition purposes only, and that the severed lands shall not be conveyed separately or developed independently and shall merge in title with the benefitting abutting lands.
4. That a digital copy of the final reference plan be provided to the Township
5. That the transfer of the severed lands be completed concurrently with or immediately following the required conveyance, such that the severed lands legally merge with the benefitting parcel and remain as one lot for all planning purposes.

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

Carried / Defeated 

Declaration of Pecuniary Interest by: \_\_\_\_\_  
\_\_\_\_\_



**DISTRICT OF PARRY SOUND**

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**Date: January 13, 2026**

**Recorded vote requested by:**

Recorded Vote:

Blakelock, Rod

Brandt, Jerry

Haggart-Davis, Dorothy

Ward, Rod

Whitwell, Wendy

For

Opposed