APPENDIX A – SITE INFORMATION

Armour Township Community Services Park – Pegg's Mountain Road

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Section A: Site information

Details	Description
Property Location	Part Lot 5, Concession 7 (Part 2). SW Corner of Pegg's Mountain Road & Ferguson Road, Burk's Falls (Armour Township)
Property Notes	Agricultural Lands – See Phase 1 & 2 ESA
Total Acreage Available	15.47 Acres
Ownership Options	Purchase or Land Lease
Land Cost (if Purchased)	$7000/Acre
Entrance Details	None currently established
Service Availability Details (Ref. Section 3)	(Services available at property line)
Electricity	Yes – 3 Phase (Hydro One)
Natural Gas	NO
Fibre Optic Telecom	Yes (Lakeland Networks)
Water / Wastewater	No – Site specific required
Development Fees	No

The following documents will be made available to committed developers as they are required:

a) Phase 1 & 2 Environmental Site Assessment (Attached)
b) Species at Risk Screening (Attached)
c) Preliminary Drainage Master Plan (Currently in process)
d) Site Survey (Attached – Appendix B)
e) Land development concepts (Attached – Appendix B)

Figures 1 through 3 provide various maps associated with the property. Concept designs are for discussion purposes only. Full scale maps can be provided as required.

Section B: Planning and Zoning Considerations (See Appendix B)

Source Document:

https://irp.cdn-website.com/20e551fd/files/uploaded/Corrected_23_2010_consolidate_July9_2025.pdf

The subject lands are zoned as CH/MH which will require the removal of the holding (H) provision on the lands based on the intended use. Appendix A contains an excerpt from the Township of Armour Zoning By-law that provides the conditions for Commercial and Industrial Zones. A planning justification report will be required prior to proceeding with development.

The Township of Armour requires that a site plan agreement be created for all new developments within the township. The links below will provide the necessary information for advance

consideration. A pre-development consultation will be provided free of charge to ensure that all regulatory requirements are noted and explained.

i. Land Use Planning Resource Page
ii. Site Plan Requirements
iii. Pre-Consultation Check List

All associated costs for site planning and building permits will be discussed during the development pre-consultation process and as more information about the proposed facilities is obtained.

Section C: Priority of Enhancing Medical and Emergency Services

The Township of Armour is committed to working with all partners and stakeholders to retain and expand the availability of quality healthcare, extended health, and healthy-living services within the Almaguin Region. Armour's efforts in acquiring these lands, and taking steps to ensure that they are development-ready, are reflections of this commitment and an expression of value in ensuring that local and regional residents have access to quality services in Almaguin. Specifically, Armour's priorities are:

i. Establish the Township as a contributing partner in the growth of healthcare options in the Almaguin region.
ii. Attract and retain compatible healthcare service options within the region.
iii. Safeguard existing services by enabling turn-key to meet current and future needs.
iv. Stimulate the creation of new jobs.

Section D: Available Incentives

There may be opportunities to leverage Federal and Provincial assistance programs throughout the development process. It is the intention of the Township of Armour to, where appropriate, partner with interested parties to enhance access to government funding opportunities where there is significant potential for community benefit. In addition to being a project partner, the Township of Armour will consider supporting, subsidizing, or waiving suitable development costs related to rezoning, permitting, or other fees at the discretion of Council.

The Northern Ontario Heritage Fund Corporation

The Northern Ontario Heritage Fund Corporation (NOHFC) offers several financial incentive programs that are designed to stimulate investment in Northern Ontario. Eligibility for specific programs is determined by the nature of the applicant's project scope and the project. Direct consultation with a program advisor is highly recommended.