

**Applicant:** R. HODGE  
**File No.:** B-032/25 & B-033/25  
**Municipality:** Township of Armour  
**Subject Lands:** Pt Lot 22, Con 10, Lot 10, Plan 42M-632

**Date of Decision:** August 27, 2025  
**Date of Notice:** September 10, 2025  
**Last Date of Appeal:** September 30, 2025  
**Lapsing Date:** September 10, 2027

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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 **September 30, 2025**.

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

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

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

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

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

**SOUTHEAST PARRY SOUND DISTRICT  
PLANNING BOARD**

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

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

# NOTICE OF DECISION

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

FILE No....B-032/25...

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: Richard Hodge  
123E Nicola Drive  
Burk's Falls, ON P0A 1C0

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

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

Location: Part Lot 22, Concession 10, Lot 10, Plan 42M-632, Township of Armour.

Subject of the application: To sever one lot approximately 1.5 ha. (3.71 ac.) in size, together with a right-of-way.

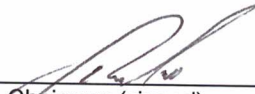
Decision: APPROVED

Reasons:


See attached.

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

See attached.

  
Chairman (signed)

Date of decision: .....August 27, 2025.....

  
Linda Moyer  
Secretary-Treasurer

Date of notice: September 10, 2025

Last date for filing an appeal to the Ontario Land Tribunal under Section 53 of the Planning Act: September 30, 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**

#### **Consent Applications - B-032/25 & B-033/25 (HODGE)**

1. The applications comply with the approved Zoning By-law in effect for the municipality.
2. The applications conform to the Provincial Planning Statement.
3. The municipality supports the subject applications.
4. No concerns or objections have been raised through the circulation of the applications.

The conditions to the granting of consent for this transaction, file no. B-032/25, **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 approximately 1.5 ha. (3.71 ac.) in size, together with a right-of-way, as applied for in the above-noted location and municipality and as indicated on the attached sketch.
2. That the applicant(s) shall have the following documents delivered to the Secretary-Treasurer of the Southeast Parry Sound District Planning Board for the transaction described in Condition 1:
  - a) the "in preparation Transfer";
  - b) a "Long form certificate" (Form 2) on which is set out the legal description of the severed parcel;
  - c) a reference plan of survey, which bears the Land Registry Office registration number and signature as evidence of its deposit therein, illustrating the parcel(s) to which the consent approval relates, together with an electronic (pdf) version of the plan; or  
  
a legal description acceptable to the Registrar of Deeds. It may be necessary for the applicant's Solicitor to submit a description approval form to the Registry Office exempting the transfer from a survey.
3. That the draft reference plan of survey be submitted to the Secretary-Treasurer of the District Planning Board and the Township of Armour for review prior to registration.
4. Prior to the finalization of consent, the District Planning Board must be advised in writing by the municipality that the owner has conveyed up to 5% of the land to be severed to the Township of Armour for park or other recreational purposes. Alternatively, the municipality may require cash-in-lieu of all or a portion of the conveyance. If consent is granted to the retained parcel, the cash-in-lieu requirement may also apply to the retained parcel.
5. 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 severed parcel.
6. That the applicant(s) shall remit the finalization fee of \$400.00 per transfer document in the form of a certified cheque, money order or e-transfer to the Southeast Parry Sound District Planning Board prior to finalization of consent.



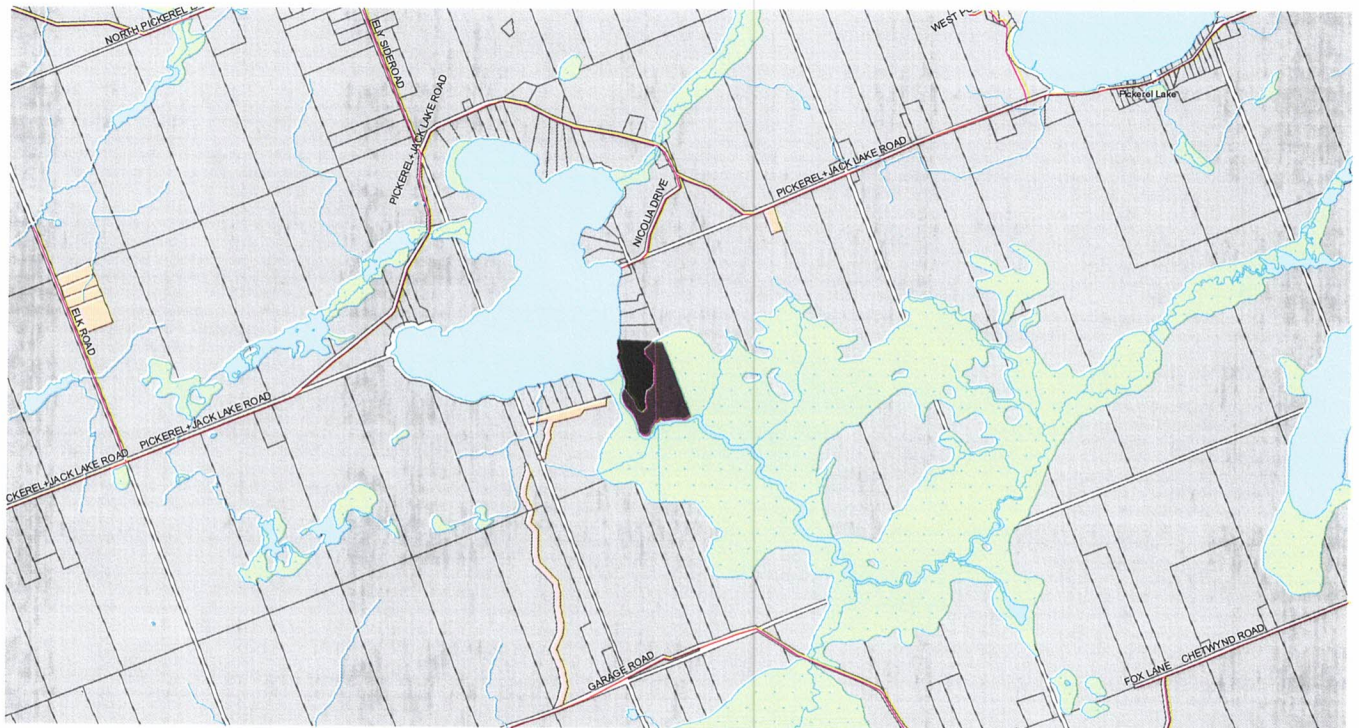
The following **NOTES** are for your information:

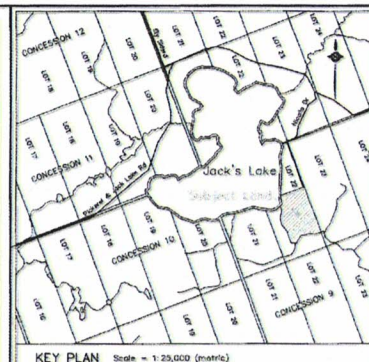
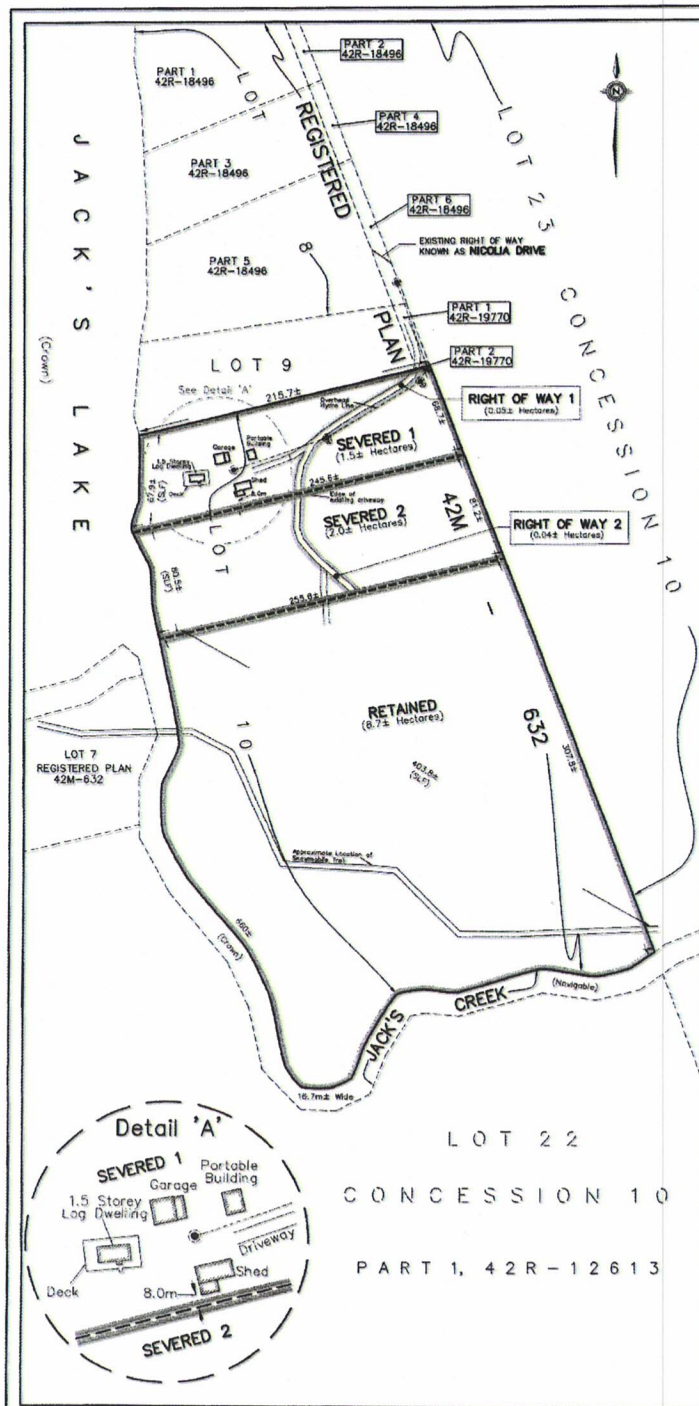
1. Prior to the development of the property, a Sewage System Permit as required under Regulation 332/12 of the Ontario Building Code must be obtained from the North Bay-Mattawa Conservation Authority. Applications may be obtained from the Conservation Authority's North Bay office.

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

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

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





### SKETCH FOR SEVERANCE APPLICATION PURPOSES

PREPARED FOR RICHARD HODGE

SCALE = 1 : 2000

20 10 0 20 40 60 80 100 metres

THE INTENDED PLOT SIZE OF THIS PLAN IS 420m IN WIDTH BY 594m IN HEIGHT WHEN PLOTTED AT A SCALE OF 1 : 2000

#### LEGEND:

- DENOTES WOOD PILE
- DENOTES GUY LINE ANCHOR
- PROPOSED SEVERED LANDS
- PROPOSED RETAINED LANDS
- EXISTING RIGHT OF WAY
- PROPOSED RIGHT OF WAY
- DENOTES SHORELINE FRONTAGE AS DEFINED IN THE TOWNSHIP OF ARMOUR'S ZONING BY-LAW, DATED 25 NOVEMBER 2024
- PROPOSED SEVERED BOUNDARY

#### METRIC:

DISTANCES AND ELEVATIONS SHOWN ON THIS SKETCH ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

INFORMATION SHOWN HEREON IS COMPILED FROM REGISTERED PLAN 42M-632 AND FIELDWORK COMPLETED ON JANUARY 28, 2022

#### ZONING:

- SEASONAL RESIDENTIAL (SR)
- RURAL (RU)
- FLOOD PLAIN (FP)

#### MUNICIPAL ADDRESS:

123 EAST NICOLLIA DRIVE

#### LEGAL DESCRIPTION:

- PIN 52147-0058 (LT)
- LOT 10, REGISTERED PLAN 42M-632
- TOGETHER WITH RIGHT OF WAY OVER PART LOT 8 PLAN 42M-632 PARTS 1, 2, 3 & 4 PLAN 42R-18496 AS IN CB21070
- TOGETHER WITH AN EASEMENT OVER PART 1 PLAN 42R-18770 AS IN CB25569
- TOWNSHIP OF ARMOUR
- DISTRICT OF PARRY SOUND

3	UPDATE LOT SEVERANCE CONFIGURATION	MAY 14, 2025	EJW
2	UPDATE LOT SEVERANCE CONFIGURATION	MAY 2, 2025	EJW
1	RELEASED FOR COMMENT	March 12, 2025	EJW
No.	REVISION	DATE	APPROVED

CAUTION: THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

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ONTARIO LAND SURVEYORS

PLANNERS

BURK'S FALLS HUNTSVILLE SOUTH RIVER

Main Office: 387 Muskoka Rd 3N P1H 1C5

Huntsville, Ontario

Phone: 705-759-4171

Fax: 705-759-1097

Email: info@ejwilliamsurveying.com

File F1669-22B\_3 Severed Lots.dwg



# NOTICE OF DECISION

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

FILE No....B-033/25...

In the matter of the Planning Act; Revised Statutes of Ontario, 1990, Chapter P.13 and;  
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NAME: Richard Hodge  
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Location: Part Lot 22, Concession 10, Lot 10, Plan 42M-632, Township of Armour.

Subject of the application: To sever one lot approximately 2 ha. (4.94 ac.) in size, together with a right-of-way.

Decision:

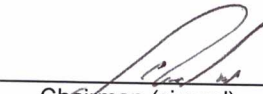
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Reasons:


See attached.

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

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Chairman (signed)

Date of decision: .....August 27, 2025.....

  
Linda Moyer  
Secretary-Treasurer

Date of notice: September 10, 2025

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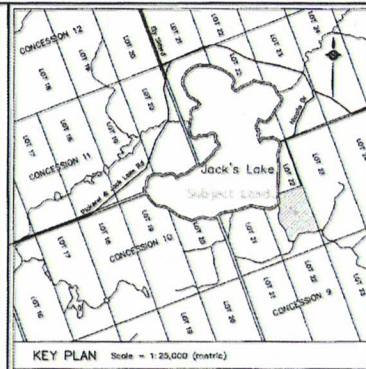
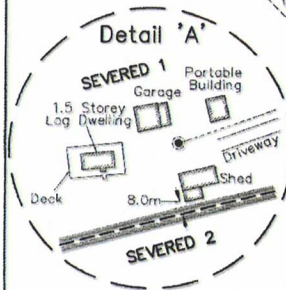
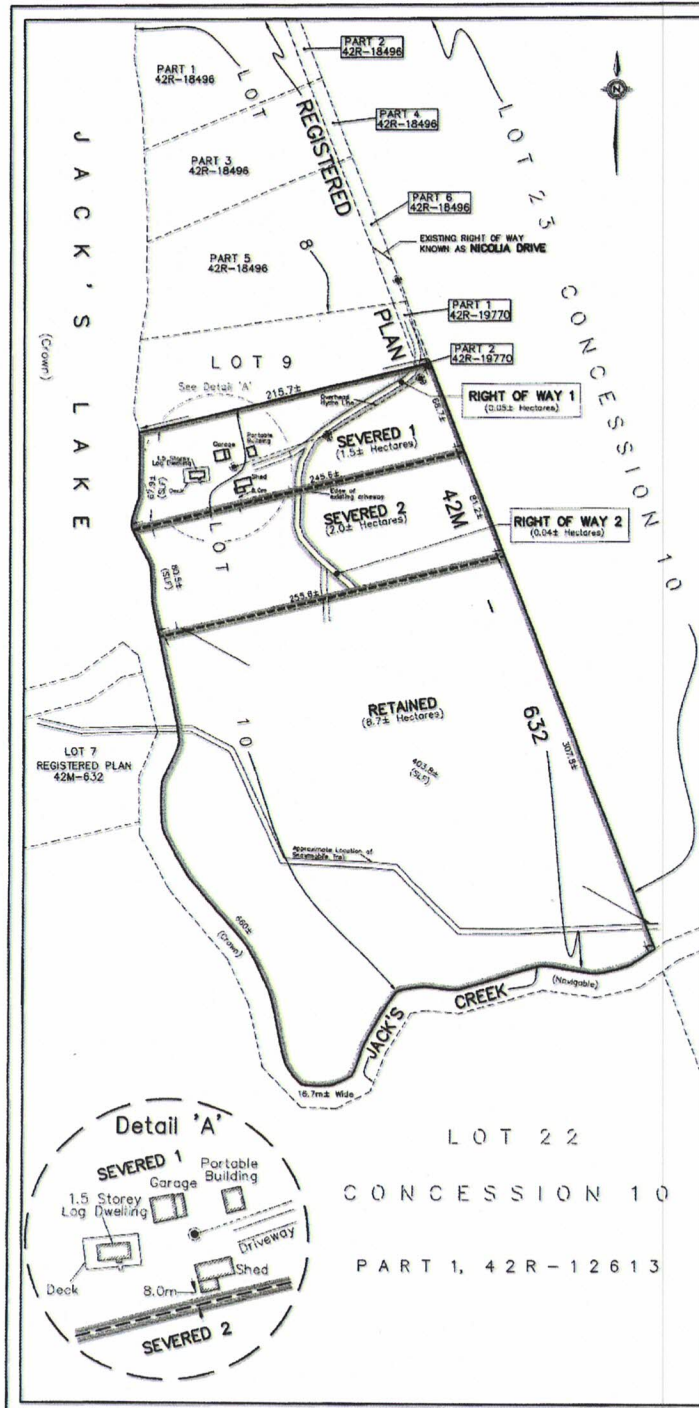
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 - TOWNSHIP OF ARMOUR  
 - DISTRICT OF PARRY SOUND

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2	UPDATE LOT SEVERANCE CONFIGURATION	MAY 2, 2020	EJW
1	RELEASED FOR COMMENT	MARCH 12, 2025	EJW
No.	REVISION	DATE	APPROVED

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**EJ WILLIAMS SURVEYING LIMITED**  
 ONTARIO LAND SURVEYORS  
 PLANNERS  
 BURK'S FALLS HUNTSVILLE SOUTH RIVER  
 Main Office: 387 Muskoka Rd 3N P1H 1C5  
 Huntsville, Ontario  
 Phone: 705-788-4171  
 Fax: 705-788-1087  
 Email: info@ejwilliamsurveying.com