

**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

---

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

---

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

Please be advised that the last day for filing an appeal is **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.

---

## Conditions

---

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.**



