



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.

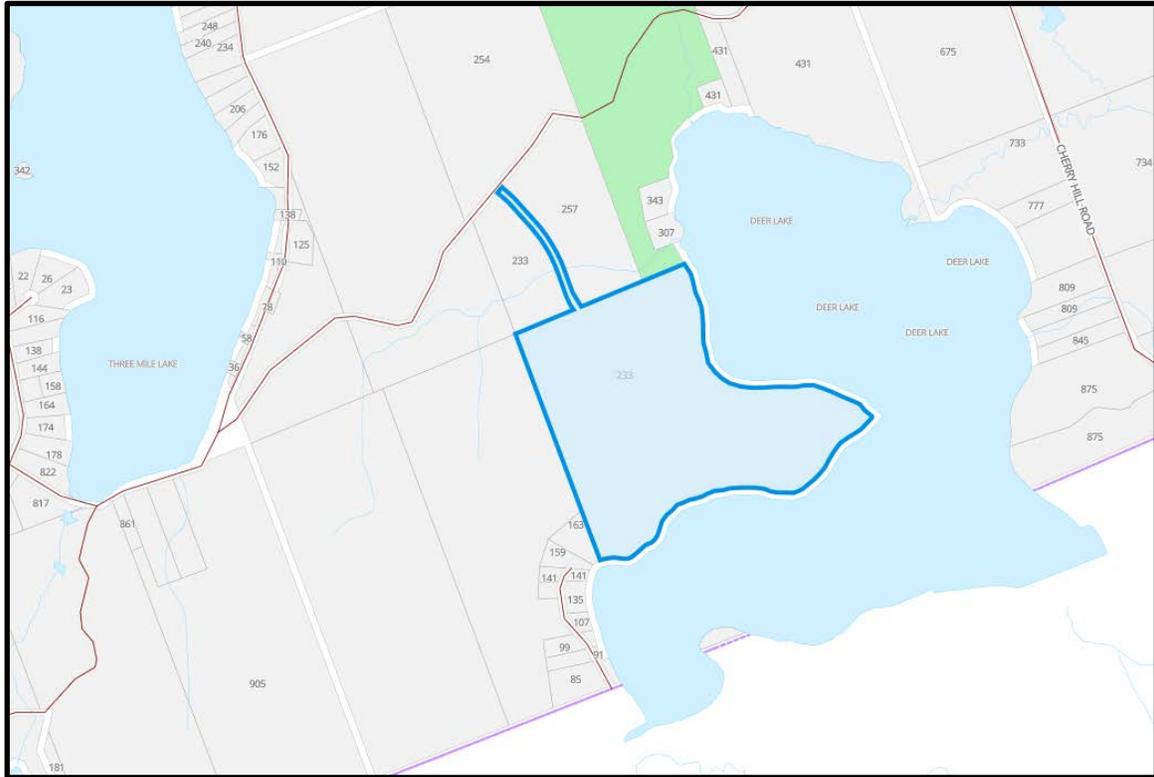
ADDITIONAL INFORMATION relating to the proposed Zoning By-law Amendment is available at www.armourtownship.ca . For more information about this matter, including information about appeal rights, contact clerk@armourtownship.ca or 705-382-3332 during regular business hours. If you wish to be notified 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.



LOCATION MAP: 233 Cherry Hill Road





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 to
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

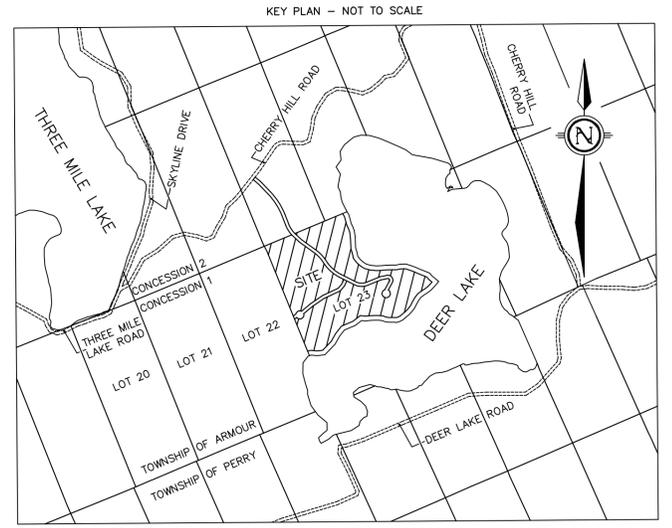
Charlene Watt, Clerk

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

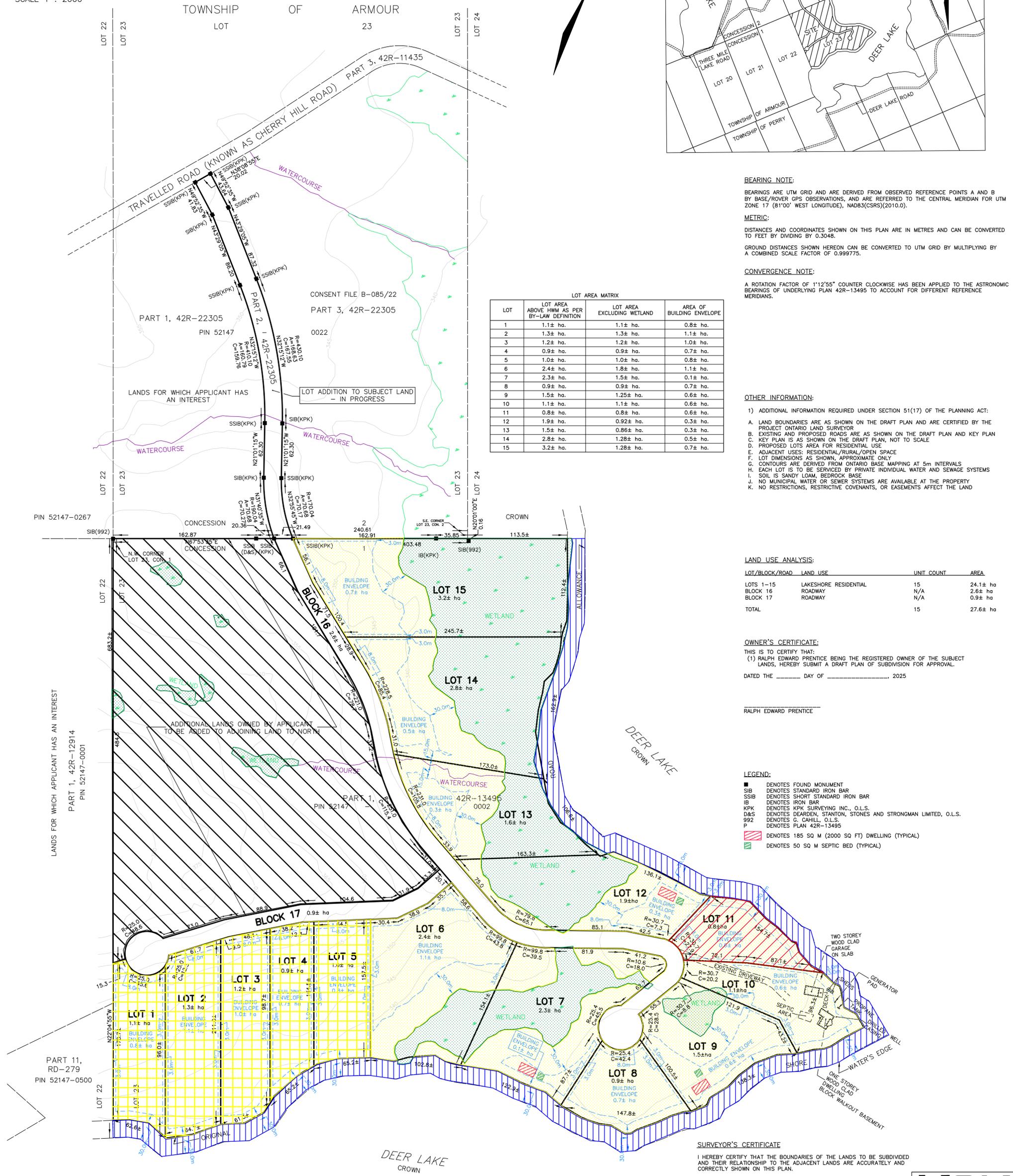
RALPH EDWARD PRENTICE

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)
- ▨ Lakeshore Residential Exception - 110 - Holding (LR-110H)
- ▨ Floodplain (FP)
- ▨ Wetlands Protection

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

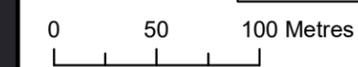


Figure 3. Proposed Development And Recommendations
233 Cherry Hill Rd, Lots 23, Concession 1, Armour Township

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

