



PLANNING REPORT

56 Ontario Street, PO Box 533,
Burk's Falls, Ontario, POA 1C0
705-382-3332

THE CORPORATION OF THE TOWNSHIP OF ARMOUR

Date: February 20, 2025
To: Council
From: Stefan Szczerbak, MCIP, RPP
(Planscape Inc.)
File No.: B-049/25 Lot Addition
(Armstrong)
Civic Address: 723 Skyline Drive
Legal Address: Pt. Lot 21, Con 4 (Pt. 1, 42R-22453)
Roll No.: 63700

Origin:

The Township received a recent request from the applicants on February 10, 2026 (Appendix A) to reconsider the inclusion of a Condition of Approval requiring an Official Plan Amendment to permit the subject lot addition.

Requested Relief:

Specifically, they are requesting the removal of Condition # 6 from the Notice of Decision issued by the Southeast Parry Sound Planning Board on February 9, 2026 (Appendix B).

Analysis:

Planscape Inc. has reviewed the previous planner's (Robert Miller) report to the Township, dated January 7, 2026 (Appendix C) and a copy of Council's Motion # 2026-3 (Appendix D).

In Mr. Miller's report, he correctly noted that the lands were recently subject to Official Plan Amendment # 5 where Council supported a new policy - Section 3.1.1(g) that

permitted the recreation of the subject and surrounding lots as they were inadvertently merged on title. The new policy permitted the severances by not defining the property and proposed lots as “backlots”. The severances were approved and the severances were completed.

The subject application was submitted to alter a shared lot line in between two separate lots for the purpose of providing usable frontage along Skyline Drive. This application does not create a NEW backlot. Although one could argue that the provision of additional usable frontage allows for easier access to the benefitting lot, again, the application is not creating a NEW backlot, it is preventing site alteration to access the back of the property.

The Armour Official Plan (Section 3.1.1(n)), specifically permits boundary adjustments, provided the application does not create a new separate lot. This application conforms to this specific policy direction.

Appropriateness of Application:

Removing Condition # 6 is reasonable and it is recommended that the Planning Board consider striking out this condition based on a review of the history of this file and the applicable Official Plan policies, including Official Plan Amendment # 5.

Provincial Planning Statement, 2024:

Planning opinion remains the same. The application remains consistent with the 2024 Provincial Planning Statement.

Township of Armour Official Plan:

With the removal of Condition # 6, the application conforms to the overall direction of the Official Plan, in particular Sections 3.1.1(n) and 3.1.1(g).

Township of Armour Zoning By-law:

The application is subject to a future zoning amendment application (Condition # 7)

Conclusion:

With the removal of the requirement for an Official Plan Amendment application, the application continues to represent good planning and conform to the overall direction of the applicable planning documents.

Appendices:

- Appendix A – Applicant’s Request to Reconsider OPA
- Appendix B – Southeast Parry Sound Planning Board Decision
- Appendix C – Previous Planning Report
- Appendix D - Motion # 2026-3

Recommendation:

WHEREAS the Council of the Corporation of the Township of Armour hereby receives the staff report “B-049/25 Lot Addition (Armstrong), 723 Skyline Drive, Pt. Lot 21, Con 4 (Pt. 1, 42R-22453 dated February 20, 2026.

AND WHEREAS the applicants have requested Council consider the removal of Condition # 6 of the Southeast Parry Sound District Planning Board Decision, dated February 9, 2026.

THEREFORE BE IT RESOLVED THAT Council of the Township of Armour continue to support consent application B-049/25, Part Lot 21, Concession 4, 723 Skyline Drive submitted by Mark and Susan Armstrong for a lot addition and request the Southeast Parry Sound District Parry Sound Planning Board remove Condition # 6 from their February 9, 2026 decision.”

Alternatives:

Upon review of the request, Council of the Corporation of the Township of Armour may choose one of the following options:

- Deny the request (not recommended);
- Defer the application pending clear direction from Council for the reasons of deferral; or
- Approve the application.

Reviewed By:

Dave Gray, Chief Administrative Officer and Deputy Clerk / Director of Economic Development
Charlene Watt, Municipal Clerk