



VILLAGE OF BURK'S FALLS COUNCIL AGENDA

April 14, 2026

6:00 pm at 220 Centre Street in the Karl Crozier room

1. CALL MEETING TO ORDER

2. INDIGENOUS LAND ACKNOWLEDGEMENT

Welcome to the Village of Burk's Falls as we gather on the traditional territory of indigenous peoples, dating back countless generations, we wish to honour the ancestral guardians of this land and its waterway and recognize the Robinson-Huron and Williams Treaties, showing respect for the longstanding relationships that Indigenous Nations have to this land, as they are the original caretakers."

3. DECLARATION OF PECUNIARY INTEREST

**4. CIRCULATION OF THE MINUTES- RESOLUTION TO ADOPT PREVIOUS MINUTES:
NONE**

5. PUBLIC MEETING

- a) Public Meeting- Minor Variance – relief of provision (front yard setback)

6. DELEGATIONS TO COUNCIL - NONE

7. STAFF AND COMMITTEE REPORT

- a) EcoVue Minor Variance report

8. ITEMS FOR DISCUSSION

9. RESOLUTIONS TO BE PASSED

- a) Report Bylaw 14 Part Lot Control
- b) Banked sick time

10. CONFERENCES AND INVITATIONS

11. COUNCILLOR(S) REPORT

12. CORRESPONDENCE

- a) Council meeting April 21 - 2026 budget (bring your binders)

13. CLOSED SESSION

Item 13 a) Power Bank OLT-26-000137

Pursuant to the Municipal Act 2001, c. 25:

Section 239(2) (f) advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

14. CONFIRMING BY-LAW

15. ADJOURNMENT



The Village Of **BURK'S FALLS**

Notice of Hearing Concerning a Minor Variance Application

TAKE NOTICE that the Council of the Corporation of the Village of Burk's Falls, acting as the Committee of Adjustment has received a complete application for a Minor Variance to the Village of Burk's Falls General Standards By-law 2012-01 and is issuing this Notice in accordance with Section 45 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

AND TAKE NOTICE that the Council of the Corporation of the Village of Burk's Falls will hold a Public Hearing on the **14th day of April 2026 at 6:00 pm at the Karl Crozier room in the Armour, Ryerson and Burk's Falls memorial arena, located at 220 Centre Street Burk's Falls, Ontario.** This Public Hearing will consider an application to seek relief from the front yard setback provision for townhouses within the Residential Zone within the Village of Burk's Falls's General Standards By-law No. 2012-01 and is being held in accordance with Section 45 of the *Planning Act*, R.S.O. 1990, C. P.13.

Location of Subject Lands

The Minor Variance applies to the lands located at **Part of Lot 6, Concession 8, geographic Township of Armour, Village of Burk's Falls.**

Purpose and Effect of the Proposed Minor Variance

The purpose and effect of the proposed Minor Variance is to permit relief from the provisions of the Village of Burk's Falls General Standards By-law No. 2012-01.

If approved, the application will permit a reduction in the front yard setback from 6 metres to 3 metres (a reduction of 3 metres) for townhouses proposed within the subject lands.

Public Input

Any person may observe the above hearing electronically, or in-person in **the Karl Crozier room at the Armour, Ryerson and Burk's Falls memorial arena, located at 220 Centre Street Burk's Falls, Ontario.**

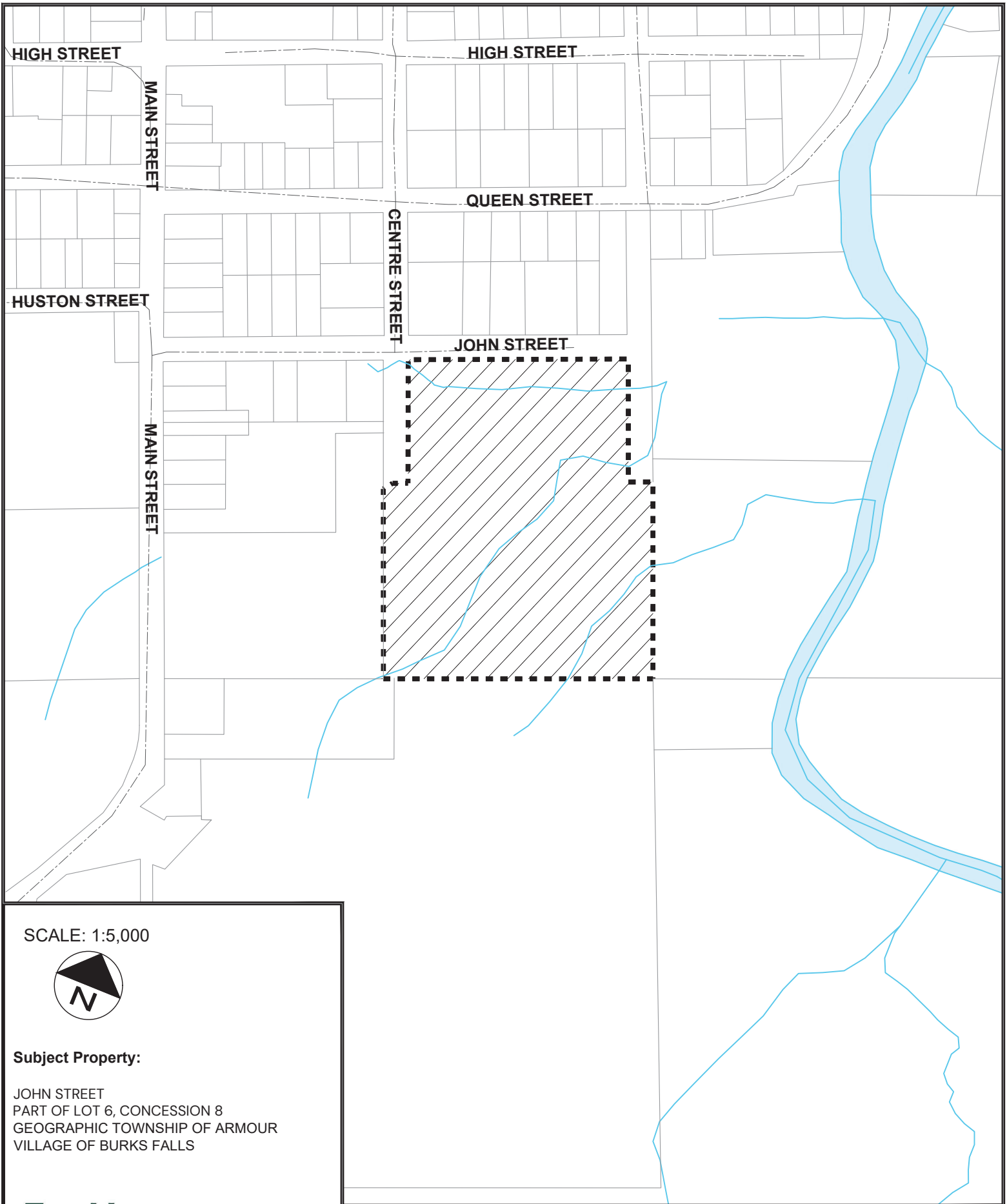
Additionally, any person may make written or verbal representation either in support of or in opposition to the application. For information about how to observe the hearing, participate in the hearing, or provide written comment, please contact the Clerk at (705) 382-3138 or by email at clerk@burksfalls.ca.

If you wish to be notified of the decision of the Committee of Adjustment of the Village of Burk's Falls in respect of the proposed Minor Variance, you must submit a written request to the contact below.

Dated at the Village of Burk's Falls this 25th day of March 2026.

Denis Duguay, CMRP
CAO – CLERK
172 Ontario Street
Burk's Falls, Ontario POA 1C0
Telephone: (705) 382-3138
E-Mail: clerk@burksfalls.ca

KEY MAP



SCALE: 1:5,000



Subject Property:

JOHN STREET
PART OF LOT 6, CONCESSION 8
GEOGRAPHIC TOWNSHIP OF ARMOUR
VILLAGE OF BURKS FALLS



416 Chambers Street
Peterborough, ON K9H 3V1
T 705.876.8340 | F 705.742.8343
www.ecovueconsulting.com



SUBJECT PROPERTY
AREA=±53815.49sq.m

Council Report

Applicant: Stephen Leslie Witty (Owner)

From: Kent Randall and Aditya Srinivas, Planning Consultants for the Village of Burk's Falls

Subject: Council Report for a Minor Variance– Part of Lot 7, Concession 8, geographic Township of Armour, Village of Burk's Falls

File: EcoVue Project No: 26-1461-02

Date: April 8, 2026

1.0 RECOMMENDATION

It is recommended that Council of the Corporation of the Village of Burk's Falls, acting as the Committee of Adjustment, approve the Minor Variance application to permit relief from the front yard setback requirement of the Village of Burk's Falls General Standards By-law No. 2012-01 for the subject lands described as Part of Lot 6, Concession 8, geographic Township of Armour.

2.0 BACKGROUND

Stephen Leslie Witty (Owner) has applied for a minor variance concurrently with a Part Lot Control Exemption application for lands within an undeveloped registered plan of subdivision at the above-noted location.

The subject property is located at the Village's southern boundary and is described as Part of Lot 6, Concession 8, geographic Township of Armour, Village of Burk's Falls. The subject lands are approximately 5.63 hectares (14 acres) in area with approximately 216 metres of frontage on John Street.

The lots subject to this application are within a registered plan of subdivision and are in the process of being reconfigured to permit townhomes. The surrounding land uses predominantly consist of low-density residential uses, while the Magnetawan River is located to the east of the property.

The property is designated 'Urban' in the Village of Burk's Falls Official Plan.

The subdivision was subject to planning review as part of the plan of subdivision approval process approximately 20 years ago, and lots with the plan have been registered in 2009. The lot layout, road network, servicing, stormwater management, and other technical components were all evaluated and approved by the Southeast Parry Sound District Planning Board (SEPSDPB). However, the site works associated with the various infrastructure required to service the development, including roads and water and sewer mains, were never constructed. As such, the lots have remained undeveloped.

All lots within the registered plan of subdivision were originally intended to be developed with single detached dwellings. The current owner is instead seeking to develop townhomes within the registered plan, specifically within Lots 15 to 17 and Lots 18 to 24. In order to accommodate the proposed townhome design, the owner has applied for Part Lot Control Exemption, which will result in the reconfiguration of the approved lots to accommodate townhouse dwelling units, with new lot lines established along common walls. (the Part Lot Control Exemption application will be reviewed separately by Council)

As a result of this reconfiguration, the proposed building envelopes on the new Lots 53, 54 and 55 will require a reduction in the minimum front yard setback for townhomes in the Village's General Standards By-law from 6 metres to 3 metres. As such, the applicant has applied for a minor variance to seek relief from the front yard setback provision.

Furthermore, given that the proposed front yard setbacks reduce the driveway lengths on these lots, the applicant has provided three (3) additional parking spaces along the cul-de-sac which will be owned by the lot owners of Lots 53, 54 and 55 in order to offset any potential reduction in on-site parking capacity. This ensures that adequate parking supply is maintained for the development.

It is our opinion that this represents a modest reduction to the front yard setback to accommodate the proposed building envelopes while maintaining appropriate site design and functionality.

3.0 PROPOSAL

As per the information provided, it is our understanding that the the applicant is proposing a reconfiguration to the registered plan of subdivision to increase the total lot count from the originally approved 24 lots and 1 stormwater management (SWM) block to a new configuration comprising 55 lots and 1 SWM block.

The original plan provided for 24 lots for single detached dwellings served by two (2) condominium roads extending from Centre Street and terminating in a cul-de-sac. The revised proposal reconfigures the subdivision to accommodate a mix of housing types consisting of 21 single detached dwellings and 34 townhome units.

The internal road network extends southward from Centre Street to the boundary of Burks Falls, terminating in a cul-de-sac. Kennedy Street branches from Centre Street and then moves south to terminate in a cul-de-sac called the Hunter Court.

The revised lot configuration arranges housing types such that the townhouse units front onto John Street and Centre Street, while the single detached dwellings front onto Hunter Court and Kennedy Street. The existing stormwater management block will be retained to service the subdivision.

4.0 PLANNING ANALYSIS- THE FOUR TESTS FOR A MINOR VARIANCE

Section 45(1) of the *Planning Act*, R.S.O. 1990, c. P.13, establishes that the Committee of Adjustment may authorize a minor variance from the provisions of the Zoning By-law where the variance meets each of the following four tests.

The following section also reviews the variance in relation to the provincial policies.

4.1 Minor in Nature

The requested variance is minor in nature. The reduction in the front yard setback from the required 6 metres to the proposed 3 metres represents a minor difference of 3 metres. It is our opinion that this represents a modest reduction that will not result in any adverse impacts to the streetscape, neighbouring properties, or the overall character of the subdivision. Additionally, due to the potential reduction in the driveway length, additional parking is being proposed within the development to meet the overall parking demands.

Furthermore, the proposed front yard will continue to provide adequate space for landscaping, pedestrian access, and municipal services. As such, the variance is considered minor in nature.

4.2 Desirable for the Appropriate Development of the Land

The requested variance is desirable for the appropriate development and use of the subject lands. The subject lots were originally approved as part of a registered plan of subdivision for single detached dwellings, which was evaluated and approved through the planning review process. The proposed reconfiguration to townhome units represents a more efficient use of the approved lots while providing a greater mix of housing options within the Village. As such, the variance is appropriate and desirable for the proposed development on the lands.

4.3 Maintains the Intent of the Official Plan

The Village of Burk's Falls Official Plan (BFOP) permits residential use within the subject lands and contemplates a range of housing types, including medium-density forms such as townhomes. Furthermore, the BFOP supports the efficient use of land and infrastructure and the provision of housing options to meet the diverse needs of the community.

The proposed townhomes conform with the permitted residential uses and density contemplated in the BFOP. The minor variance does not alter the permitted use or exceed the density beyond what is permitted in the BFOP. As such, the proposed variance maintains the general intent and purpose of the Official Plan.

4.4 Maintains the Intent of the Zoning By-law

The lands are subject to the Village of Burk's Falls General Standards By-Law No. 1-2012. The proposed development is permitted as a residential use and will meet all other zoning standards except for the front yard setback provision.

The general intent of the minimum front yard setback requirement is to ensure an adequate separation distance between buildings and the public street, to maintain a consistent streetscape, and to provide space for municipal services and utilities.

It is our opinion that the reduced setback continues to achieve the above and that the townhome dwellings will maintain adequate separation from the street right-of-way to accommodate landscaping, parking, walkways, and utility access. Furthermore, as noted, due to the reduction in

driveway length, additional parking will be proposed in close proximity to meet the overall parking demands.

As such, the proposed variance maintains the general intent and purpose of the Village of Burk's Falls General Standards By-law.

4.5 Provincial Planning Statement (PPS)

In addition to the four tests of Section 45(1) of the *Planning Act*, Section 3 of the *Planning Act* requires that all decisions must be consistent with the policy statements issued by the province, including the Provincial Planning Statement (PPS).

The PPS states that settlement areas shall be the focus of growth and development and that land use patterns within settlement areas shall be based on densities and a mix of land uses which efficiently use land and resources. Furthermore, the PPS states that planning authorities must provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by permitting and facilitating all types of residential intensification.

The proposed development is: located within a settlement that is serviced with municipal sanitary and water; represents intensification; and will contribute to the Village's housing stock.

Therefore, it is our opinion that the proposed variance is consistent with the PPS.

4.6 Growth Plan for Northern Ontario (GPNO)

The Growth Plan for Northern Ontario (GPNO), released on March 3, 2011, is a 25-year plan that provides guidance to align provincial decision-making and investment for economic and population growth in Northern Ontario. GPNO's vision is to build healthy, sustainable communities that attract and retain residents across Northern Ontario.

The GPNO directs municipalities to provide an appropriate range of housing types and encourages future residential development to locate within existing settlement areas, making efficient use of existing municipal infrastructure.

The proposed development is located within a settlement area boundary, on lands that are designated for residential use and represents a land use that is consistent with the policies of the GPNO.

Therefore, it is our opinion that the proposed variance conforms with the GPNO.

5.0 AGENCY COMMENTS

5.1 Building Department

There are no comments or concerns from the Building Department at this time.

5.2 Public Works

There are no comments or concerns from the Public Works Department at this time.

5.3 Fire and Emergency Services

There are no comments or concerns from Fire and Emergency Services at this time.

6.0 SUMMARY

Based on the foregoing, it is our professional planning opinion that the requested minor variance satisfies all four tests under Section 45(1) of the *Planning Act*:

- The proposed variance is minor in nature and represents a modest reduction to the front yard setback.
- The proposed variance is desirable for the appropriate development and use of the lands while representing intensification and a more efficient use of land.
- The proposed variance maintains the general intent and purpose of the Village of Burk's Falls General Standards By-law by providing adequate setbacks and streetscape.
- The proposed variance maintains the general intent and purpose of the Village of Burk's Falls Official Plan by facilitating the residential development that is permitted and encouraged on the subject lands.

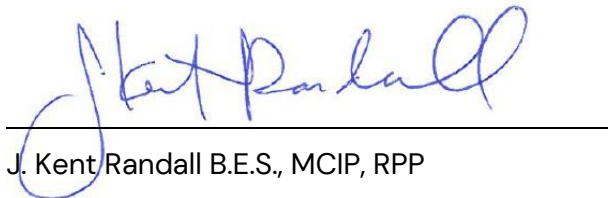
The proposed development is consistent with the Provincial Planning Statement and the Growth Plan for Northern Ontario, conforms to the Village of Burk's Falls Official Plan, is in keeping with the intent of the Village of Burk's Falls General Standards By-law and represents good planning. The subject lands have already received subdivision approval, and the minor variance will facilitate a lot configuration that will provide greater housing diversity within the Village.

Prepared by: Kent Randall and Aditya Srinivas, Municipal Planning Consultants

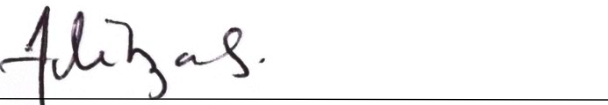
Respectfully submitted,

Yours sincerely,

ECOVUE CONSULTING SERVICES INC.



J. Kent Randall B.E.S., MCIP, RPP
Municipal Planning Consultant



Aditya Srinivas B.Sc., PGDip, PMP
Municipal Planning Consultant

Council Report

Applicant: Stephen Leslie Witty (Owner)

From: Kent Randall and Aditya Srinivas, Planning Consultants for the Village of Burk's Falls

Subject: Council Report for Part Lot Control Exemption– Part of Lot 7, Concession 8, geographic Township of Armour, Village of Burk's Falls

File: EcoVue Project No: 26-1461-02

Date: April 8, 2026

1.0 RECOMMENDATION

It is recommended that Council of the Village of Burk's Falls pass a by-law to exempt the subject lands from the Part Lot Control provisions of Subsection 50(5) of the Planning Act, R.S.O. 1990, c. P.13, as amended, in order to permit the reconfiguration of certain lots within a registered plan of subdivision, thereby facilitating the creation of additional residential units, subject to final approval by the Southeast Parry Sound District Planning Board.

2.0 PURPOSE

The purpose of this report is to recommend that Council enact a Part Lot Control Exemption By-law that would apply to the subject lands, which are located within a registered plan of subdivision in the Village of Burk's Falls. The exemption will allow existing lots that were originally intended for the development of single detached dwelling to be reconfigured as townhouse lots which will enable additional residential units to be constructed on Lots 15-17 and Lots 25-55 of the original registered plan.

Section 50(5) of the *Planning Act* prohibits lots within a plan of subdivision from being further divided or reconfigured for the purposes of conveyance, which is known as "Part Lot Control". However,

Section 50 (7) permits a municipal council to pass a by-law exempting certain lands within a registered plan of subdivision from Part Lot Control. Once exempted from Part Lot Control, land may be transferred or conveyed in parts or in whole, which allows further subdivision or reconfiguration of the land.

Once the by-law is passed by Council, it will be forwarded to the Southeast Parry Sound District Planning Board for final approval. After approval, a surveyed reference plan is created and deposited with Land Registry that shows the new lot configuration within the exempted land. Once deposited, the reconfigured lot(s) are registered and are conveyable.

3.0 BACKGROUND

Stephen Leslie Witty (Owner) has applied for a Part Lot Control Exemption for lands within a registered plan of subdivision at the above-noted location.

The subject property is located on the border of the Village's southern boundary and is described as Part of Lot 6, Concession 8, geographic Township of Armour, Village of Burk's Falls. The subject lands are approximately 5.63 hectares (14 acres) in area with approximately 216 metres of frontage on John Street.

The subject lots are within a registered plan of subdivision and are in the process of being reconfigured to permit townhomes. The surrounding land uses predominantly consist of low-density residential uses, while the Magnetawan River is located to the east of the property.

The property is designated 'Urban' in the Village of Burk's Falls Official Plan.

The subdivision was subject to planning review as part of the plan of subdivision approval process approximately 20 years ago, and lots with the plan have been registered in 2009. The lot layout, road network, servicing, stormwater management, and other technical components were all evaluated and approved by the Southeast Parry Sound District Planning Board (SEPSDPB). However, the site works associated with the various infrastructure required to service the development, including roads and water and sewer mains, were never constructed. As such, the lots have remained undeveloped.

All lots within the registered plan of subdivision were originally intended to be developed with single detached dwellings. The current owner is instead seeking to develop townhomes within the registered plan, specifically within Lots 15 to 17 and Lots 18 to 24. In order to accommodate the

proposed townhome design, the owner has applied for Part Lot Control Exemption, which will result in the reconfiguration of the approved lots to accommodate townhouse dwelling units, with new lot lines established along common walls.

4.0 PROPOSAL

As per the information provided, the applicant is proposing a reconfiguration to the registered plan of subdivision to increase the total lot count from the originally approved 24 lots and 1 stormwater management (SWM) block to a new configuration comprising 55 lots and 1 SWM block.

The original plan provided for 24 lots for single detached dwellings served by two (2) condominium roads extending from Centre Street and terminating in a cul-de-sac. The revised proposal reconfigures the subdivision to accommodate a mix of housing types consisting of 21 single detached dwellings and 34 townhome units.

The internal road network extends southward from Centre Street to the boundary of Burks Falls, terminating in a cul-de-sac. Kennedy Street branches from Centre Street and then moves south to terminate in a cul-de-sac called the Hunter Court.

The revised lot configuration distributes housing types such that the townhouse units front onto John Street and Centre Street, while the single detached dwellings front onto Hunter Court and Kennedy Street. The existing stormwater management block will be retained to service the subdivision.

5.0 PLANNING POLICY REVIEW

5.1 Provincial Planning Statement (2024)

The Provincial Planning Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The following PPS policies are relevant to this application:

- The PPS directs that settlement areas shall be the focus of growth and development, and that land use patterns within settlement areas shall be based on densities and a mix of land uses which efficiently use land and resources, are appropriate for and

efficiently use the infrastructure and public service facilities which are planned or available and support active transportation.

- The PPS encourages the provision of an appropriate range and mix of housing options and densities to meet projected requirements of current and future residents of the regional market area.
- The PPS promotes the efficient use of existing and planned infrastructure to support growth within settlement areas.

The proposed development facilitates a modest increase in residential density within an established settlement area that is already serviced by municipal infrastructure. The conversion from single detached to townhouse dwellings contributes to a broader range of housing types and supports the efficient use of land and services.

As such, it is our opinion that the proposed Part Lot Control Exemption is consistent with the PPS.

5.2 Growth Plan for Northern Ontario (GPNO, 2011)

The Growth Plan for Northern Ontario (GPNO) is a provincial document whose vision is to build healthy, sustainable communities that attract and retain residents across Northern Ontario.

The GPNO directs municipalities to provide an appropriate range of housing types and encourages future residential development to locate within existing settlement areas, making efficient use of existing municipal infrastructure.

The proposed development is located within a settlement area boundary on lands that are designated for residential use, provides a broad range of housing types and represents a land use that is consistent with the policies of the GPNO.

As such, it is our opinion that the proposed Part Lot Control Exemption conforms to the GPNO.

5.3 Village of Burk's Falls Official Plan:

The subject lands are designated 'Urban' in the Village of Burk's Falls Official Plan which supports residential development and permits the proposed density and a variety of housing forms including townhomes.

As such, it is our opinion that the proposed Part Lot Control Exemption conforms to the Village of Burk's Falls Official Plan.

5.4 Village of Burk's Falls Zoning By-Law (VBZBL):

The lands are subject to the Village of Burk's Falls General Standards By-Law No. 1-2012. The proposed development is permitted as a residential use and meets all other zoning standards except for the front yard setback provision for which the applicant has applied for a minor variance.

It is our opinion that the proposed variance meets the 4 tests established in Section 45(1) of the *Planning Act* and maintains the general intent and purpose of the Village of Burk's Falls General Standards By-law.

As such, it is our opinion that the complies with the Village of Burk's Falls General Standards By-Law subject to the approval of the minor variance.

6.0 AGENCY COMMENTS

6.1.1 Building Department

There are no comments or concerns from the Building Department at this time.

6.1.2 Public Works

There are no comments or concerns from the Public Works Department at this time.

6.1.3 Fire and Emergency Services

There are no comments or concerns from Fire and Emergency Services at this time.

7.0 SUMMARY

Based on the foregoing, it is our professional planning opinion that the proposed Part Lot Control Exemption represents good planning and is in the public interest. The proposal is consistent with the PPS, conforms to the GPNO and the Village of Burk's Falls Official Plan, and complies with the Village of Burk's Falls General Standards By-law subject to the approval of the companion minor varaince application.

The reconfiguration of the subject lots from single detached units to townhouses will contribute to the housing supply within the Village, make efficient use of existing infrastructure, and maintain compatibility with the surrounding residential neighbourhood.

We recommend that Council pass the attached Part Lot Control Exemption By-law so that the Southeast Parry Sound District Planning Board may proceed with its approval. A draft Part Lot Control Exemption By-law has been prepared for Council's consideration and is attached as Schedule "A" to this report.

The by-law, if passed, will:

- Exempt the subject lands (as described in the by-law) from the Part Lot Control provisions of Subsection 50(5) of *the Planning Act*.
- Enable the division of the existing single detached lots into townhouse lots along the common wall, as shown on the Concept Plan.
- Be forwarded to the Southeast Parry Sound District Planning Board for approval.

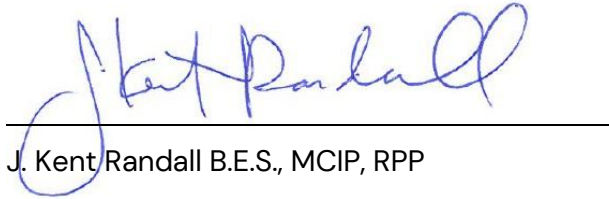
If you have any questions, please do not hesitate to contact the undersigned.

Prepared by: Kent Randall and Aditya Srinivas, Municipal Planning Consultants

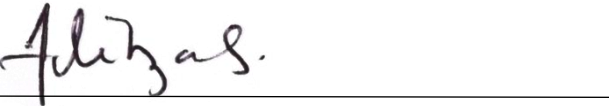
Respectfully submitted,

Yours sincerely,

ECOVUE CONSULTING SERVICES INC.



J. Kent Randall B.E.S., MCIP, RPP
Municipal Planning Consultant



Aditya Srinivas B.Sc., PGDip, PMP
Municipal Planning Consultant

SCHEDULE "A"

PART LOT CONTROL EXEMPTION BY-LAW

SCHEDULE "A"

PART LOT CONTROL EXEMPTION BY-LAW

THE CORPORATION OF THE VILLAGE OF BURK'S FALLS

BY-LAW NO. 14-2026

A By-law to exempt certain lands from Part Lot Control, pursuant to Subsection 50(7) of the Planning Act, R.S.O. 1990, c. P.13, as amended.

WHEREAS the subject lands are located within a registered plan of subdivision, Plan 42M-660, in the Village of Burk's Falls, as shown on the attached Schedule "1";

WHEREAS Subsection 50(5) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, provides that no person shall convey or create any interest in part of a lot or block within a registered plan of subdivision;

WHEREAS Subsection 50(7) of the *Planning Act* permits the council of a local municipality to pass a by-law to exempt lands within a registered plan of subdivision from the Part Lot Control provisions of Subsection 50(5);

WHEREAS the Council of the Corporation of the Village of Burk's Falls deems it appropriate to exempt the subject lands from Part Lot Control to facilitate the division of existing single detached dwelling lots into townhouse lots and the creation of additional residential units; and

WHEREAS the proposal is consistent with the Provincial Planning Statement, conforms to the Village of Burk's Falls Official Plan, and complies with the Village of Burk's General Standards By-law.

NOW THEREFORE the Council of the Corporation of the Village of Burk's Falls hereby enacts as follows:

1. The lands described as Lots 15, 16, 17, 18, 19, 20, 21, 22, 23 and 24 within Plan 42M-660, in the Village of Burk's Falls, and shown on the attached Schedule "1", are hereby exempted from the Part Lot Control provisions of Subsection 50(5) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.
2. A certified copy of this By-law shall be forwarded to the Southeast Parry Sound District Planning Board for approval and registration on title.
3. This By-law shall come into force and take effect on the date of its passage by Council, subject to any required approvals.

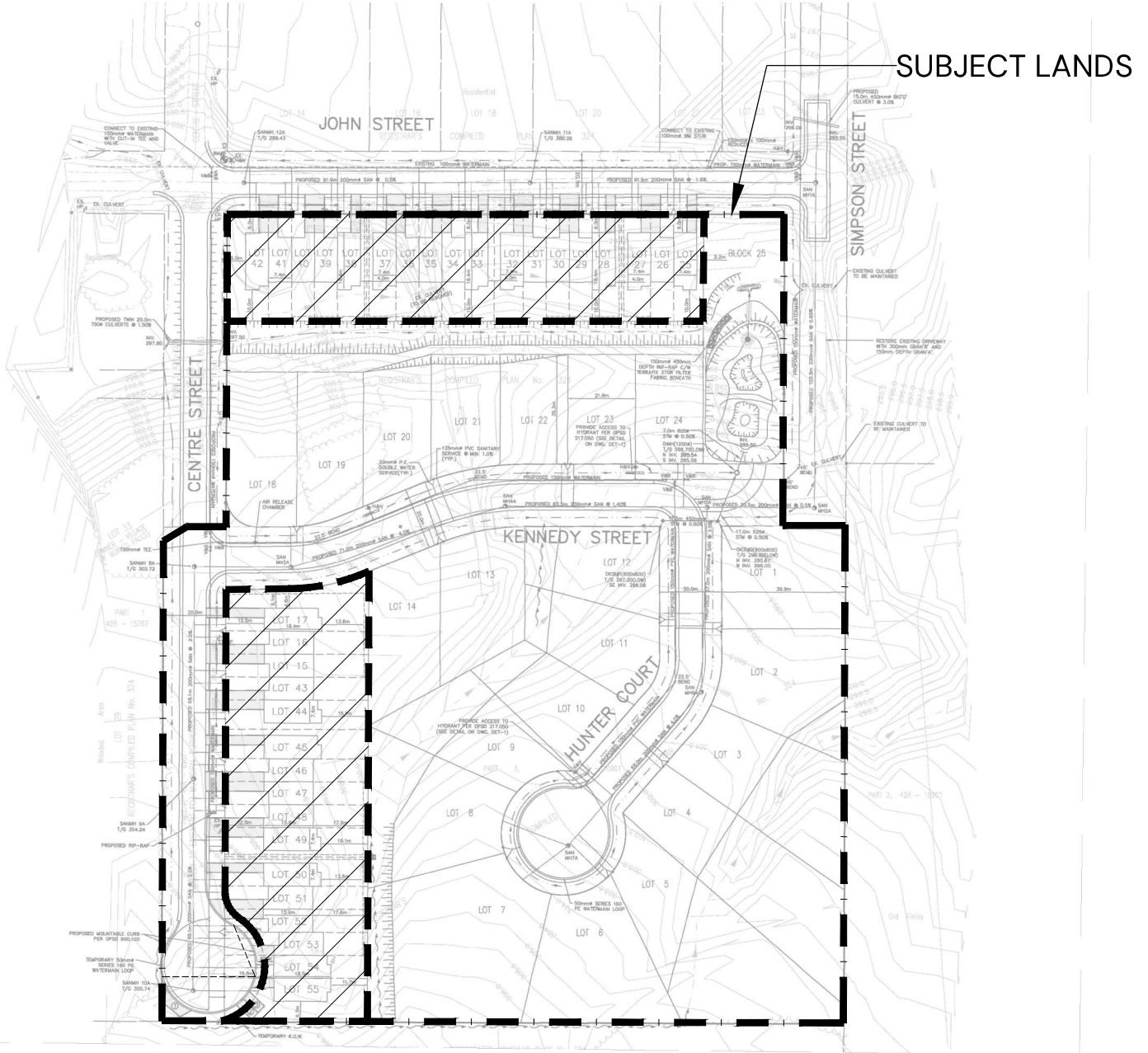
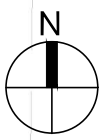
**AS READ A FIRST, SECOND, THIRD AND FINAL TIME AND PASSED THIS 14 DAY OF April,
2026.**

Mayor Chris Hope

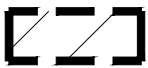
CAO-Clerk Denis Duguay

John Street Subdivision

Schedule '1' - Part Lot Control Exemption



SUBJECT LANDS



LANDS SUBJECT TO PART LOT CONTROL EXEMPTION

John Street
 Part of Lot 06
 Concession 08
 Geog. Twp. Armour
 Now in the Village of Burk's Falls

Project Number: 21-1461-02

Horiz. Scale: 1:2000

Date: April 02, 2026

ECOVUE 416 Chambers Street
 Peterborough, ON K9H 3V1
 LAND USE PLANNING & DEVELOPMENT T 705.876.8340 | F 705.742.8343
 www.ecovueconsulting.com