

# AGENDA

## PUBLIC MEETING

May 12, 2026

6:30 P.M.

Armstrong – Zoning By-law Amendment (Ru-111)

Consent Application B-049/25

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This By-law applies to Part Lots 21, 22, 23 and 24, Concessions 3, 4 and 5 in the Township of Armour, District of Parry Sound.

The purpose of this By-law is to rezone the subject lands to a Rural Exception to recognize the minimum frontages and minimum areas as a result of a lot line adjustment approved by the Planning Board on January 28, 2026. The by-law will continue to prohibit new backlot development around Three Mile Lake.

PROCEDURE AT PUBLIC MEETING	(1)
NOTICE OF PUBLIC MEETING CIRCULATION	(2)
PROPOSED BY-LAW AMENDMENT	(3)

## PUBLIC MEETING 6:30 P.M.– Zoning Amendment

1. CHAIRMAN: This is a public meeting with respect to consideration of the proposed Zoning By-Law amendment under Section 34 of the *Planning Act* to amend By-Law No. 27-95, as amended by By-Law No. 23-2010. This By-law applies to Part Lots 21, 22, 23 and 24, Concessions 3, 4 and 5 and a condition of Consent Application B-049/25. The purpose of this By-law is to rezone the subject lands to a Rural Exception to recognize the minimum frontages and minimum areas as a result of a lot line adjustment approved by the Planning Board on January 28, 2026. The by-law will continue to prohibit new backlot development around Three Mile Lake.
2. CLERK: Notice of the public meeting was given by prepaid first-class mail and email on April 8, 2026 to the ministries and agencies as required by the *Planning Act*. Notice was also published in the digital Almaguin News for 30 days, commencing on April 8, 2026 and on the Township of Armour website.
3. CHAIRMAN: The procedure is, we will first hear from the Clerk any submissions received in writing, then we will hear from those in support of the By-Law and then those opposed to the By-Law.
4. CHAIRMAN: All persons wishing to address the By-Law will please direct their questions through the chair.
5. CHAIRMAN: Any persons who want further notice of the passage of a By-Law should give their full name, address and postal code to the Clerk prior to leaving the meeting.
6. CHAIRMAN: A copy of the proposed By-Law was circulated. Is there anyone who does not understand it and wants an explanation?
7. CHAIRMAN: We will now hear written submissions from the Clerk.  
  
Is there anyone here in support of the Application?  
  
Is there anyone here opposed to the Application?  
  
We will now hear from the Applicant.
8. CHAIRMAN: The public meeting regarding consideration of the proposed amendment to Zoning By-Law No. 27-95, as amended in the Township of Armour, District of Parry Sound, is now adjourned. Council will consider all the matters placed before it prior to coming to a decision.

### NOTES:

Council should not take a position on the By-Law at the public meeting. They listen to all representations and direct their questions to the Planner, Clerk, Lawyer or Objectors in an attempt to gather information.

If Objectors get out of hand, the Chairman;

- Warns that questions are out of line and to re-phrase them
- Warns that he can be ejected from the meeting
- Call a 5 minute recess and announce to the Objector that he is doing this to give him a few minutes to think about the suitability of his conduct
- Eject him

If the Objector is rambling or repeating, the Chairman advises him that he has 3 minutes to summarize and conclude his remarks. (Then hit the gavel and ask for the next Objector).



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

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## Notice of Complete Application and Public Meeting

THE CORPORATION OF THE TOWNSHIP OF ARMOUR

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Respecting an application by Mark and Susan Armstrong to rezone lands described as Part Lots 21, 22, 23 and 24, Concessions 3, 4 and 5 in the Township of Armour, District of Parry Sound.

ZBA-2026-02

**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 May 12, 2026**  
at **6:30 p.m.** at the  
Township of Armour's Municipal Office  
56 Ontario Street, Burk's Falls  
Ontario, POA 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 a condition of a technical Consent File B-049/25 approved by the Southeast Parry Sound District Planning Board. The rezoning will recognize the approved minimum lot frontages and minimum lot areas resulting from the lot line adjustment.

A key map showing the location of the property 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.

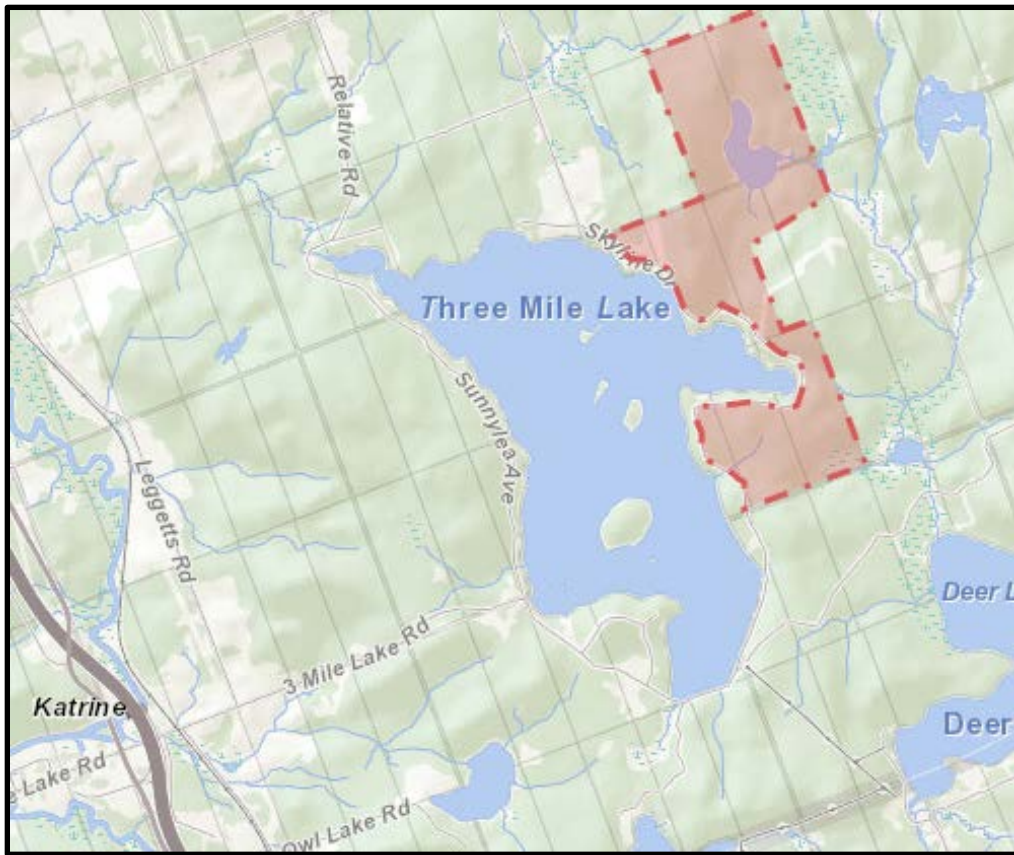
**IF A PERSON OR PUBLIC BODY** does not make oral submissions at a Public Meeting or make written submissions to the Municipal Corporation of the Township of Armour before the By-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal 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](http://www.armourtownship.ca) . For more information about this matter, including information about appeal rights, contact [clerk@armourtownship.ca](mailto: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 POA 1C0

**Dated at the Township of Armour this 8<sup>th</sup> day of April, 2026.**

**LOCATION MAP: Part Lots 21, 22, 23 and 24, Concession 3, 4 and 5.**





56 Ontario Street, PO Box 533,  
Burk's Falls, Ontario, P0A 1C0  
705-382-3332

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BY-LAW NO. \_\_\_\_\_

A BY-LAW TO AMEND

ZONING BY-LAW NO. 27-95 as amended

**(Armstrong)**

**THE MUNICIPAL CORPORATION OF THE TOWNSHIP OF ARMOUR**

Planning Consultant:

**PLANSCAPE INC.**

## EXPLANATORY NOTE

To By-law No. \_\_\_\_\_

**Passed by the Council of the Municipal Corporation of the Township of Armour**

- Lands Affected: This By-law applies to Part Lots 21, 22, 23 and 24, Concessions 3, 4 and 5 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 Exception No. 107 (Ru-107) with a portion zoned Flood Plan (FP) containing Russell Lake, and its outflow creek, located within the subject lands.
- Proposed Zoning This Amendment will rezone the subject lands to Rural Exception to recognize new lot configurations and repeal Rural Exception No. 107 (Ru-107)
- 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 a Rural Exception to recognize the minimum frontages and minimum areas as a result of a lot line adjustment approved by the Planning Board on January 28, 2026. The by-law will continue to prohibit new backlot development around Three Mile Lake.

**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 Lots 21, 22, 23 and 24, Concession 3, 4, and 5 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** Section 19 Exceptions of Zoning By-law No. 27-95, as amended, is hereby amended by adding thereto the following exception clause:

“Ru-111 Schedule ‘A-6’

Notwithstanding the provisions of Rural (Ru) Zone Section 6.3 “Zone Requirements for Dwellings and Institutional Uses Permitted” of the Armour Township Zoning By-law No. 27-95, as amended, the Minimum Lot Frontage and Minimum Lot Area of any existing lot within the subject lands shall remain as it existed on January 28, 2026 the date of severance approval by the Southeast Parry Sound District Planning Board”; and

2. **THAT** Schedule ‘A-6’ of Zoning By-law No. 27-95, as amended, is hereby amended by changing the zoning classification of the subject lands forming Part of Lots 21, 22, 23 and 24, Concession 3, 4, and 5, from the Rural (Ru) Zone to the Rural Exception No.111 (Ru-111) Zone in accordance with Schedule “A” attached hereto and by this reference forming part of this By-law; and
3. **THAT** By-law No. 5-2024 be repealed; and
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*.

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**

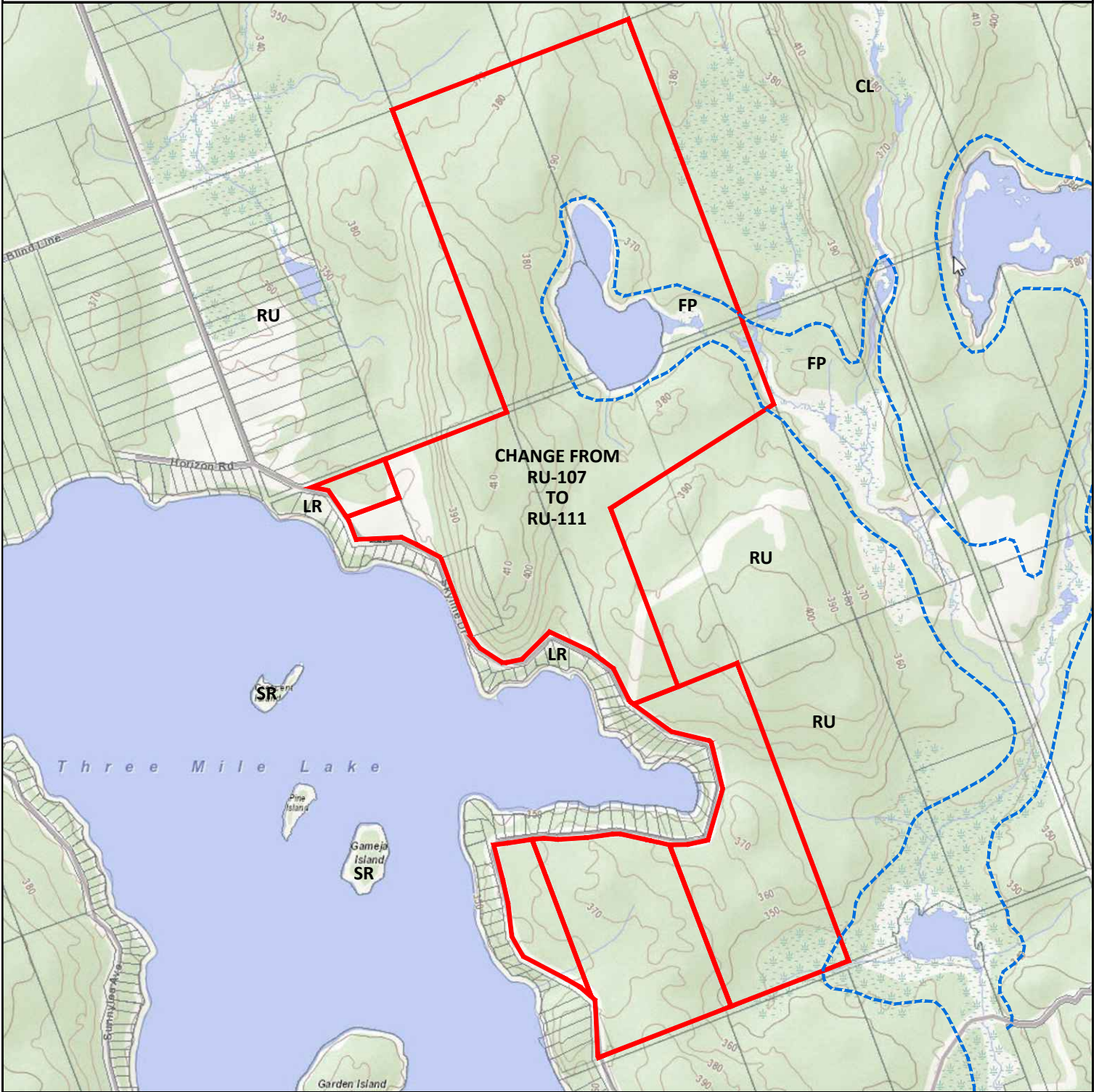
\_\_\_\_\_  
Rod Ward, Mayor


\_\_\_\_\_  
Charlene Watt, Clerk

# MUNICIPAL CORPORATION OF THE TOWNSHIP OF ARMOUR



SCHEDULE 'A' TO BY-LAW No. \_\_\_\_\_



 LANDS TO BE REZONED FROM  
RU-107 TO RU-111



THIS IS SCHEDULE 'A' TO BY-LAW No. \_\_\_\_\_

PASSED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2026

THIS DRAWING IS PROVIDED FOR ILLUSTRATION PURPOSES  
ONLY AND SHOULD NOT BE RELIED UPON FOR EXACT  
BOUNDARY DETERMINATIONS.  
FOR AUTHORIZED BOUNDARY INFORMATION, PLEASE  
CONTACT THE TOWNSHIP OF ARMOUR.

MAYOR \_\_\_\_\_

CLERK \_\_\_\_\_