

AGENDA

PUBLIC MEETING

July 8th, 2025

6:45 P.M.

Additional Permitted Uses on Lands Zoned Commercial Holding / Rural Industrial Holding (CH MH) Without Removal of the Holding (H) Symbol

The Township of Armour is initiating changes to the Zoning By-law which involve adding a selection of additional permitted uses on lands zoned Commercial Holding / Rural Industrial Holding (CH MH) without removal of the Holding (H) Symbol.

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

PUBLIC MEETING 6:45 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 By-Law No. 27-95, as amended, the Armour Township Zoning By-law. The purpose of this Amendment is to loosen restrictions on the permitted uses of lands zoned Commercial Holding / Rural Industrial Holding (CH MH) without removing the Holding (H) symbol, thereby retaining the designation of long term employment lands fronting no load limit roads as a commercial redevelopment corridor.
2. CLERK: Notice of the public meeting was given by prepaid first class mail on June 6, 2025 to the ministries and agencies as required by the *Planning Act*. Notice was also published in the digital Almaguin News on June 7, 2025 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?

The Applicant is the Township of Armour.
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).



**NOTICE OF A PUBLIC MEETING
FOR July 8th, 2025**

CONCERNING A PROPOSED ZONING BY-LAW AMENDMENT

The Township of Armour is initiating changes to the Zoning By-law which involve adding a selection of additional permitted uses on lands zoned Commercial Holding / Rural Industrial Holding (CH MH) without removal of the Holding (H) Symbol.

TAKE NOTICE That the Council of the Township of Armour will hold a Public Meeting on **July 8th, 2025 at 6:45 p.m.** to consider a proposed Zoning By-law Amendment under Section 34 of the *Planning Act* to amend By-law No. 27-95 as amended, the Armour Township Zoning By-law. 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:

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 6th day of June, 2025.

ZONING BY-LAW NO. _____

A BY-LAW TO AMEND

ZONING BY-LAW NO. 27-95 as amended

**Commercial Holding / Rural Industrial Holding (CH MH) Zone
Uses Permitted Without Removing the Holding (H) Symbol**

THE MUNICIPAL CORPORATION OF THE TOWNSHIP OF ARMOUR

Box 533
Burk's Falls, Ontario
P0A 1C0

Planning Consultant:

Robert J. Miller
Professional Land Use Planner

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 lands in the Commercial Holding / Rural Industrial Holding (CH MH) Zone of the Armour Township Zoning By-law.
Present Zoning:	Armour Township Zoning By-law No. 27-95, as amended, contains provisions that restrict the uses of lands in the Commercial Holding / Rural Industrial Holding (CH MH) Zone to legal uses existing at the date of passing of the Zoning By-law plus one single detached home on any existing lot of record.
Proposed Zoning	This Amendment adds a selection of additional permitted uses on lands zoned Commercial Holding / Rural Industrial Holding (CH MH) without removal of the Holding (H) Symbol.
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 loosen restrictions on the permitted uses of lands zoned Commercial Holding / Rural Industrial Holding (CH MH) without removing the Holding (H) symbol, thereby retaining the designation of long term employment lands fronting no load limit roads as a commercial redevelopment corridor.

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 adding a selection of additional permitted uses on lands zoned Commercial Holding / Rural Industrial Holding (CH MH) without removal of the Holding (H) Symbol.

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 5 “GENERAL PROVISIONS APPLICABLE IN ALL ZONES”** of Zoning By-law No. 27-95, as amended, is hereby amended by adding the following clause:

5.13.1 “Holding Provisions in the CH MH Zone”

Notwithstanding Section 5.13, the following exceptions are allowed in the Commercial Holding / Rural Industrial Holding (CH MH) Zone without removal of the Holding H symbol:

- (a) Severances by consent subject to the provisions of Section 6.3 for Dwellings in Subsection 6.1(c) Permitted Uses.
- (b) All legal uses existing on the date of the passing of this By-law upon such land or in any building or structure erected thereon.
- (c) A single detached dwelling.
- (d) A home occupation, or home industry, or home profession in a single detached dwelling subject to the provisions of Sections 2.92, 2.93 and 2.94.
- (e) Flower and market gardening.
- (f) Grazing for horses, cattle and sheep.
- (g) Farm produce outlet.
- (h) Accessory buildings and accessory structures subject to the provisions of Sections 5.1 and 5.24.1.
- (i) A bed and breakfast business in a single detached dwelling that complies with the provisions of Section 2.24.
- (j) Additional residential units subject to the provisions of Section 5.2(b).

2. **THAT** 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 _____, 2025.

Read a **SECOND TIME** this ____ day of _____, 2025.

Read a **THIRD TIME** and **FINALLY PASSED** this ____ day of _____, 2025.

THE MUNICIPAL CORPORATION OF THE TOWNSHIP OF ARMOUR

Rod Ward, Mayor

Charlene Watt, Clerk