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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**

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Rod Ward, Mayor

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Charlene Watt, Clerk