

ZONING BY-LAW NO. 8-2022

A BY-LAW TO AMEND

ZONING BY-LAW NO. 27-95 as amended

**(Municipal Road Frontages –
Lakeshore Residential and Rural Waterfront Lots)**

THE MUNICIPAL CORPORATION OF THE TOWNSHIP OF ARMOUR

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Planning Consultant:

Robert J. Miller
Professional Land Use Planner

EXPLANATORY NOTE

To Zoning By-law No. 8-2022

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

Lands Affected:	This By-law applies to all new through lots with waterfront in the Rural (Ru) and Lakeshore Residential (LR) Zones.
By-Law Purpose:	The purpose of this By-law is to require all new waterfront “through lots” to meet minimum frontage provisions on municipally owned and maintained roads, or condominium roads, and also on navigable waterways in the Rural (Ru) and the Lakeshore Residential (LR) Zones.
Official Plan:	The proposed Zoning By-law amendment conforms with the regulations of the Armour Township Official Plan.

ZONING BY-LAW NO. 8-2022

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 to require all new waterfront “through lots” to meet minimum frontage provisions on both municipally owned and maintained roads, or condominium roads, and on navigable waterways in the Rural (Ru) and the Lakeshore Residential (LR) Zones.

WHEREAS 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 6: RURAL Ru ZONE** is hereby amended by deleting Subsections 6.2(a) (i) & (ii) and replacing them with the following new clauses:

- “(i) Notwithstanding Subsection 6.2(a), where a through lot with a front lot line abutting an open municipal road, or condominium road, also abuts a navigable waterway the front lot lines on the road and on the waterfront along the high water mark shall both be deemed lot frontages.
- (ii) Notwithstanding the provisions of Section 5.10, no person shall erect or use a building or structure for permanent or full time use on any through lot with frontage on a navigable waterway unless the lot also has a front lot line abutting a municipal road, or condominium road, which is open and maintained year round.” and,

2. **THAT SECTION 6: RURAL Ru ZONE** is hereby amended by deleting Subsections 6.3(a) (i) & (ii) and replacing them with the following new clauses:

- “(i) Notwithstanding Subsection 6.3(a), where a through lot with a front lot line abutting a municipally owned and maintained road, or condominium road, also abuts a navigable waterway the front lot lines on the road and on the waterfront along the high water mark shall both be deemed lot frontages.
- (ii) Notwithstanding the provisions of Section 5.10, no person shall erect or use a building or structure for permanent or full time use on any through lot with frontage on a navigable waterway unless the lot also has a front lot line abutting a municipally road, or condominium road, which is open and maintained year round.” and,

3. **THAT SECTION 10: LAKESHORE RESIDENTIAL (LR) ZONE** is hereby amended by deleting Subsections 10.2(a) (i) & (ii), replacing them with the following new clauses and renumbering the remainder of Section 10.2 accordingly:

- “(a) Minimum Lot Frontage

Where a through lot with a front lot line abutting an open municipal road, or condominium road, also abuts a navigable waterway the front lot lines on the road and on the waterfront along the high water mark shall both be deemed lot frontages.

- (i) Minimum Lot Frontage 61 metres (200 feet)

- (ii) Minimum Lot Frontage in Deer Wintering Areas

122 metres (400 feet) reduced to 91 metres (300 feet), in consultation with the Ministry of Northern Development, Mines, Natural Resources & Forestry

- (b) Notwithstanding the provisions of Section 5.10, no person shall erect or use a building or structure for permanent or full time use on any through lot with frontage on a navigable waterway unless the lot also has a front lot line abutting a municipal road, or condominium road, which is open and maintained year round.” and,
4. **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 in its entirety, approved, signed and the seal of the Corporation affixed thereto and finally passed in open Council this 8th day of February, 2022.

Original signed by Bob MacPhail
Robert MacPhail, Mayor

Original signed by John Theriault
John Theriault, Clerk