



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

ZONING BY-LAW NO. 15-2026
A BY-LAW TO AMEND
ZONING BY-LAW NO. 27-95 as amended

(PRENTICE)

THE MUNICIPAL CORPORATION OF THE TOWNSHIP OF ARMOUR

Planning Consultant:

PLANSCAPE INC.

EXPLANATORY NOTE

To Zoning By-law No. 15-2026

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

Lands Affected:	This By-law applies to Part Lot 23 Concession 2, and all of Lot 23, Concession 1 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 (RU), Seasonal Residential – Holding (SRH), Floodplain (FP) and Wetland Protection Zones.
Proposed Zoning	This Amendment will rezone the subject lands to Rural Exception (Ru), Lakeshore Residential Exception (LR), Flood Plain (FP) and Wetlands Protection Zone.
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 fulfill the conditions of the approved Plan of Subdivision, File S-01/24 to permit year-round residential uses on Deer Lake on 15 new lots; provide a 30 m setback to Deer Lake and wetlands; provide a 15 m setback to other watercourses; prohibit development, including docks within Type 1 Fish habitat; Implement a Holding Provision on a proposed Lot 11 pending a Stage 3 (and if required Stage 4) Site-Specific Archaeological Assessment; and prohibit future residential development and land division on additional lands owned by the applicant preventing backlot development.

ZONING BY-LAW NO. 15-2026

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 Lot 23, Concession 2 and all of Lot 23, Concession 1 (233 Cherry Hill Road) 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** Schedule 'A-6' to Zoning By-law No. 27-95, as amended, is further amended by rezoning lands known as Part of Lot 23, Concession 2 and all of Lot 23, Concession 1 (233 Cherry Hill Road) in the Township of Armour, from Rural (Ru), Seasonal Residential – Holding (SR-H), Floodplain (FP) and Wetlands Protection to Rural Exception Zone (Ru-108), Lakeshore Residential Exception Zone (LR – 109 & 110), Floodplain (FP) and Wetlands Protection as shown on Schedules A-1 and A-2 attached and hereto forming part of this By-law.
2. **THAT** Section 19 “**Exceptions**” of Zoning By-law No. 27-95, as amended is further amended by adding the following:
 - a. Notwithstanding the provisions of the Rural (Ru) Zone **Section 6.1 “Permitted Uses”**, the land identified as Rural Exception - 108 (Ru-108) on Schedule 'A-1' shall not permit residential development and further land division.
 - b. Notwithstanding the provisions of the Lakeshore Residential (LR) Zone **Section 10.2 “Zone Requirements for Waterfront Dwellings and Cottages”**, the land identified as Lakeshore Residential Exception-109 (LR-109) on Schedule 'A-1', the following new provisions shall apply:
 - i. A minimum lot frontage of 61 m
 - ii. A minimum 30 m Setback to Deer Lake and wetlands;
 - iii. A minimum 15 m Setback to other watercourses;
 - iv. No new development, including docks are permitted within Type 1 Fish Habitat, as shown on Schedule 'A-2'.
 - c. Notwithstanding the provisions of the Lakeshore Residential (LR) Zone **Section 10.2 “Zone Requirements for Waterfront Dwellings and Cottages”**, the land identified as Lakeshore Residential Exception-110 (LR-110) on Schedule 'A-1' attached, the following new provisions shall apply:
 - i. A minimum 30 m Setback to Deer Lake and wetlands
 - ii. A minimum 15 m Setback to other watercourses
 - iii. No new development, including docks are permitted within Type 1 Fish Habitat, as shown on Schedule 'A-2'.
3. No buildings, structures or site alteration shall be permitted on the land identified as Lakeshore Residential Exception 110 – Holding (LR-110H) identified on Schedule A-1, known as “Lot 11” until such time as a further By-law is passed to remove the Holding provision.

- i. The Holding (H) Symbol shall not be removed until a Stage 3 (if required Stage 4) Site-Specific Archaeological Assessment has been completed to the satisfaction of the Township.
- 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*.
- 5. **Schedules A-1 and A-2 hereby form part of this By-law.**

Read in its entirety, approved,
signed and the seal of the
Corporation affixed thereto and
finally passed in open Council
this 24th day of March, 2026.

Original signed by Rod Ward

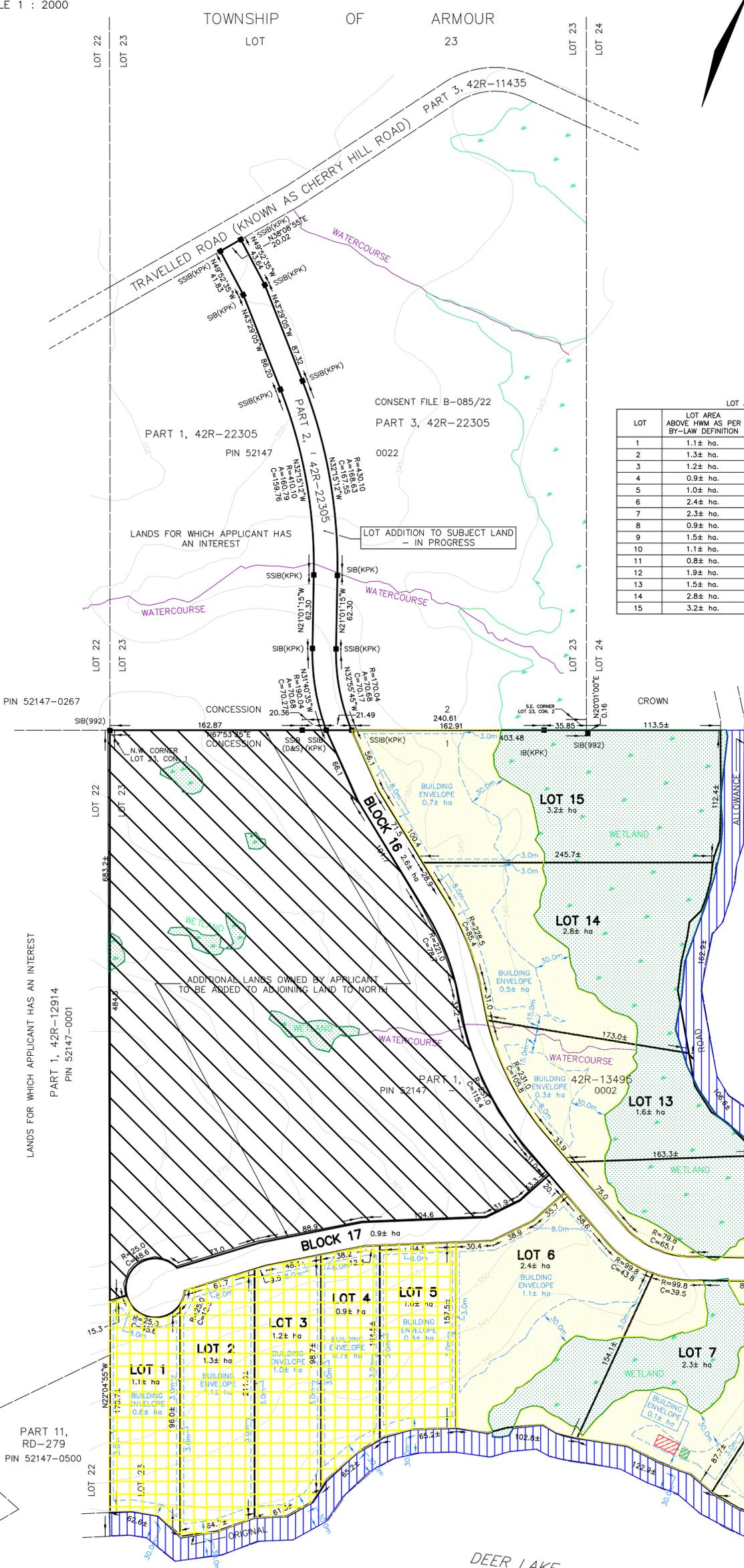
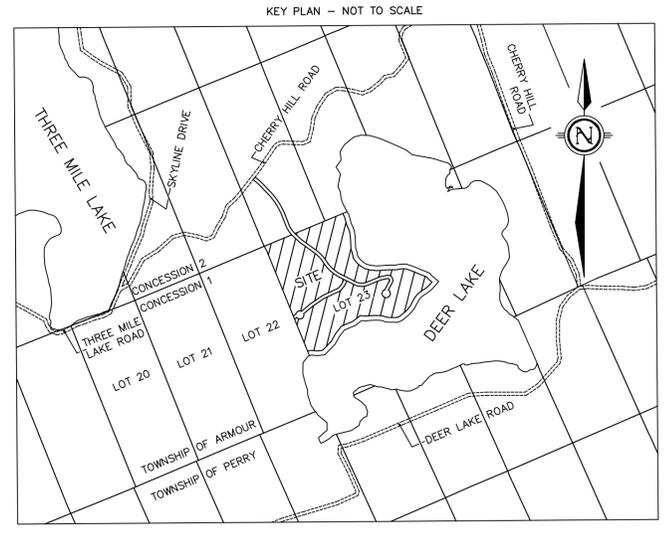
Rod Ward, Mayor

Original signed by Charlene Watt

Charlene Watt, Municipal Clerk

The Corporation of the Township of Armour SCHEDULE 'A-1' TO BY-LAW No. 15-2026

2024
20m 0 20 100m
SCALE 1 : 2000



LOT AREA MATRIX

LOT	LOT AREA ABOVE HWM AS PER BY-LAW DEFINITION	LOT AREA EXCLUDING WETLAND	AREA OF BUILDING ENVELOPE
1	1.1± ha.	1.1± ha.	0.8± ha.
2	1.3± ha.	1.3± ha.	1.1± ha.
3	1.2± ha.	1.2± ha.	1.0± ha.
4	0.9± ha.	0.9± ha.	0.7± ha.
5	1.0± ha.	1.0± ha.	0.8± ha.
6	2.4± ha.	1.8± ha.	1.1± ha.
7	2.3± ha.	1.5± ha.	0.1± ha.
8	0.9± ha.	0.9± ha.	0.7± ha.
9	1.5± ha.	1.25± ha.	0.6± ha.
10	1.1± ha.	1.1± ha.	0.6± ha.
11	0.8± ha.	0.8± ha.	0.6± ha.
12	1.9± ha.	0.92± ha.	0.3± ha.
13	1.5± ha.	0.86± ha.	0.3± ha.
14	2.8± ha.	1.28± ha.	0.5± ha.
15	3.2± ha.	1.28± ha.	0.7± ha.

BEARING NOTE:
BEARINGS ARE UTM GRID AND ARE DERIVED FROM OBSERVED REFERENCE POINTS A AND B BY BASE/ROVER GPS OBSERVATIONS, AND ARE REFERRED TO THE CENTRAL MERIDIAN FOR UTM ZONE 17 (81°00' WEST LONGITUDE), NAD83(CSR5)(2010.0).

METRIC:
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

GROUND DISTANCES SHOWN HEREON CAN BE CONVERTED TO UTM GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999775.

CONVERGENCE NOTE:
A ROTATION FACTOR OF 1°12'55" COUNTER CLOCKWISE HAS BEEN APPLIED TO THE ASTROMERIC BEARINGS OF UNDERLYING PLAN 42R-13495 TO ACCOUNT FOR DIFFERENT REFERENCE MERIDIANS.

OTHER INFORMATION:

1) ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT:

A. LAND BOUNDARIES ARE AS SHOWN ON THE DRAFT PLAN AND ARE CERTIFIED BY THE PROJECT ONTARIO LAND SURVEYOR
B. EXISTING AND PROPOSED ROADS ARE AS SHOWN ON THE DRAFT PLAN AND KEY PLAN
C. KEY PLAN IS AS SHOWN ON THE DRAFT PLAN, NOT TO SCALE
D. PROPOSED LOTS AREA FOR RESIDENTIAL USE
E. ADJACENT USES: RESIDENTIAL/RURAL/OPEN SPACE
F. LOT DIMENSIONS AS SHOWN, APPROXIMATE ONLY
G. CONTOURS ARE DERIVED FROM ONTARIO BASE MAPPING AT 5m INTERVALS
H. EACH LOT IS TO BE SERVICED BY PRIVATE INDIVIDUAL WATER AND SEWAGE SYSTEMS
I. SOIL IS SANDY LOAM, BEDROCK BASE
J. NO MUNICIPAL WATER OR SEWER SYSTEMS ARE AVAILABLE AT THE PROPERTY
K. NO RESTRICTIONS, RESTRICTIVE COVENANTS, OR EASEMENTS AFFECT THE LAND

- Rural Exception - 108 (Ru-108)
- Lakeshore Residential Exception - 109 (LR-109)
- Lakeshore Residential Exception - 110 (LR-110)
- Lakeshore Residential Exception - 110 - Holding (LR-110H)
- Floodplain (FP)
- Wetlands Protection

LEGEND:

- DENOTES FOUND MONUMENT
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- KPK DENOTES KPK SURVEYING INC., O.L.S.
- D&S DENOTES DEARDEN, STANTON, STONES AND STRONGMAN LIMITED, O.L.S.
- 992 DENOTES G. CAHILL, O.L.S.
- P DENOTES PLAN 42R-13495
- DENOTES 185 SQ M (2000 SQ FT) DWELLING (TYPICAL)
- DENOTES 50 SQ M SEPTIC BED (TYPICAL)

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED

THIS IS SCHEDULE "A-1" TO BY-LAW No. 15-2026

PASSED THIS 24TH DAY OF MARCH, 2026

MAYOR ORIGINAL SIGNED BY ROD WARD

CLERK ORIGINAL SIGNED BY CHARLENE WATT

KPK SURVEYING
KPK SURVEYING INC.
HUNTSVILLE, ON
705.788.2701 KPKSURVEY.CA
DRAFTED BY: BT FILE NO: 230550

JULY 3rd, 2025 - REVISIONS
- ADDITION OF LOT AREA MATRIX
- BLOCK 17 STOPPED SHORT OF LOT LINE
- REVISION TO LOTS 10, 11, 12 & 13

The Corporation of the Township of Armour SCHEDULE "A-2" TO BY-LAW No. 15-2026



Legend

Ontario Base Mapping (OBM)

Planning Boundaries

Subject Property

Features Taken from Existing Site Plan

Driveway

Dwelling

Garage

Septic

Natural Heritage Features - Identified by RiverStone

Water's Edge

Permanent Watercourse

Wetland

Type 1 Fish Habitat

Type 2 Fish Habitat

Development Setbacks Required by Relevant Approval Authorities

30 m Setback From Water's Edge

15 m Watercourse Buffer

Measures Recommended by RiverStone to Prevent and/or Reduce Impacts

30 m Wetland Buffer

Site Plan:
Draft Plan Of Subdivision Of Lot 23, Con 1,
Township Of Armour
District Of Parry Sound
KPK Surveying Inc.
File No: 230550

Orthorectified aerial photo - spring 2018

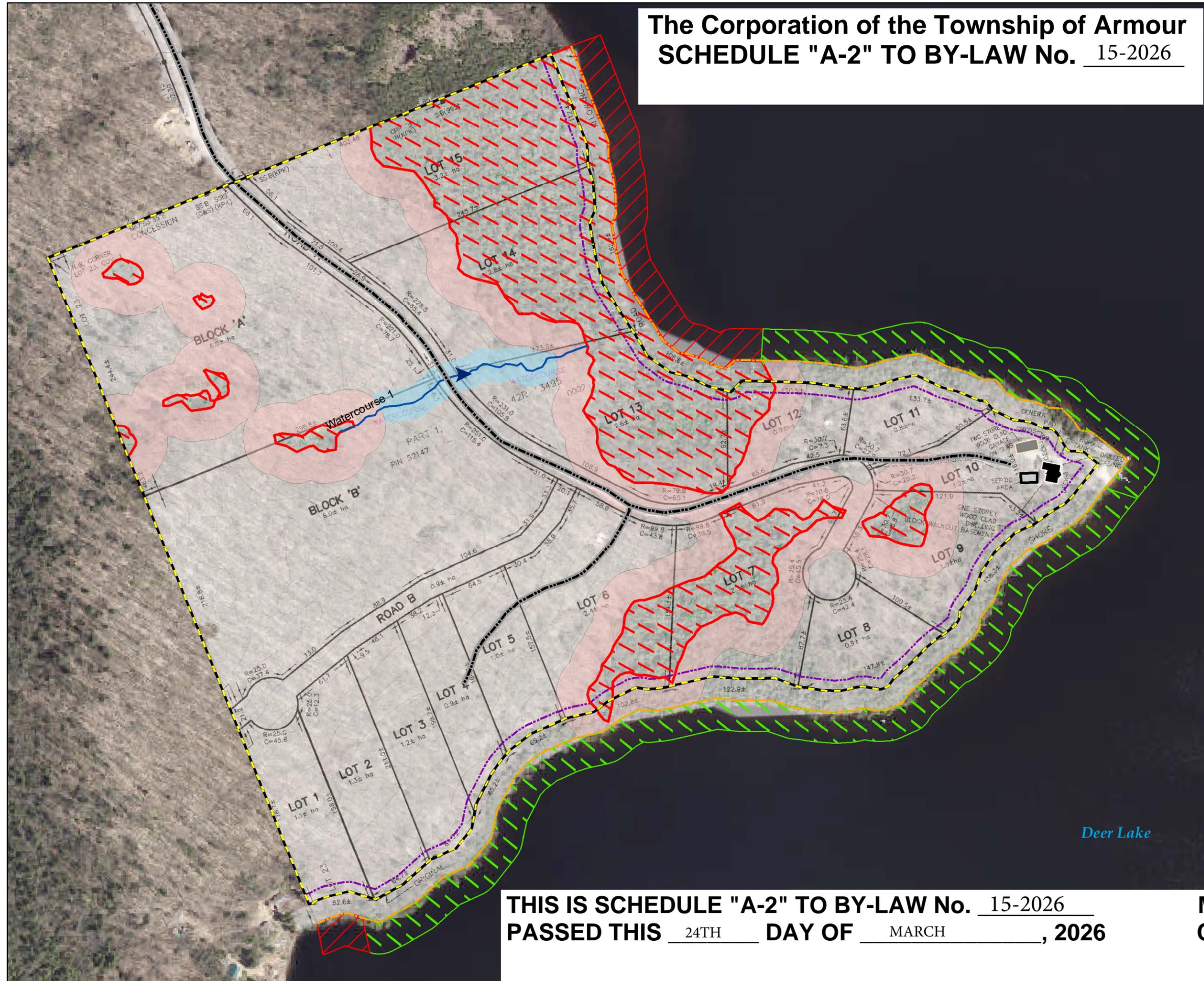
Scale	RS Project No.	Date Last Updated	By
1:3,500	2019-008	Mar 18, 2024	JG

0 50 100 Metres

Figure 3. Proposed Development And Recommendations
233 Cherry Hill Rd, Lots 23, Concession 1, Armour Township

**THIS IS SCHEDULE "A-2" TO BY-LAW No. 15-2026
PASSED THIS 24TH DAY OF MARCH, 2026**

MAYOR ORIGINAL SIGNED BY ROD WARD
CLERK ORIGINAL SIGNED BY CHARLENE WATT



Deer Lake