

ZONING BY-LAW NO. 43-2025

**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**

MUNICIPAL CORPORATION OF THE TOWNSHIP OF ARMOUR

56 Ontario Street
Burk's Falls, Ontario
P0A 1C0

Planning Consultant:

Robert J. Miller
Professional Land Use Planner

EXPLANATORY NOTE

To Zoning By-law No. 43-2025

**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. 43-2025

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 in its entirety, approved,
signed and the seal of the
Corporation affixed thereto and
finally passed in open Council this
8th day of July, 2025.

Original signed by Rod Ward
Rod Ward, Mayor

Original signed by Charlene Watt
Charlene Watt, Clerk