

**ZONING BY-LAW NO. 44-2025**

**A BY-LAW TO AMEND  
ZONING BY-LAW NO. 27-95 AS AMENDED**

**Rural Industrial M Zone  
Accessory Use – One Single Detached Dwelling**

**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. 44-2025**

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

Lands Affected:	This By-law applies to permitted uses in the Rural Industrial M Zone of the Armour Township By-law with the exception of financial institutions, firehall/police station/ambulance, institutional uses, public utilities yard or any public agency building.
Present Zoning:	Armour Township Zoning By-law No. 27-95, as amended, contains provisions that prohibit single detached dwellings in the Rural Industrial M Zone.
Proposed Zoning	This Amendment adds provisions for certain uses permitted in the Rural Industrial M Zone to have a single detached dwelling as a permitted accessory use.
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 remove the restriction on a single detached dwelling being not permitted as an accessory use to a large number of permitted uses in the Rural Industrial M Zone of the Armour Township Zoning By-law.

## ZONING BY-LAW NO. 44-2025

### 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 removing the restriction on a single detached dwelling being not permitted as an accessory use to various permitted uses in the Rural Industrial M Zone of the Armour Township Zoning By-law.

**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** Subsection **15.1 “Permitted Uses”** in the **RURAL INDUSTRIAL M ZONE** of Zoning By-law No. 27-95, as amended, is hereby amended by adding the following clause as a second and final paragraph in Subsection **15.1(b) “Other Uses”**:

“One single detached dwelling with a minimum floor area of 18.6 square metres (200 square feet) as an accessory use to any permitted rural industrial use with the exception of a financial institution, firehall/police station/ambulance, institutional use, public utilities yard or any public agency building.”

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  
8<sup>th</sup> day of July, 2025.

Original signed by Rod Ward  
Rod Ward, Mayor

Original signed by Charlene Watt  
Charlene Watt, Clerk