

ZONING BY-LAW NO. _____

A BY-LAW TO AMEND

ZONING BY-LAW NO. 27-95 as amended

Permitting Battery Energy Storage System

219 Peggs Mountain Road

THE MUNICIPAL CORPORATION OF THE TOWNSHIP OF ARMOUR

Box 533
Burk's Falls, Ontario
P0A 1C0

EXPLANATORY NOTE

To Zoning By-law No. [blank]

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

Lands Affected:	This By-law applies only to the lands within the Township of Armour municipally known as 219 Peggs Mountain Road, legally described as Part Lot 3, Concession 6.
Present Zoning:	Under Armour Township Zoning By-law No. 27-95 (as amended), the lands are zoned Rural (Ru).
Proposed Zoning:	The amendment adds a site-specific exception for the lands to clarify that a Battery Energy Storage System (“BESS”) is permitted on the lands municipality known as 219 Peggs Mountain Road, legally described as Part Lot 3, Concession 6, while maintaining the underlying Rural (Ru) zoning.
Official Plan Designation:	An amendment to the Township of Armour Official Plan clarifies that a Battery Energy Storage System (“BESS”) is a permitted use on the lands subject to this By-law.
By-law Purpose:	The goal of this By-law is to update Zoning By-law No. 27-95 (as amended) to confirm that Battery Energy Storage Systems (“BESS’s”) are a permitted use on the lands subject to this By-law.

ZONING BY-LAW NO. _____

THE MUNICIPAL CORPORATION OF THE TOWNSHIP OF ARMOUR

Being a By-law under 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 permissions for Battery Energy Storage System (“BESS”) in the Rural (Ru) zone as it relates to the lands municipally known as 219 Peggs Mountain Road, legally described as Part Lot 3, Concession 6.

WHEREAS the Council of the Municipal Corporation of the Township of Armour has reviewed Zoning By-law No. 27-95, as amended, and finds it advisable to amend same;

NOW THEREFORE the Council of the Municipal Corporation of the Township of Armour enacts as follows:

1. **THAT** Section 2 (Definitions) of Zoning By-law No. 27-95, as amended, is hereby updated to add the following subsection:

2.XX **“Battery Energy Storage System (BESS)”** means a battery storage system or facility that captures energy produced at one time for use at a later time to reduce imbalances between energy demand and energy production; and
2. **THAT** Section 19 (Exceptions) of Zoning By-law No. 27-95, as amended, is hereby updated to add the following subsection:

RU-108 Schedule A-2

“Notwithstanding any provisions to the contrary, a Battery Energy Storage System is permitted at 219 Peggs Mountain Road, described as Part Lot 3 Con 6 Armour Township.”; and
3. **THAT** Schedule A-2 of Zoning By-law No. 27-95, as amended, is hereby amended by changing the zoning classification of the subject lands forming Part Lot 3, Concession 6, known municipally as 219 Peggs Mountain Road, from the Rural (Ru) Zone to the Rural Exception No. 108 (Ru-108) Zone in accordance with Schedule “A” attached hereto and by this reference forming part of this By-law; and
4. **THAT** this By-law shall come into effect 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 ____ day of _____, 2025.

Rod Ward, Mayor

Charlene Watt, Clerk

Municipal Corporation of the Township of Armour
SCHEDULE "A" TO ZONING BY-LAW No. _____

LOT 1

LOT 2

LOT 3

LOT 4

Ru

River Drive

CH MH

CON. VII

Peggs Mountain Road

Ru

CHANGE FROM
Ru TO Ru-108

Ru

CON. VI

Ru

CON. V



SUBJECT LANDS

0 200 400m



THIS IS SCHEDULE "A" TO BY-LAW No. _____

_____ 2025

MAYOR _____

CLERK _____