

ZONING BY-LAW NO. _____

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

(New Fire Hall removal of Holding H Zoning 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. _____

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

Lands Affected:	This By-law applies only to part of Part of Lot 5 Concession 7 also known as Part 1 of Plan 42R-22866 fronting Peggs Mountain Road in the Township of Armour, as shown in detail on Schedule 'A' attached.
Present Zoning:	The Comprehensive Armour Township Zoning By-law No. 27-95 places the subject lands in the compound Commercial Holding / Rural Industrial Holding (CH MH) Zone.
Proposed Zoning	This By-law will place all of the subject lands in the Rural Industrial (M) Zone permitting rural industrial uses including a new Fire Hall plus accessory uses, buildings and structures.
Official Plan Designation:	The Armour Township Official Plan designates the subject lands Rural Community within the Commercial / Industrial Redevelopment Corridor with frontage on Peggs Mountain Road, adjacent to the Ferguson Road / Highway 11 Interchange. The proposed zoning conforms with the Official Plan.
By-Law Purpose:	The purpose of the By-law is to place all of the subject lands within the Rural Industrial (M) Zone. The subject property is part of lands acquired by the Township of Armour from the Ontario Ministry of Transportation (MTO) to be developed as employment land for commercial, municipal and rural industrial uses.

ZONING BY-LAW NO. _____

**THE MUNICIPAL CORPORATION OF THE TOWNSHIP OF
ARMOUR**

Being a By-law under the provisions of Sections 34 and 36 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 those lands forming Part 1 on registered plan 42R-22866 fronting on Peggs Mountain 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-2' of Zoning By-law No. 27-95, as amended, is hereby amended by changing the zoning classification of the subject lands forming part of Part 1 on plan 42R-22866 from the compound Commercial Holding / Rural Industrial Holding (CH MH) Zone to the Rural Industrial (M) Zone in accordance with Schedule "A" attached hereto and by this reference forming part of this By-law' and
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
____ day of _____, 2025.

Rod Ward, Mayor

Charlene Watt, Clerk