



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

Notice of Passing of Zoning By-law No. 15-2026

THE CORPORATION OF THE TOWNSHIP OF ARMOUR

TAKE NOTICE that the Council of the Corporation of the Township of Armour passed By-law No. 15-2026 on the 24th day of March, 2026, to Amend Zoning By-law 27-95 under Section 34 of the *Planning Act*, rezoning the lands legally described as Part of Lot 23, Concessions 1 and 2, known municipally as 233 Cherry Hill Road.

AND TAKE NOTICE that an appeal to the Ontario Land Tribunal (OLT) in respect to all or part of this Zoning By-law Amendment may be made by filing a notice of appeal with the Clerk either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at olt.gov.on.ca/e-file-service by selecting Township of Armour as the Approval Authority or by mail to 56 Ontario Street, P.O. Box 533, Burk's Falls, Ontario, P0A 1C0 no later than 4:30 p.m. on the 14th day, of April, 2026. The filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day.

The appeal fee of \$1,100 can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to appeal to the OLT or request a fee reduction for an appeal, forms are available from the OLT website at olt.gov.on.ca. If the e-file portal is down, you can submit your appeal to clerk@armourtownship.ca. Any appeal must be accompanied by a certified cheque/money order in the amount of \$700.00 + HST made payable to the Municipal Corporation of the Township of Armour.

AND TAKE NOTICE that any only specific stakeholders, including the applicant, registered owners, the Minister, public bodies or specified persons may appeal the Zoning By-law Amendment to the OLT. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of an appeal may be filed in the name of a specified person or registered owner who is a member of the association or the group on its behalf.

NO PERSON OR PUBLIC BODY shall be added as a party to the Hearing of the appeal unless, before the By-law was passed, the person or public body made oral submissions at the public meeting or written submissions to the Council or, in the opinion of the OLT, there is reasonable grounds to add the person or public body as a party.

AN EXPLANATION of the purpose and effect of the by-law passed is provided below.

ADDITIONAL INFORMATION is available for review at the Armour Township office during regular business hours or by phone 705-382-3332. A copy of this Notice, email links, and additional information can also be found on the Armour website at www.armourtownship.ca or via email at deputyclerk@armourtownship.ca

Dated at the Township of Armour this 25th day of March, 2026.

Mrs. Charlene Watt, Clerk
Township of Armour
56 Ontario Street, Box 533
Burk's Falls, ON P0A 1C0



**BY-LAW NO. 15-2026
PURPOSE AND EFFECT**

Explanatory Note: 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. The purpose of this By-law was 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.

Rural Exception - 108 (Ru-108) on Schedule 'A-1' shall not permit residential development and further land division.

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'.

Lakeshore Residential Exception-110 (LR-110) on Schedule 'A-1' attached, the following new provisions shall apply:

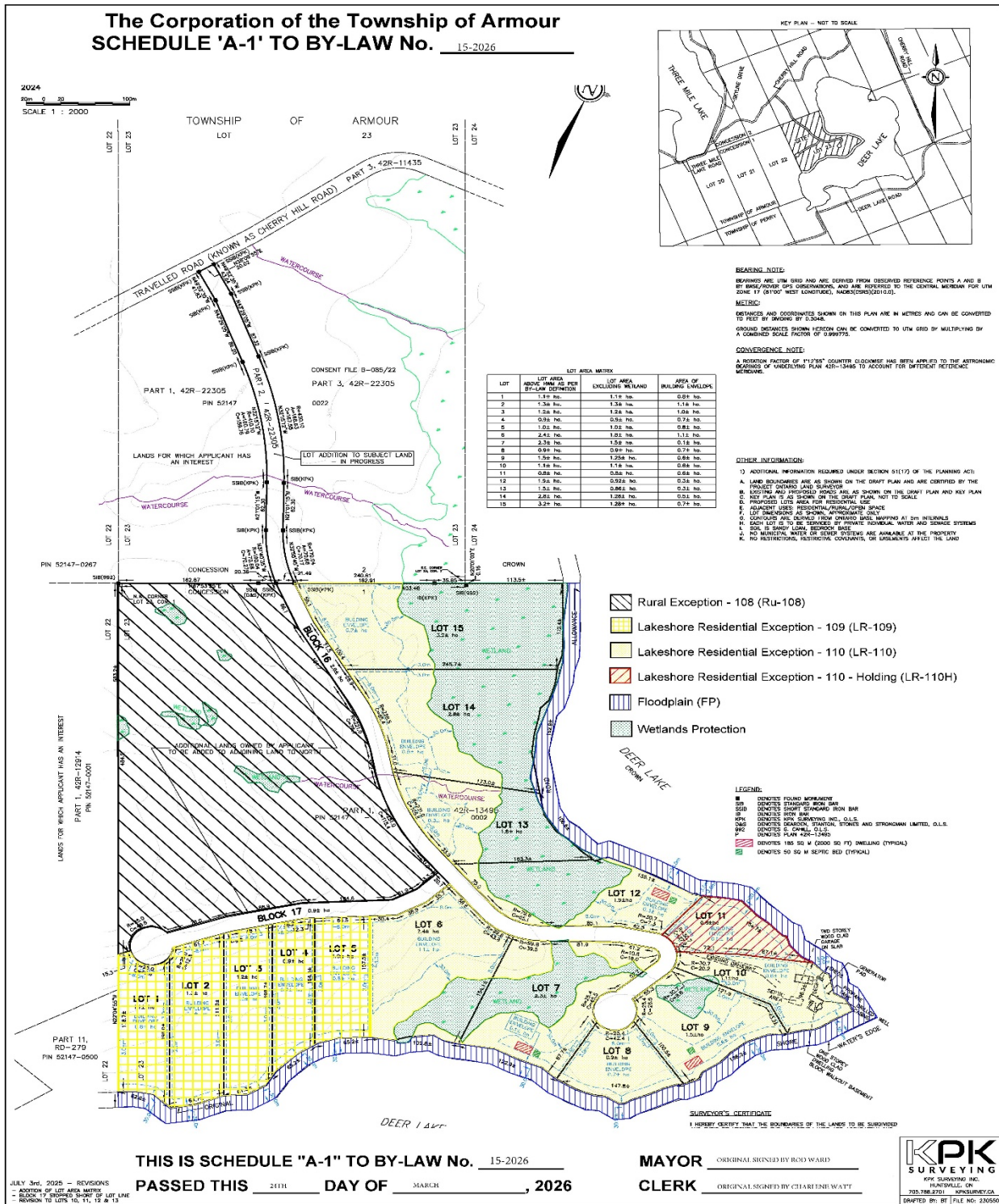
- i. A minimum 30 m Setback to Deer Lake and wetlands
- ii. A minimum 15 m Setback to other watercourses
- iii. No new development, including docks are permitted within Type 1 Fish Habitat, as shown on Schedule 'A-2'.

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.

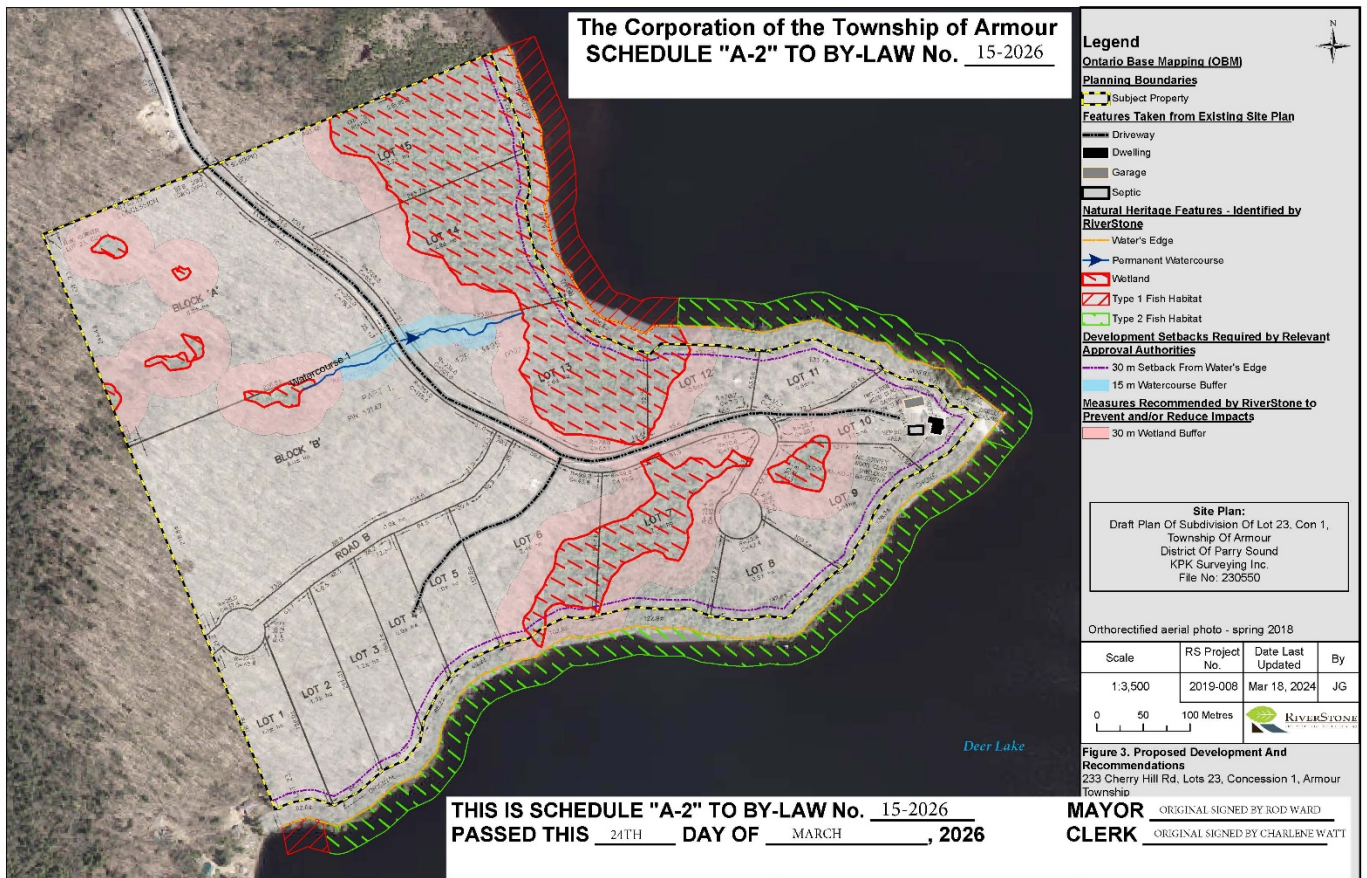
- i. The Holding (H) Symbol shall not be removed until a Stage 3 (if required Stage 4) Site-Specific Archaeological Assessment has been completed to the satisfaction of the Township.



[KEY MAP – SCHEDULE A TO BY-LAW 15-2026]



[KEY MAP – SCHEDULE B TO BY-LAW 15-2026]





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

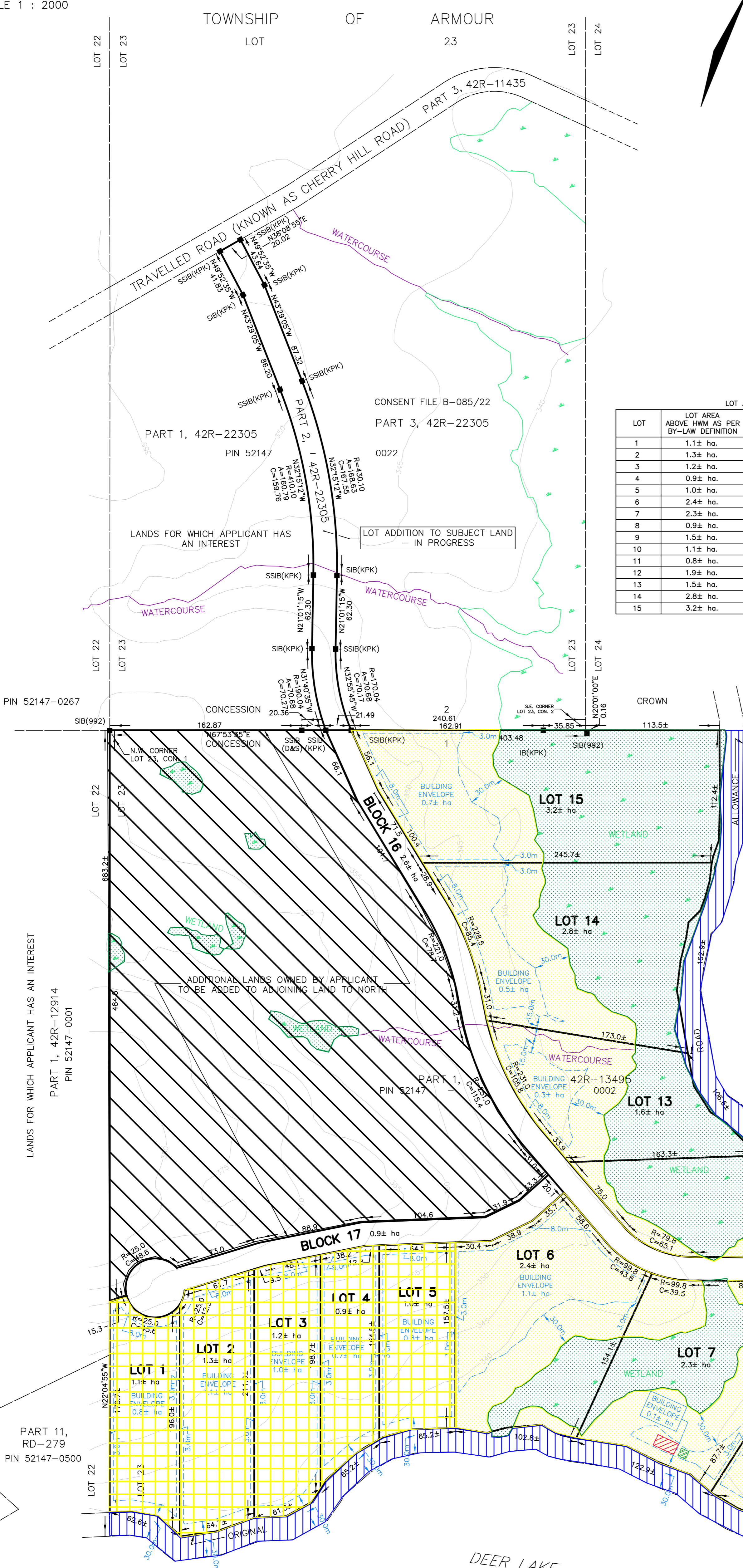
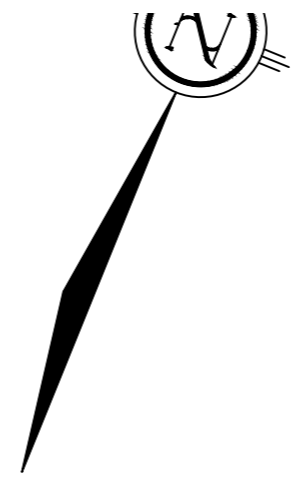
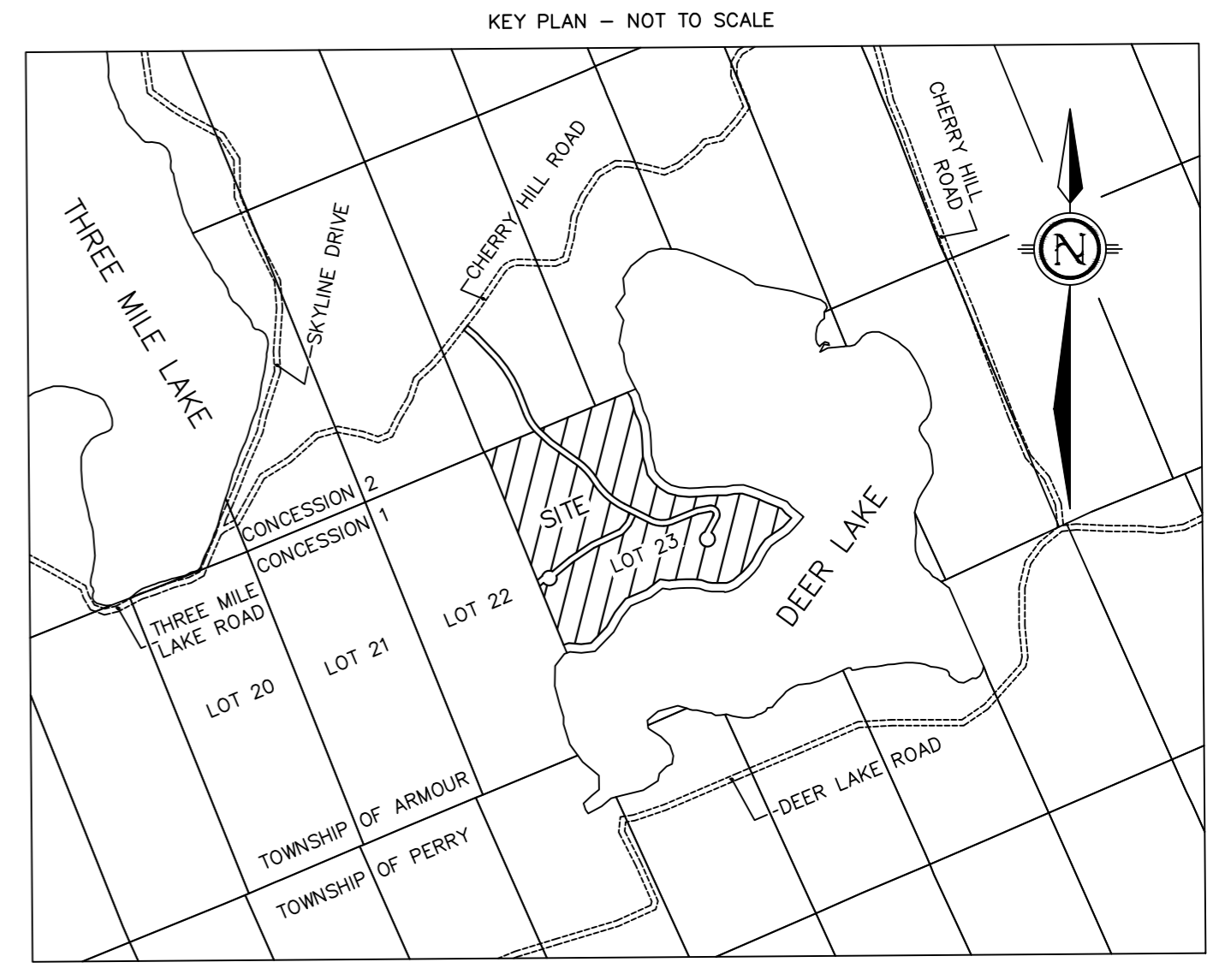
Rod Ward, Mayor

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

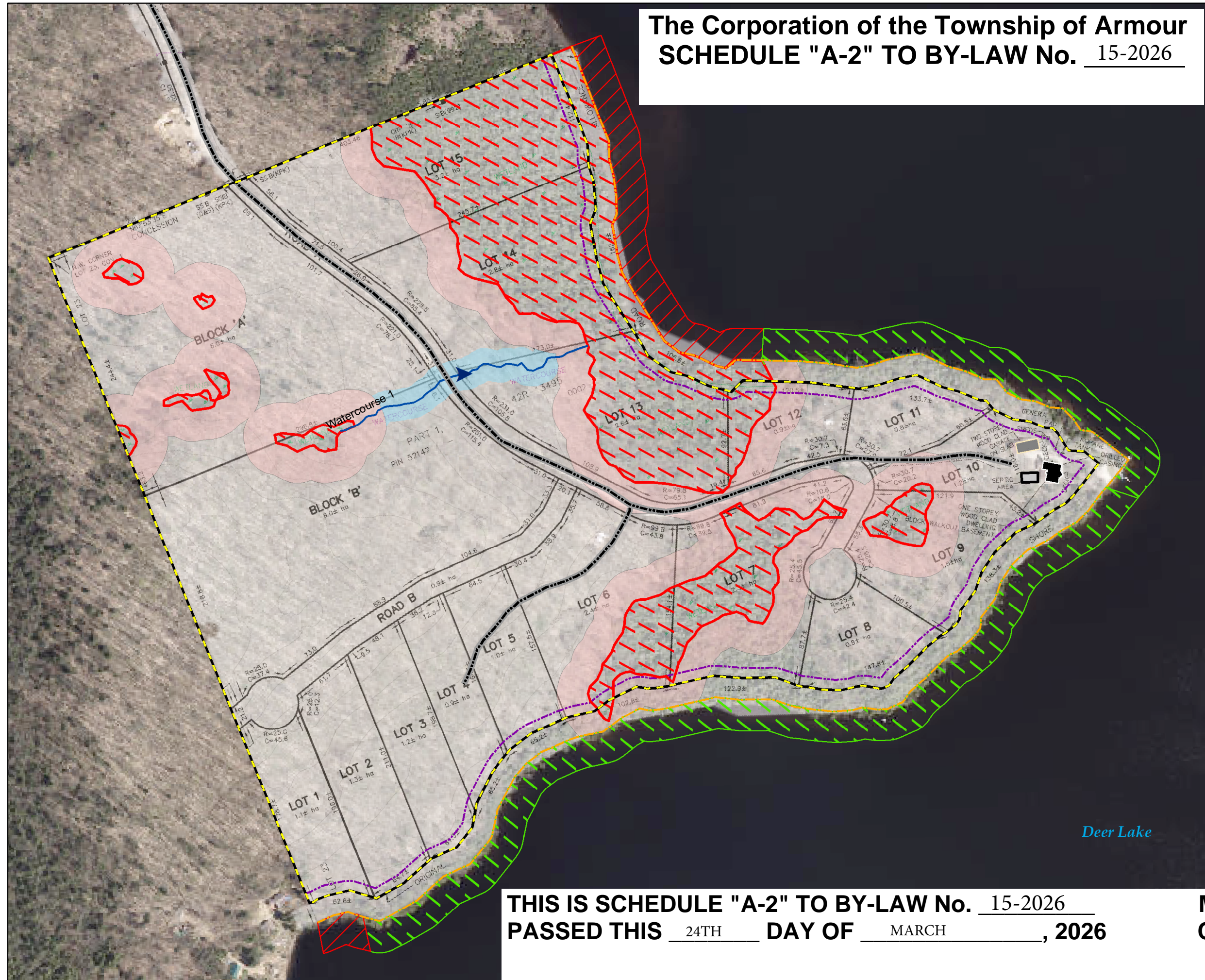
KPK SURVEYING
KPK SURVEYING INC.
HUNTSVILLE, ON
705.788.2701 KPKSURVEY.CA
DRAFTED BY: BT FILE NO: 230550

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