



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

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## Notice of Passing of Zoning By-law No. 30-2026

THE CORPORATION OF THE TOWNSHIP OF ARMOUR  
ZBA-2026-02

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**TAKE NOTICE** that the Council of the Corporation of the Township of Armour passed By-law No. 30-2026 on the 12th day of May, 2026, to Amend Zoning By-law 27-95 under Section 34 of the *Planning Act*, to rezone Part Lots 21, 22, 23 and 24, Concessions 3, 4 and 5 in the Township of Armour, District of Parry Sound to a Rural Exception to recognize the minimum frontages and minimum areas as a result of a lot line adjustment approved by the Planning Board on January 28, 2026. The by-law will continue to prohibit new backlot development around Three Mile Lake. This Amendment rezones the subject lands to Rural Exception No. 111 (Ru-111) to recognize new lot configurations and repeal Rural Exception No. 107 (Ru-107).

**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](https://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 1<sup>st</sup> day, of June, 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](https://olt.gov.on.ca). If the e-file portal is down, you can submit your appeal to [clerk@armourtownship.ca](mailto: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 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](https://www.armourtownship.ca) or via email at [clerk@armourtownship.ca](mailto:clerk@armourtownship.ca)

**Dated at the Township of Armour this 13<sup>th</sup> day of May, 2026.**

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



**BY-LAW NO. 30-2026**  
**PURPOSE AND EFFECT**

Explanatory Note:

**Lands Affected:** This By-law applies to Part Lots 21, 22, 23 and 24, Concessions 3, 4 and 5 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 Exception No. 107 (Ru-107) with a portion zoned Flood Plan (FP) containing Russell Lake, and its outflow creek, located within the subject lands.

**Proposed Zoning:** This Amendment will rezone the subject lands to Rural Exception to recognize new lot configurations and repeal Rural Exception No. 107 (Ru-107)

**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 a Rural Exception to recognize the minimum frontages and minimum areas as a result of a lot line adjustment approved by the Planning Board on January 28, 2026. The by-law will continue to prohibit new backlot development around Three Mile Lake.

Section 19 Exceptions of Zoning By-law No. 27-95, as amended, is hereby amended by adding thereto the following exception clause:

“Ru-111 Schedule ‘A-6’

Notwithstanding the provisions of Rural (Ru) Zone Section 6.3 “Zone Requirements for Dwellings and Institutional Uses Permitted” of the Armour Township Zoning By-law No. 27-95, as amended, the Minimum Lot Frontage and Minimum Lot Area of any existing lot within the subject lands shall remain as it existed on January 28, 2026 the date of severance approval by the Southeast Parry Sound District Planning Board”; and

Schedule ‘A-6’ of Zoning By-law No. 27-95, as amended, is hereby amended by changing the zoning classification of the subject lands forming Part of Lots 21, 22, 23 and 24, Concession 3, 4, and 5, from the Rural (Ru) Zone to the Rural Exception No.111 (Ru-111) Zone in accordance with Schedule “A” attached hereto and by this reference forming part of this By-law; and

By-law No. 5-2024 be repealed.

