

ZONING BY-LAW NO. 31-2021

A BY-LAW TO AMEND

ZONING BY-LAW NO. 27-95 as amended

**(Exceptions for Minimum Lakefront Yards)**

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

Box 533  
Burk's Falls, Ontario  
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Planning Consultant:

Robert J. Miller  
*Professional Land Use Planner*

## **EXPLANATORY NOTE**

### **To Zoning By-law No. 31-2021**

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

- Lands Affected: This By-law applies to all residential lakefront lots.
- By-Law Purpose: The purpose of this By-law is to allow front yard lakefront setbacks relative to a specific high water flood elevations when the 30 metre lakefront yard cannot be achieved.
- Official Plan: The proposed Zoning By-law amendment conforms with the regulations of the Armour Township Official Plan.

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

## **BY-LAW #31-2021**

**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 front yard zone requirements for new or relocated lakefront dwellings, cottages and guest sleeping cabins for all lots fronting lakes; and setbacks for all new or reconstructed sewage disposal systems, not located in a building or structure, from the high water mark of any navigable waterway.**

**WHEREAS 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 SECTION 11: FLOOD PLAIN FP ZONE** is hereby amended by adding the following to Subsection 11.2 Zone Requirements:

“(e) All new sewage disposal systems connected to new dwellings, cottages or guest sleeping cabins or to additions, alterations or to the reconstruction of the same buildings on the same building footprints, shall not be located closer than 30 metres (100 feet) from the normal high water mark of any navigable waterway.” and,

2. **THAT SECTION 11: FLOOD PLAIN FP ZONE** is hereby further amended by adding the following new Subsection 11.5:

### **“11.5 “Zone Exceptions – Minimum Waterfront Yards”**

Notwithstanding the provisions of Sections 9.2(d) and 9.4(a) Zone Requirements for Waterfront Cottages and Guest Sleeping Cabins in the Seasonal Residential (SR) Zone; and Sections 10.2(d) and 10.5(a) Zone Requirements for Waterfront Dwellings and Cottages and Guest Sleeping Cabins in the Lakeshore Residential (LR) Zone:

- (a) For any new or relocated dwelling, cottage or guest sleeping cabin which cannot be saved by the exceptions granted in Section 19 FP-48 or FP-49, and which cannot meet the required 30 metre minimum setback from the normal high water mark on any lot zoned Seasonal Residential (SR) Zone or Lakeshore Residential (LR) Zone, the minimum front yard and exterior side yard provisions are hereby allowed to be at an elevation not lower than where the undisturbed natural ground level of the lot is higher than the normal high water mark by the following amounts as established by an Ontario Land Surveyor:

(i) Little Doe Lake 2.81m (9.2 ft)

(ii) Pickerel Lake and all other lakes 1.8m (6 ft)

(b) Section 11.5(a) shall not apply to any sewage disposal systems or sewage plumbing not located in a building or structure. All such new or reconstructed disposal systems shall be located a minimum of 30 metres (100 feet) from the normal high water mark of any navigable waterway as established by an Ontario Land Surveyor.” and,

3. **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 25<sup>th</sup> day of May, 2021.

Original signed by Bob MacPhail  
Robert MacPhail, Reeve

Original signed by John Theriault  
John Theriault, Clerk