

ZONING BY-LAW NO 27-2016

A BY-LAW TO AMEND

ZONING BY-LAW NO. 27-95 as amended

(“Housekeeping” text changes – Light Industrial Uses – gazebo floor areas)

CORPORATION OF THE TOWNSHIP OF ARMOUR

Box 533
Burk's Falls, Ontario
P0A 1C0

Planning Consultant:

Robert J. Miller
Professional Land Use Planner

EXPLANATORY NOTE

To Zoning By-law No. 27-2016

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

Lands Affected:

Part of this By-law applies to lands zoned Residential Settlement Holding Special Exception No. 55 (RSH-55) in Armour Township and part of this By-law applies to add two new definitions of terms. A third part applies to increase the maximum floor area of gazebo's within the municipality.

By-Law Purpose:

The purpose of this By-law is to make three administrative "housekeeping" changes to the text of Armour's comprehensive Zoning By-law as follows:

- 1) To add Light Industrial uses to the list of permitted uses on lands zoned RSH-55; and
- 2) To add definitions of "Light Industrial" and "Light Industrial Mall" to the Definitions Section of the Zoning By-law; and
- 3) Increase the maximum floor area of gazebo's to 37 sq. m. (400 sq. ft.).

ZONING BY-LAW NO. 27-2016

THE CORPORATION OF THE TOWNSHIP OF ARMOUR

Being a By-law under the provisions of Sections 34 of the **Planning Act, R.S.O. 1990**, to amend Zoning By-law No. 27-95 as amended of the Corporation of the Township of Armour with respect to increased uses of lands zoned Residential Settlement Holding Special Exception No. 55 (RSH-55); the addition of two new definitions of terms and to increase the maximum floor area of gazebo's in the municipality.

WHEREAS THE 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 CORPORATION OF THE TOWNSHIP OF ARMOUR ENACTS as follows:

1. **THAT** Section 19 Exception Zone "RSH-55 Township Land" of By-law 27-95, as amended, is hereby amended by adding the following clause:

"Notwithstanding the provisions of Section 7 this land may also be used for Light Industrial uses subject to the provisions of Section 15.2 Zone Requirements for Rural Industrial (M) uses."; and

2. **THAT** Section 2 "Definitions" of Zoning By-law 27-95, as amended, is hereby amended by adding the following new definitions:

"2.104(a) "Light Industrial" means the use of land, buildings or structures primarily for processing and assembling of goods or raw materials and the repair and servicing of goods including light industrial malls and transportation terminals.

2.104(b) "Light Industrial Mall" means a building or group of buildings which are planned, developed, managed and operated such that each building contains two or more units or spaces for lease or occupancy by light industrial uses."; and

3. **THAT** Subsection 5.1(g)(iii) "**Accessory Uses and Buildings**" of Zoning By-law 27-95, as amended, is hereby amended by deleting it in its entirety and replacing it with the following:

"(iii) Maximum Floor Area 37 sq. m. (400 sq. ft.)"; and

4. **THAT** this By-law shall come into force on the date it is passed by the Council of the Corporation of the Township of Armour subject to the provisions of the **Planning Act, R.S.O. 1990**.

Read a **FIRST TIME** this 24th day of May, 2016.

Read a **SECOND TIME** this 24th day of May, 2016.

Read a **THIRD TIME** and **FINALLY PASSED** this 24th day of May, 2016.

CORPORATION OF THE TOWNSHIP OF ARMOUR

Original signed by Bob MacPhail Reeve

Original signed by Wendy Whitwell Clerk-Administrator