

ZONING BY-LAW NO. 4-2017

A BY-LAW TO AMEND

ZONING BY-LAW NO. 27-95 as amended

(Increase maximum lot coverage; Enlargement of substandard lots)

MUNICIPAL 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. 4-2017

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

- Lands Affected:** This By-law applies to all lots of record in Armour Township with substandard frontage and/or area, and to all lands zoned Residential Settlement (RS), Lakeshore Residential (LR) and Seasonal Residential (SR).
- By-Law Purpose:** The purpose of the By-law is two-fold:
- 1) To assist the expansion of existing dwellings on smaller lots of record by increasing the maximum lot coverage from 10% to 35% in the areas zoned Residential Settlement (RS), Lakeshore Residential (LR) and Seasonal Residential (SR); and
 - 2) To assist existing lots of record with lesser lot area and/or frontage than required by the Zoning By-law to increase in size, without triggering a variance, even if they continue to remain substandard after a lot addition consent.
- Official Plan:** The proposed Zoning By-law amendment conforms with the regulations of the Armour Township Official Plan.

ZONING BY-LAW NO. 4-2017

THE MUNICIPAL 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 Municipal Corporation of the Township of Armour with respect to the expansion of existing dwellings on smaller lots of record by increasing the maximum lot coverage from 10% to 35% in the areas zoned Residential Settlement (RS), Lakeshore Residential (LR) and Seasonal Residential (SR); and to assist existing lots of record with lesser lot area and/or frontage than required by the Zoning By-law to increase in size.

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** Sections **7.2(c), 9.2(c) and 10.2 (c) “Maximum Lot Coverage”** of the Residential Settlement (RS), Seasonal Residential (SR) and Lakeshore Residential (LR) Zones, respectively, are hereby amended by replacing “10 percent” with “35 percent”; and
2. **THAT** Section **5.32 “Undersized Lots of Record and Road Widening Issues”** is hereby amended by adding thereto the following subsection:

“(a)(i) Nothing herein shall prevent a lot of record with lesser lot area and/or frontage than required in this By-law from being increased in size provided that such increase does not in any way further reduce the compliance with any other provisions of this By-law. Where the resulting enlarged lot continues to have undersized frontage and/or area, the relief, status and rights bestowed by Section 5.32(a) shall continue to apply.”;

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 a **FIRST TIME** this 10th day of January, 2017.

Read a **SECOND TIME** this 10th day of January, 2017.

Read a **THIRD TIME** and **FINALLY PASSED** this 10th day of January, 2017.

MUNICIPAL CORPORATION OF THE TOWNSHIP OF ARMOUR

Reeve Original signed by Bob MacPhail

Clerk-Administrator Original signed by Wendy Whitwell