



CANTON
d'ARMSTRONG
TOWNSHIP

EARLTON

Proposed Zoning By law: Summary of major changes for public consultation

Township of Armstrong

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Introduction

The Township is proposing to update the zoning by-law, By-law No. 2011-29, as amended. The update is intended to modernize the By-law, reflect new provincial planning and housing options, address some of the common zoning amendments and minor variances that have been requested over the years, and make the By-law easier to understand and administer.

The proposed changes could affect housing, garages and sheds, rural activities, and the types of businesses allowed on a property. Residents and property owners are invited to review the draft and provide comments.

This handout outlines the major changes to the general zoning rules. It does not list every wording change or property-specific exception. The proposed By-law remains subject to public review and Council approval.

How to use this summary

Start with the changes applying in multiple zones, then read the section for your property's zone. Not sure of your zone? Check the zoning schedules or contact the Municipal Office. A property may have a special exception, holding provision or other restriction that differs from the general rules.

A permitted use must still meet the required setbacks, parking, servicing and other rules.

Major changes to review

- R1, RR, AG, and RU would allow up to three dwelling units in no more than two buildings.
- Additional dwelling units could be located in a detached accessory building where permitted.
- R1 and R2 would have more flexible development standards, and larger garages and sheds could be permitted.
- RR would permit a much broader range of agricultural, rural business and residential uses, including livestock.
- C2 and CR would permit more types of businesses, with up to four dwelling units within a non-residential building.
- Home business, driveway, farm entrance and vehicle storage rules would change.
- Wind turbines would require a zoning amendment.

Terms used in the tables

Setback means the minimum distance from a building or structure to a lot line. Lot coverage is the proportion of a lot occupied by buildings or structures as defined in the by-law. An exterior side yard is the side yard next to a street on a corner lot.

Providing comments

Please identify the zone or topic you are commenting on and, where relevant, the property address. Explain how the change could affect your property or activities. Contact the Municipal Office for the draft by-law, zoning schedules and submission details.

Changes applying in multiple zones

Additional dwelling units

The existing secondary dwelling unit provisions generally apply in the settlement area and require the secondary unit to be inside the principal dwelling. The draft allows an additional dwelling unit in the principal dwelling, an accessory building, or a combination of the two, where permitted by the applicable zone. Permission for additional dwelling units does not automatically mean that every property can accommodate the maximum number.

Municipal services must have sufficient capacity. Properties on private services must demonstrate adequate water and sewage disposal and obtain the applicable approvals. Each unit must have safe access. Vehicles, trailers and temporary structures cannot be used as additional dwelling units. The construction of an additional unit requires a building permit.

Minimum dwelling sizes

The draft removes the general zoning minimums for dwelling floor area and the minimum dwelling sizes in the residential and commercial zone tables discussed in this summary. Smaller units could be possible, subject to the Building Code, servicing and all other applicable requirements.

Home occupations

The existing rules limit a home occupation to the dwelling, prohibit using an accessory building and cap the business at 25% of the dwelling's floor area. The draft allows the business in a dwelling or accessory building and removes that percentage cap. The business must remain secondary to the residential use.

The draft permits one employee who does not live in the dwelling and requires one additional parking space. Exterior storage and visible displays of goods are prohibited. Manufacturing, vehicle repair, welding, autobody work and heavy equipment repair are excluded from home occupations. Noise, odour, traffic and parking impacts must remain appropriate for a residential use.

Home industries and rural home occupations

These uses are currently limited to agricultural and rural zones. The draft also lists them in RR. Where permitted, the existing limit of three employees who do not reside on the premises is retained. New limits include 200 m² of outdoor storage outside the required front yard and two commercial vehicles associated with the business. Salvage operations, bulk fuel storage and heavy industrial activities are prohibited.

Accessory buildings

The draft sets out the accessory building standards in each zone. R1 and R2 would allow 15% accessory lot coverage and a height of 6 m, compared with the existing general residential limits of 10% and 4.5 m. Total lot coverage and all other zone requirements still apply.

The existing rule generally requires the main use to be established first. The draft creates exceptions for construction facilities, certain garages associated with a house permit and

construction schedule, and buildings for permitted non-residential uses on AG or RU lands. These exceptions do not authorize residential occupancy.

Residential landscaping

The fixed minimum landscaped open space requirements of 30% in R1 and 35% in R2 are removed. Unused portions of a required residential front yard must remain landscaped. The existing 3 m landscape strips beside parking areas with more than four spaces are retained where those areas abut a street or a Residential Zone.

Livestock

The existing general livestock provision applies to RU and AG. The draft expands it to RR and AR, subject to Minimum Distance Separation and other applicable requirements. Some animals could be kept in Residential Zones where permitted by, and in accordance with, the Township's Animal Control By-law.

Minimum Distance Separation

Minimum Distance Separation, or MDS, establishes separation distances between livestock facilities and other uses. The existing by-law generally applies MDS I to development outside the Earleton Settlement Area, subject to exceptions. The draft states that MDS I and II apply where required by the provincial policies and the MDS guideline, and sets out specified exceptions.

The separate intensive livestock provision, including its municipal Nutrient Management Plan requirement, is removed from the draft. Applicable provincial requirements would continue to apply.

Driveways and farm entrances

The existing rules limit R1 and C1 to one driveway and other zones to two, generally at least 15 m apart. Under the draft, one driveway remains the normal standard in R1 and C1, but additional access may be permitted on corner lots or where site conditions justify it. Other zones could have additional driveways, field entrances or operational entrances where reasonably required.

General maximum driveway widths remain 6 m in Residential Zones, 10 m in Commercial and Institutional Zones, and 15 m in Industrial Zones. Wider entrances could be permitted in RR, RU, AG, AR, CR and MR for farm machinery, commercial vehicles or large equipment. Entrances must meet Township entrance and culvert requirements and protect sightlines, drainage and road operations.

Storage of RVs and other special vehicles

The existing numerical limits on recreational and commercial vehicles in Residential Zones are retained. On a lot containing a dwelling, the draft expressly permits storage in a driveway as well as a garage, carport, interior side yard or rear yard. Side and rear yard storage must be at least 1.5 m from lot lines and outside sight triangles.

On vacant lots, the draft provides for storage in the rear half of the lot, at least 1.5 m from lot lines and outside sight triangles. Storage permission does not allow a vehicle or trailer to be used as a dwelling.

Solar and wind energy

The existing by-law permits small wind and solar systems subject to detailed standards. The draft permits solar systems accessory to a permitted main use. Ground-mounted solar must meet accessory building setbacks and cannot occupy a required residential front yard. Rooftop solar remains permitted subject to applicable requirements.

The draft requires a zoning amendment for wind turbines and for renewable energy systems primarily intended to generate electricity commercially for sale to the grid.

Seasonal roadside produce stands

The draft expressly allows a small seasonal produce stand accessory to a permitted residential use. It must remain on private property, be secondary to the residential use, avoid obstructing sightlines and access, and meet applicable signage requirements.

R1 Residential Low Density

R1 would allow up to three dwelling units per lot in no more than two buildings containing dwelling units. The existing table states a maximum of two dwellings per lot. The draft also permits additional dwelling units, including in an accessory building where the applicable requirements can be met.

Standard	Existing by-law	Proposed by-law
Minimum rear yard	10.5 m	7.5 m
Maximum building height	9 m	12 m
Maximum lot coverage	35%	50%
Maximum accessory lot coverage	10%	15%
Maximum accessory building height	4.5 m	6 m
Minimum landscaped open space	30%	No fixed percentage

The reduced rear yard and increased height and coverage could allow larger houses, additions, garages and sheds. The general minimum lot areas, frontage, front yard and side yards remain unchanged. Zoning minimum dwelling floor areas are removed. Required front yard landscaping still applies.

R2 Residential Second Density

R2 continues to permit single detached, semi-detached, duplex, triplex/fourplex, townhouse and apartment buildings. The draft expressly sets no general cap on dwelling units or buildings containing them. Development remains subject to lot area, setbacks, parking, servicing and the other requirements.

Standard	Existing by-law	Proposed by-law
Minimum lot frontage	27 m	20 m
Minimum front yard ¹	9 m	7.5 m
Minimum exterior side yard	9 m	3 m
Minimum interior side yard	5 m	1.5 m
Maximum building height	9 m	12 m
Maximum lot coverage	35%	50%
Accessory coverage and height	10% and 4.5 m	15% and 6 m

¹ The nil front yard for properties fronting on Tenth Street between Tenth Avenue and Twelfth Avenue is retained. The general 925 m² minimum lot area and 7.5 m rear yard are also retained. Minimum dwelling floor areas and the fixed 35% landscaping requirement are removed.

The general parking rule changes from one space per unit for buildings with up to two units to one space per unit for buildings with up to three units. Buildings with more than three units generally require 1.5 spaces per unit. The existing secondary dwelling unit parking exemption is not carried forward in the draft.

RR Residential Rural

RR has one of the broadest proposed changes. The existing general permitted use is a single detached dwelling. The draft would allow a wider range of agricultural, rural business and residential uses.

Expanded uses

Examples include agriculture, agriculture-related uses, agri-tourism, apiaries, aquaculture, greenhouses, farm produce outlets and storage, nurseries, home industries, rural home occupations and workshops. The list also includes uses such as kennels, feed and seed dealers, veterinary establishments and welding or woodworking shops. The full draft use list should be reviewed for any specific proposal.

Additional dwelling units, duplexes and semi-detached dwellings are added. Livestock would be permitted subject to MDS and the other applicable requirements.

Standard	Existing by-law	Proposed by-law
Dwelling units per lot	1	2
Buildings containing dwelling units	No separate general cap stated	Maximum 2
Maximum building height	10.5 m	12 m
Maximum lot coverage	15%	20%
Residential accessory coverage	10%	15%
Residential accessory height	4.5 m	12 m

The general 2 ha minimum lot area, 90 m frontage and main building setbacks are retained. The 75 m² minimum dwelling floor area is removed. Private servicing and the suitability of the property remain important when considering a second unit or a new rural use.

C1 Downtown Commercial

The draft continues to permit apartments in the upper storeys of a non-residential building or behind a non-residential storefront. It maintains the maximum within a non-residential building at four dwelling units.

Standard	Existing by-law	Proposed by-law
Maximum building height	10.5 m	12 m
Minimum dwelling floor area	Minimums apply	Minimums removed

One driveway remains the normal standard, with additional access possible where the draft's conditions are met. The nil minimum landscaping percentage is carried forward. The four-unit provision refers to residential units within a non-residential building; it does not itself establish permission for a stand-alone apartment building.

C2 Highway Commercial

The existing C2 zone focuses on highway-oriented businesses, and several uses are permitted only as part of another C2 use. The draft expands the range of businesses and permits more uses independently.

Expanded business options

Examples include agri-food processing, agri-tourism, agriculture-related businesses, contractor's shops or yards, equipment rental and storage, farm equipment and supply businesses, feed businesses, and recreational uses. A property would still have to meet the requirements for its proposed use.

Standard	Existing by-law	Proposed by-law
Dwelling units	Maximum 1 per lot	Maximum 4 within a non-residential building
Maximum building height	11 m	12 m
Maximum lot coverage	30%	50%

The draft's accessory dwelling unit definition and zone table provide for housing associated with a permitted non-residential use. This could allow a business building to include several residential units, subject to access, parking and servicing requirements.

CR Rural Commercial

The existing CR list focuses on rural businesses such as auction barns, garages, greenhouses, farm equipment dealers, produce outlets, supply centres, garden centres and transportation uses. The draft substantially expands the range of permitted businesses.

Expanded business options

Examples of added uses include agri-food processing, agri-tourism, contractor's shops or yards, equipment rental and storage, feed mills, kennels, restaurants, recreational facilities and warehouses. Consult the full list to confirm a specific use.

Standard	Existing by-law	Proposed by-law
Residential uses	Accessory dwelling unit permitted	Maximum 4 units within a non-residential building
Maximum building height	9 m	12 m
Maximum lot coverage	30%	35%
Minimum landscaping percentage	Nil under the general provision	20%

The draft could allow several residential units associated with a business in a non-residential building. The 4,000 m² minimum lot area, 45 m frontage and main building setbacks are retained. Wider entrances could be permitted for machinery and large equipment where required.

AG Agricultural

The AG zone continues to permit agricultural uses. The draft updates the permitted-use list to expressly include agri-food processing, agriculture-related uses and additional housing types.

Housing on agricultural properties

The existing by-law permits a single detached dwelling and an accessory dwelling house. The draft expressly adds additional dwelling units, duplexes and semi-detached dwellings. It sets a maximum of two dwelling units in no more than two buildings containing dwelling units. 

Standard	Existing by-law	Proposed by-law
General unit and building limits	No equivalent two-unit and two-building rule	Maximum 3 units in maximum 2 buildings
Minimum accessory dwelling floor area	65 m ²	Removed
Minimum other detached dwelling floor area	85 m ²	Removed

A second dwelling unit could potentially be located in a separate building, subject to servicing, MDS where applicable, and the other requirements. The general 40 ha minimum lot area, 200 m frontage, 12 m building height and 20% lot coverage are retained.

The draft also creates an exception allowing buildings for permitted non-residential AG uses before the principal use is established. Home industry, rural home occupation and entrance changes described earlier may also affect agricultural properties.

AR Agricultural Related

AR continues to accommodate agricultural-related commercial and industrial activities. The draft expands its permitted-use list and expressly includes agricultural uses.

Uses and livestock

Examples of proposed uses include agri-food processing, agri-tourism, agricultural uses, abattoirs, auction establishments, farm equipment and supply businesses, feed mills, fertilizer plants, livestock assembly and sales, sawmills and veterinary establishments. Livestock is also added to the general livestock provision for AR, subject to MDS and all other applicable requirements.

Lot area wording

The existing AR table states “4.0 ha or 4,000 m².” These figures are inconsistent: 4 ha equals 40,000 m². The draft states “4.0 ha or 40,000 m²,” keeping the hectare figure and changing the square metre figure to match it.

The general 30 m frontage, 12 m building height and 35% lot coverage are retained. Wider entrances could be permitted where required for machinery, commercial vehicles or large equipment.

RU Rural

RU already permits a range of agricultural, forestry, residential and rural business uses. The draft adds or expressly identifies uses such as agri-food processing, agri-tourism, agriculture-related businesses, farm-related services and additional rural commercial activities.

Housing and development

Standard	Existing by-law	Proposed by-law
Dwelling units per lot	Maximum 1 dwelling	Maximum 3 dwelling units
Buildings containing dwelling units	No separate general cap stated	Maximum 2
Maximum lot coverage	10%	20%
Minimum dwelling floor area	65 m ² accessory; 85 m ² other detached	Removed

Additional dwelling units, duplexes and semi-detached dwellings are expressly added. A second unit or residential building could be possible where servicing and other requirements can be met. Livestock remains permitted, subject to MDS and the other requirements.

Additional field and operational entrances, and wider entrances for machinery or large equipment, could be permitted where reasonably required. The draft also allows buildings for permitted non-residential RU uses before the principal use is established.

Lot area wording

The existing RU table states “10.0 ha or 10,000 m².” These figures are inconsistent: 10 ha equals 100,000 m². The draft states “10.0 ha or 100,000 m²,” keeping the hectare figure and changing the square metre figure to match it.

Other general changes

Swimming pools

The draft specifies rear yards and interior side yards for residential pools. The general 1.5 m pool setback is retained, with a 3 m setback where the rear lot line abuts an adjoining side lot line. Pool equipment must be at least 3 m from any lot line.

Airport height review

Within 1 km of the Earlton-Temiskaming Regional Airport boundary, the draft requires a structure over 12 m to demonstrate that it will not adversely affect airport operations and to comply with applicable federal requirements.

Human Waste

The existing prohibition on the spreading, storage or hauling of human waste to a property as part of an agricultural use is carried forward into the new Zoning By-law.