

**THE CORPORATION OF THE MUNICIPALITY OF POWASSAN
(HUGHES)
BYLAW NO. 2026-08**

Being a Bylaw to amend Bylaw No. 2003-38, as amended, the Zoning By-law for the Municipality of Powassan with respect to lands described as Parts of Lots 19 and 20, Concession 13 (Himsworth), in the Municipality of Powassan, District of Parry Sound.

WHEREAS the Council of the Corporation of the Municipality of Powassan is empowered to pass Bylaws to regulate the use of land pursuant to Section 34 of the Planning Act, R.S.O. 1990;

AND WHEREAS the owners of the subject lands have filed an application with the Municipality of Powassan to amend Bylaw No. 2003-38, as amended;

AND WHEREAS the Council of the Corporation of the Municipality of Powassan deems it advisable to further amend Bylaw 2003-38, as amended;

NOW THEREFORE the Council of the Corporation of the Municipality of Powassan enacts as follows:

1. **THAT** Schedule 'A' to Zoning Bylaw No. 2003-38 as amended, is hereby further amended by re-zoning affected lands described as Part of Lots 19 and 20, Concession 13 (Himsworth); in the Municipality of Powassan from General Industrial Exception Five (M1-5), Multiple Residential (RM) and Hazard Overlay to Rural (RU) General Industrial Exception Ten (M1-10) and Hazard Overlay as shown hatched on Schedule 'A-1' attached hereto and forming part of this By-law.
2. **THAT** Section 4.10.4 "Exceptions" of Zoning Bylaw No. 2003-38, as amended is further amended by adding the following subsection:

4.10.4.10 General Industrial Exception Ten (M1-10) Zone

Notwithstanding the provisions of the General Industrial (M1) Zone, to the contrary, no person shall within any General Industrial Exception Ten (M1-10) Zone use any land, or erect, alter or use any building or structure except in accordance with the following:

Permitted Uses:

- i. Contractor's Yard
 - ii. Lumber Yard
 - iii. Retail outlet or wholesale outlet or business office accessory to a permitted use provided that it does not exceed 25% of the gross floor area of the principal use
 - iv. Warehouse
 - v. Wood products or planning mill
 - vi. Open storage of goods or materials if accessory to a permitted use.
3. **THAT** Bylaw 2009-044 be repealed
 4. This Bylaw shall come into effect upon the date of passage hereof, subject to the provisions of Section 34 (30) and (31) of the Planning Act, 1990.

READ a FIRST and SECOND time on 21st day of April 2026 and **READ a THIRD and FINAL** time and passed as such in open Council on the 5th day of May 2026.



Mayor



Clerk

SCHEDULE 'A-1'

