

# THE CORPORATION OF THE MUNICIPALITY OF POWASSAN

## BY-LAW NO. 2008-06

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Being a by-law to amend Zoning By-law no. 2003-38  
in reference to property known as plan 44 Blk E pt lot 2;  
35 King Street to a Site Specific Multiple Residential

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WHEREAS the Planning Act, R.S.O. 1990, as amended, c.P.13, pursuant to Section 34, provides for adoption of Zoning By-Laws and amendments thereto; and

WHEREAS the property owners have made application to amend zoning of the property to a site specific Multiple Residential zone in order to allow a residential dwelling on the main floor; and

WHEREAS a public notice was published in the Almaguin Forester and posted on site and an open house and meeting was held January 16, 2008 without submission or comments in regard to this rezoning to comply with Bill 51 requirements; and

WHEREAS the provisions of this by-law conform to the Official Plan for the Municipality of Powassan;

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

1. That Section 4.3.5 of By-law 2003-38 be amended for the addition of Site Specific Multiple Residential Zone 4.3.5.3. for the subject property. Notwithstanding the provisions of the Multiple Residential (RM) Zone, to the contrary, no person shall within any Multiple Residential Exception Three (RM-3) Zone use any land, or erect, alter or use any building or structure except in accordance with the following:

Regulations for Permitted Uses

- |                                |            |
|--------------------------------|------------|
| i) Minimum Lot area            | .10 acres  |
| ii) Minimum Lot frontage       | 10 metres  |
| iii) Minimum front yard        | 3 metres   |
| iv) Minimum interior side yard | .60 metres |

In all other respects, the provisions of this By-law shall apply.

2. That this by-law shall come into force and take effect on the date of passing thereof, subject to the provisions of Section 34 of the Planning Act, R.S.O. 1990, as amended.

Adopted in open Council this 5<sup>th</sup> day of February 2008.

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Mayor

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Clerk