

# CORPORATION OF THE MUNICIPALITY OF POWASSAN

## BY-LAW NO. 2010-10

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### **Being a by-law to amend Zoning Bylaw no. 2003- 38 as amended in reference to Lot 1 Concession 10 Reference Plan 42R18715 pt parcel 2000, Boundary Road, Powassan**

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**WHEREAS** the Planning Act, RSO 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 Bylaw 2003-38 from Rural (RU) Zone to Rural Exception 2 (RU-2 ) Zone to permit the construction of a small scale commercial use; and

**WHEREAS** the property owners within prescribed areas were provided notice by mail and a notice was posted in the North Bay Nugget; and

**WHEREAS** the provisions of this application and bylaw conform to the Official Plan for the Municipality of Powassan; and

**WHEREAS** the owner has agreed to construct a single family dwelling within two years from date of passing of by-law.

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

1. Schedule "A" to Zoning By-Law 2003-38 as amended, is further amended by zoning lands located in Lot 1 Concession 10 described as Part 2000 of Reference Plan No42R18715in the Municipality of Powassan from Rural (RU ) Zone to the Rural Exception No 2 (RU 2) Zone as shown on Schedule "A" attached hereto and forming part of this bylaw.
2. And further, Zoning Bylaw 2003-38 as amended, is further amended by adding the following new sub section after 4.5.4

4.5.4 Lot 1 Concession 10 Plan No 42R18715 pt parcel 2000 (Boundary Road Foreshew)

Notwithstanding the permitted uses and regulations of the Rural (RU) Zone, on lands located on Lot 1 Concession 10 Plan no 42R18715 pt parcel 2000 the following uses shall be permitted:

- a. A single detached dwelling for an owner or caretaker.
  - b. A small scale commercial building to provide storage, service shop and light duty repairs.
3. In all other respects, the provisions of Bylaw 2003-38 shall apply.
  4. This Bylaw shall come into effect upon the date of passage hereof subject to the provisions of Section 34 and 31 of the Planning Act.

Adopted February 16, 2010.

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Mayor

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CAO-Clerk