

**THE CORPORATION OF THE MUNICIPALITY OF POWASSAN**  
**BY-LAW NO. 2013-19**  
**(Jamieson)**

Being a By-law to amend By-Law No. 2003-38, as amended, the Zoning By-Law for the Municipality of Powassan with respect to lands legally described as Part 3, Pcl 8538 NS, Plan PSR-550, located in Part of Lot 27, Concession 10 (South Himsworth), now in the Municipality of Powassan.

WHEREAS the Council of the Corporation of the Municipality of Powassan is empowered to pass By-Laws to regulate the use of land pursuant to Section 34 of the Planning Act, 1990;

AND WHEREAS the owners of the subject lands have filed an application with the Municipality of Powassan to amend By-Law 2003-28, as amended;

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

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

1. Schedule 'A' , to Zoning By-law No. 2003-38 as amended, is further amended by zoning lands legally described as Part 3, Pcl 8538 NS, Plan PSR-550, located in Part of Lot 27, Concession 10, (South Himsworth), now in the Municipality of Powassan, from the Environmental Protection (EP) Zone to the Rural Exception (RU-4) (H) Holding Zone, as shown on Schedule 'A-1' attached hereto and forming part of this By-Law.
2. And Further, Zoning By-law 2003-38 as amended, is further amended by adding the following new sub-section after Section 4.5.4.3:

**4.5.4.4 Part Lot 27, Concession 10 (Jamieson)**

Notwithstanding the permitted uses and regulations of the Rural (RU) Zone, on lands legally described as Part 3, Pcl 8538 NS, Plan PSR-550, located in Part of Lot 27, Concession 10 and located in the RU-4 Zone, only the following uses shall be permitted:

- a) A single detached recreational dwelling together with accessory uses as regulated in accordance with Section 3.1 of By-law 2003-38;

In addition, for the purposes of the RU-4 Zone, the following provisions shall apply:

- b) Minimum setback from front lot line (one corner of dwelling) - 20 m
- c) Minimum setback from front lot line (other corner of dwelling) – 25 m
- d) Minimum setback from the southern interior lot line - 12 m
- e) Minimum setback from septic filter bed - 70 m
- f) Maximum ground floor area of dwelling - 75 m<sup>2</sup>

g) Maximum area of attached deck/screened-in porch - 68 m<sup>2</sup>

3. Lands located within the RU-4 Zone shall be subject to a Holding (H) Provision. The purpose of the Hold is to identify lands that do not abut or have frontage on an assumed road maintained year round by the Municipality and therefore may only be used in accordance with Section 3.8 (b) of By-Law 2003-38, as amended. The Hold may be removed by Council when Park Line has been assumed by the Municipality up to and abutting the lands located within the RU-4 Zone.
4. In all other respects, the provisions of By-Law 2003-38 shall apply.
5. By-law 2013-01 is hereby rescinded.

**This By-Law shall come into effect upon the date of passage hereto, subject to the provisions of Section 34 (30) and (31) of the Planning Act (Ontario).**

READ A FIRST AND SECOND TIME on the 19th day of March, 2013

READ A THIRD TIME and finally passed this 2nd day of April, 2013

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Mayor

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Clerk-Treasurer