

# THE CORPORATION OF THE MUNICIPALITY OF POWASSAN

## BY-LAW NO. 2015-27

(Loy/Moore - September 10, 2015)

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 located in Part of Lot 24, Concession 3 (Himsworth) in the Municipality of Powassan and legally described as Plan PSR 155, Part 1 and 2, Pcl 12189 NS.

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 No. 2003-38, 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. The primary zoning schedule to Zoning By-law No. 2003-38 as amended, is further amended by zoning lands located in Part of Lot 24, Concession 3 in the Municipality of Powassan and legally described as Plan PSR 155, Part 1 and 2, Pcl 12189 NS from the Rural (RU) Zone to the Village Commercial Exception (CV2-1)(H) Zone as shown on Schedule A-1 attached hereto:
2. And Further, Zoning By-law 2003-38 as amended, is further amended by adding the following new sub-section after Section 4.8.4:

### **4.8.4.1 Village Commercial Exception (CV2-1) Zone**

In addition to all other uses permitted in the CV2-1 Zone, lands located in the Village Commercial (CV2-1) Zone are permitted to be used for a retail store specializing in animal feeds and related merchandise, together with gasoline sales, which may include a propane exchange, and an internal accessory dwelling unit.


For the purpose of the CV2-1 Zone, a maximum of 3 storage trailers are permitted to be used in conjunction with the feed business provided they are not located in the front yard and provided the following items are not stored in the containers:

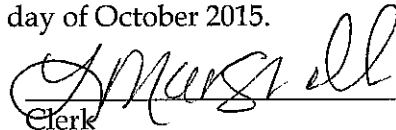
- a) Bulk fuel and compressed gases;
- b) Industrial chemicals, hazardous waste or liquid or solid industrial waste;
- c) Bulk fertilizer;

- d) Used tires;
  - e) Used batteries;
  - f) Fireworks, ammunition or explosives; or,
  - g) Livestock or animals.
3. Lands located in the CV2-1 Zone shall be subject to a Holding (H) provision. The purpose of the Holding provision is to require the owner to enter into a site plan agreement, which shall be required prior to obtaining a building permit for any expansion to an existing building or construction of a new commercial building on lands located in the CV2-1 Zone.
4. This By-law shall come into effect upon the date of passage hereof, subject to the provisions of Section 34 (30) and (31) of the Planning Act (Ontario).

READ A FIRST AND SECOND TIME on the 15th day of September 2015.

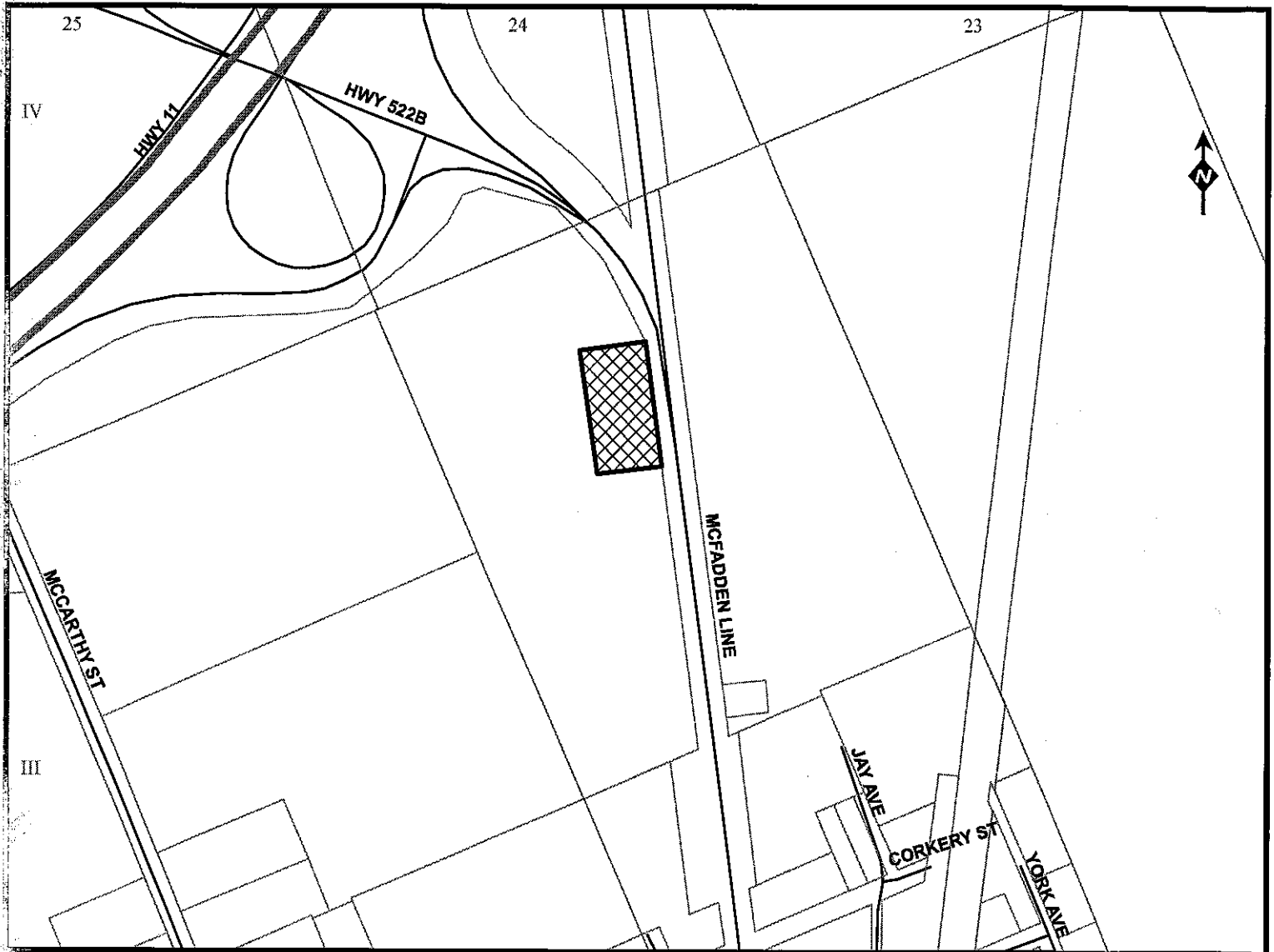
READ A THIRD TIME and finally passed this 6th day of October 2015.

  
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Mayor

  
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Clerk

SCHEDULE 'A-1' TO  
ZONING BY-LAW 2015- 27  
LOT 24, CONCESSION 3

Geographic Township of Himsworth  
Municipality of Powassan  
District of Parry Sound



Lands to be rezoned from the Rural (RU) Zone  
to the Village Commercial Exception (CV2-1)(H) Holding Zone.

This is Schedule 'A-1' to Zoning By-law 2015- 27

Passed this 6 day of October, 2015.

Deputy Mayor [Signature]

Clerk [Signature]