

**THE CORPORATION OF THE MUNICIPALITY OF POWASSAN**  
**BY-LAW NO. 2018-39**  
**(CGV HOUSING DEVELOPMENT)**

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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 described legally as Part 1, Plan 42R-21025, located in Part Lot 15, Registrar's Compiled Plan 318 (Himsworth) in the Municipality of Powassan.

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**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 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 described legally as Part 1, Plan 42R-21025, located in Part Lot 15, Registrar's Compiled Plan 318 (Himsworth) in the Municipality of Powassan from the Village Residential One (RV1)(H) Zone to the Multiple Residential Exception (RM-12)(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 4.3.5.11:

**4.3.5.12 Multiple Residential Exception (RM-12)(H) Zone**

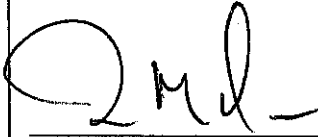
Notwithstanding the permitted uses and regulations of the Multiple Residential (RM) Zone, to the contrary, on lands described legally as Part 1, Plan 42R-21025, located in Part Lot 15, Registrar's Compiled Plan 318 (Himsworth) and located in the RM-12 Zone, multi-residential housing in the form of apartment buildings and/or townhouse units shall be permitted uses subject to the following regulations:

- a) Minimum Lot Area - 1.8 hectares
  - b) Minimum Frontage on Big Bend Avenue - 60 metres
  - c) Minimum Setback from any lot line - 7.5 metres
  - d) Minimum Parking Spaces per Dwelling - 1.75
  - e) Maximum Height - 10.5 metres
  - f) Maximum Lot Coverage - 30%
3. The Holding symbol applicable to lands located within the RM-12 (H) Zone shall not be removed until a site plan agreement has been prepared to the satisfaction of Council and CN Rail.

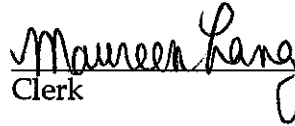
4. This By-law shall come into effect upon the date of passage hereof, subject to the provisions of Section 34 (30) and (31) of the Planning Act (Ontario).

**READ a FIRST and SECOND** time on the 7th day of August 2018.

To be **READ a THIRD** time and finally passed as such in open Council on the 23rd day of August 2018.



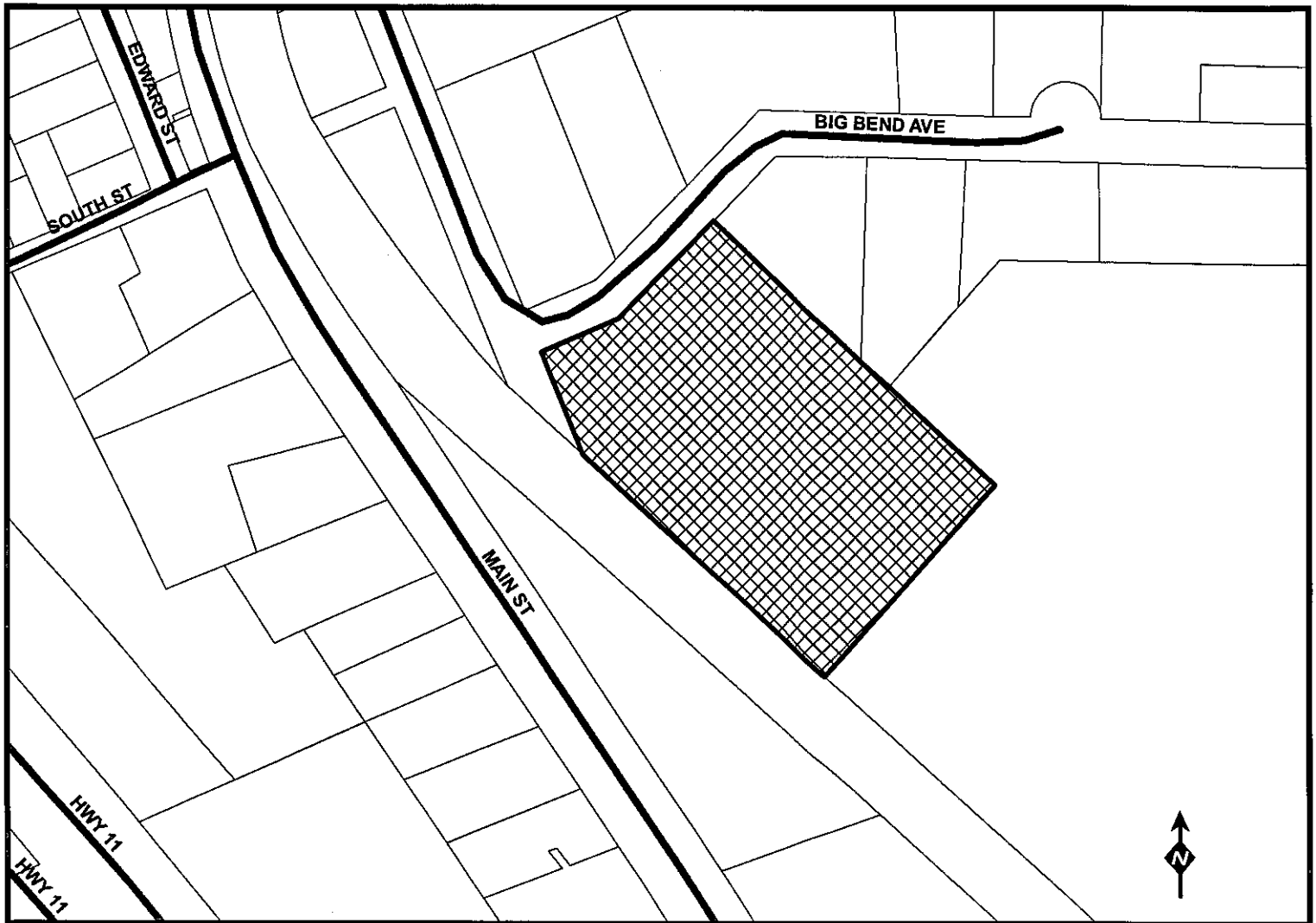
Mayor



Clerk

**SCHEDULE 'A-1' TO  
ZONING BY-LAW 2018-39  
PART OF LOT 15, CONCESSION 11**

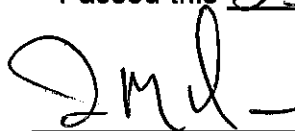
**Geographic Township of Himsworth  
Municipality of Powassan  
District of Parry Sound**

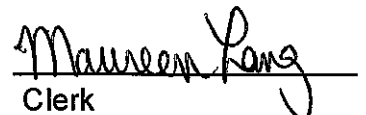


Lands to be rezoned from the Village Residential One (RV1) Zone  
to the Multiple Residential Exception (RM-12) (H) Zone.

This is Schedule 'A-1' to Zoning By-law 2018-39.

Passed this 23<sup>rd</sup> day of August, 2018.

  
Mayor

  
Clerk