

**THE CORPORATION OF THE MUNICIPALITY OF POWASSAN**  
**BY-LAW NO. 2018-40**  
**(HIDE RESIDENTIAL HOME)**

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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 Plan 4, Block E, Lots 8 and 9, Part Lot 7, Station Grounds, Plan 42R-19599, Parts 2, 5 and 6 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 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. Zoning By-law 2003-38 as amended, is further amended by deleting Section 4.7.4.3 and replacing it with the following new Section 4.7.4.3:

**4.7.4.3 Village Commercial Exception (CV1-3)(H) Zone**

Notwithstanding the permitted uses and regulations of the CV1 Zone, on lands described legally as Plan 4, Block E, Lots 8 and 9, Part Lot 7, Station Grounds, Plan 42R-19599, Parts 2, 5 and 6 and located in the Village Commercial Exception (CV1-3) Zone, the only permitted use shall be an Adult Residential Home. For the purpose of the CV1-3 Zone an Adult Residential Home shall be defined as a residential facility authorized or licensed by the Ministry of Health and Long Term Care that provides accommodation, meals and other support services to adult residents who require housing and support.

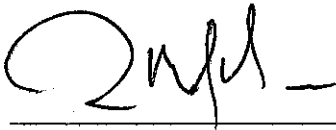
- a) Minimum Frontage on Catherine Street - 7 metres
  - b) Maximum Floor Area of Adult Residential Home - 1,115 m<sup>2</sup>
  - c) Minimum Number of Parking Spaces - 26
  - d) Maximum Number of Beds for Residents - 40
  - e) Maximum Number of Accessory Apartment Dwelling Units - 6
  - f) Minimum Setback from any lot line - 5 metres or as authorized by CN
2. Furthermore, notwithstanding Section 4.3.5.3 to By-law 2003-38, on lands zoned RM-4 which abut the CV1-3 Zone, an existing Adult Residential Home is currently authorized and operational. In accordance with Section 39 of the

Planning Act, this facility shall be subject to a 3-year temporary use permission upon the issuance of a building permit for the new facility located in the CV1-3 Zone. Upon the expiry of the temporary use the lands zoned RM-4 shall revert to Village Commercial One (CV1) use permissions. The location of the lands zoned CV1-3 (H) as well as the location of the lands subject to this temporary use exemption are shown on Schedule A-1 attached hereto and forming part of this By-law.

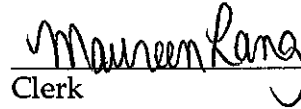
3. The Holding symbol applicable to lands located within the CV1-3 (H) Zone shall not be removed until a site plan agreement has been prepared to the satisfaction of Council and CN Rail and said site plan shall include but not be limited to a lot grading/stormwater management plan as well as barrier fencing.
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.**

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



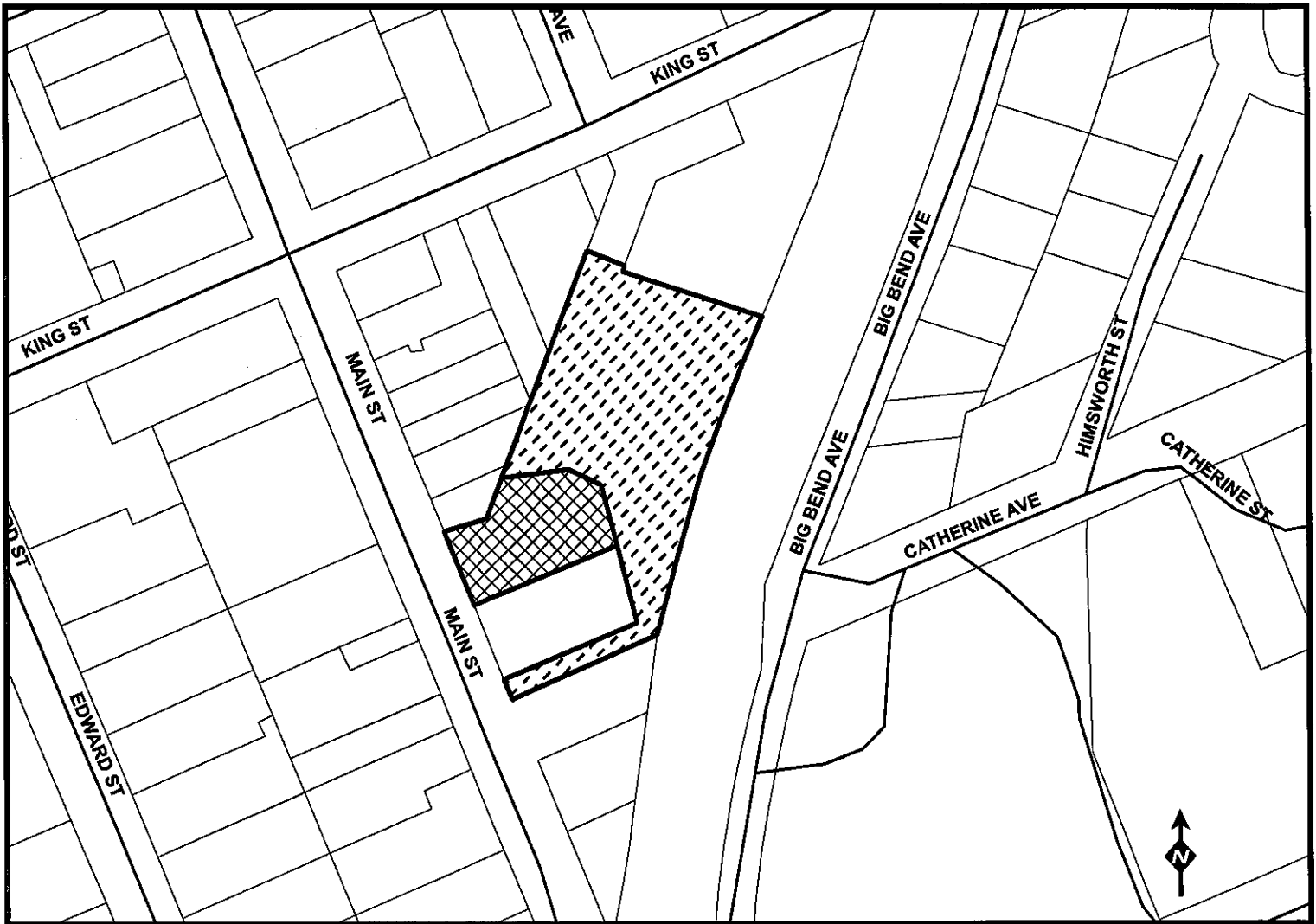
Mayor



Clerk

**SCHEDULE 'A-1' TO  
ZONING BY-LAW 2018-40  
PART OF LOT 15, CONCESSION 12**

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



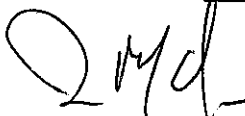
Lands subject to new CV1-3 Zone provisions

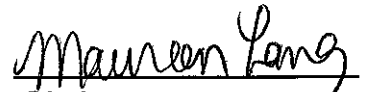


Lands subject to Temporary Use provision

This is Schedule 'A-1' to Zoning By-law 2018-40

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

  
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Mayor

  
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Clerk