

THE CORPORATION OF THE MUNICIPALITY OF POWASSAN

BY-LAW NO. 2018-46

(1033930 Ont. Inc.)

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 Parts 5 and 8, Plan 42R-12152 and located in Part Lot 18, Concession 12 in the Municipality of Powassan, in the District of Parry Sound.

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 owner of the subject lands has 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. Schedule 'A', to Zoning By-law No. 2003-38 as amended, is further amended by zoning lands described legally as Parts 5 and 8, Plan 42R-12152, located in Part Lot 18, Concession 12 in the Municipality of Powassan in the District of Parry Sound from the Rural (RU) Zone to the Business Park Exception (BP-1)(H) 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 4.10.3:

4.10.3.1 Business Park Exception (BP-1) Zone

Notwithstanding the permitted uses and provisions of the Business Park (BP) Zone, on lands described legally as Parts 5 and 8, Plan 42R-12152, located in Part of Lot 18, Concession 12 and zoned BP-1, permitted uses shall be limited to the following uses operating singularly or in conjunction with each other:

- i) a motor vehicle fuel bar or service station
- ii) a convenience store
- iii) restaurants and take out food service, including drive-throughs
- iv) a hotel or motel

Lands located in the BP-1 Zone are subject to a Holding (H) provision. The Hold shall be removed in whole or in part by Council upon fulfillment of the following:

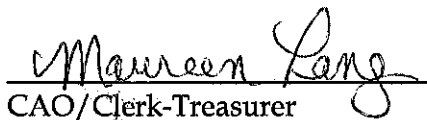
- a) Issuance of building and land use permit by the Ministry of Transportation (MTO) which will require the completion of a traffic impact study, illumination plan, storm water management report and, if required, entry into an agreement with the MTO; and,
 - b) Execution of a site plan agreement with the Municipality of Powassan, which shall include a site plan, a storm water management plan, a servicing plan and if required, the posting of any securities.
3. In all other respects the provisions of By-law 2003-38 shall apply.
 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 2nd day of October 2018,

To be READ a THIRD time and passed as such in open Council this 16th day of October 2018.



Mayor



CAO/Clerk-Treasurer