

**THE CORPORATION OF THE MUNICIPALITY OF POWASSAN**  
**(Community Living – November 11, 2019)**  
**BY-LAW NO. 2019-27**

---

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 Lots 2 and 4, Block 3, Plan 43, described legally as Parts 1, 3 and 8, Plan 42R-21292 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 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 'B', to Zoning By-law No. 2003-38 as amended, is further amended by zoning lands located in Part of Lots 2 and 4, Block 3, Plan 43, described legally as Parts 1, 3 and 8, Plan 42R-21292 in the Municipality of Powassan from the Village Commercial One (CV1) Zone to the Multiple Residential Exception (RM-12) 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 4.3.3.11:

**4.3.3.12 Multiple Residential Exception (RM-12) Zone**

Notwithstanding Section 4.3.1 and 4.3.2 of Zoning By-law 2003-38 as amended, on lands located in Part of Lots 2 and 4, Block 3, Plan 43, described legally as Parts 1, 3 and 8, Plan 42R-21292 and zoned RM-12, an apartment building consisting of 3 dwelling units and one accessory administration office shall be the only permitted use. Furthermore the following regulations shall apply:

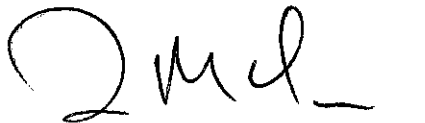
Minimum Lot Area:	430 square metres
Minimum Lot Frontage:	20 metres
Maximum Lot Coverage:	60%
Minimum Setback (Edward Street):	1.1 metres
Minimum Setback (Main Street):	0.2 metres
Minimum Setback from East Lot Line:	0.5 metres
Minimum Number of Parking Spaces:	4

In all other respects the regulations and provisions of By-law 2003-38 shall apply.

3. 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 19th day of November 2019.

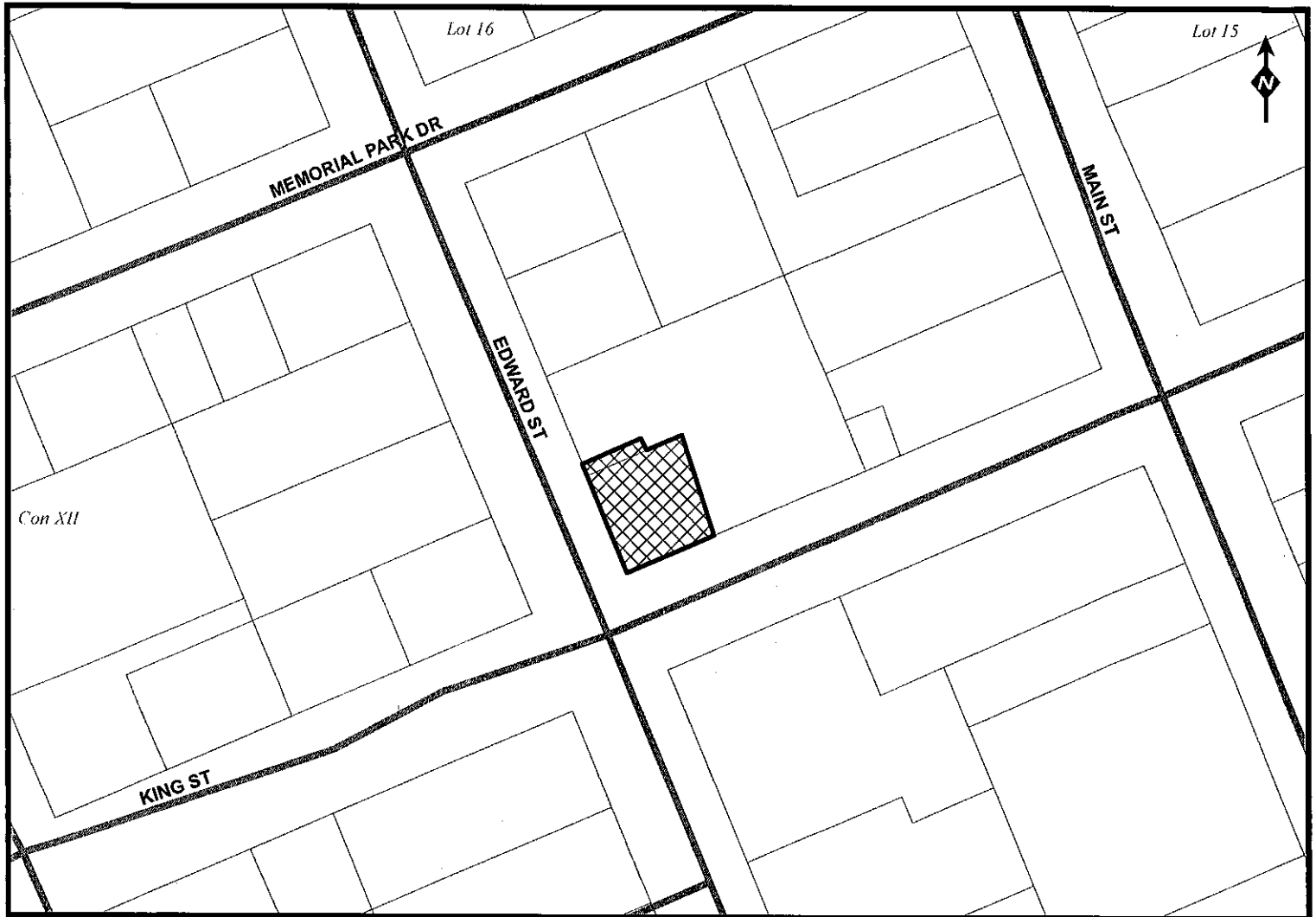
**READ a THIRD** time and finally passed this the 3rd day of December 2019.

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
Maureen Long  
CAO/Clerk-Treasurer

**SCHEDULE 'A-1' TO  
ZONING BY-LAW 2019-27  
PART OF LOT 16, CONCESSION 12**

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



Lands to be rezoned from the Village Commercial One (CV1) Zone  
to the Multiple Residential Exception (RM-12) Zone.

This is Schedule 'A-1' to Zoning By-law 2019-27

Passed this 3rd day of December, 2019.

Mayor

Clerk