

THE CORPORATION OF THE MUNICIPALITY OF POWASSAN
BY-LAW NO. 2011-34

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 7 and Part of the Station Grounds and all of Lots 8 and 9, Block E of Registered Plan No. 44 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 'A', to Zoning By-law No. 2003-38 as amended, is further amended by zoning lands located in Part of Lot 7 and Part of the Station Grounds and all of Lots 8 and 9, Block E of Registered Plan No. 44 in the Municipality of Powassan from the Multiple Residential (RM) Zone to the:

~~RM-4 Zone; (RESIDENTIAL HOME)~~

- a) Residential Multiple Exception (RM-4) Zone; (RESIDENTIAL HOME)
- b) Residential Multiple Exception (RM-5) (H) Zone; (PROPOSED APARTMENTS)
- c) Village Commercial Exception (CV1-2) Zone; (EIDE PRIVATE RESIDENCE)

And from the Village Commercial Exception CV1-1 Zone to the Residential Multiple Exception (RM-5) (H) Zone.

All of which is 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-sections after Section 4.3.5.2:

4.3.5.3 Residential Multiple Exception (RM-4) Zone
-- Main Street

Notwithstanding the provisions of the Residential Multiple (RM) Zone, to the contrary, the following provisions shall apply to lands legally described as -- and located within the RM-4 Zone:

- a) Minimum Frontage -- 24 metres
- b) Minimum Front Yard -- 0 m
- c) Minimum Rear Yard -- 25 metres

- d) Minimum Side Yard One Side - 2 metres
- e) Minimum Side Yard Other side - 5 metres

**4.3.5.4 Residential Multiple Exception (RM-5) (H) Zone
-- Main Street**

Notwithstanding the provisions of the Residential Multiple (RM) Zone, to the contrary, the following provisions shall apply to lands legally described as - and located within the RM-5 Zone:

- a) Minimum Frontage - 7 metres
- b) Minimum Setback from the boundary of lands owned by CN Rail - 30 metres
- c) Minimum Setback from any other lot line - ---metres
- d) Maximum Number of Apartment Dwelling Units - 20
- e) Minimum Number of Parking Spaces - 30
- f) Minimum Height of Fence abutting lands owned by CN Rail - 1.83 metres
- g) Maximum Lot Coverage - 16%

3. And Further, Zoning By-law 2003-38 as amended, is further amended by adding the following new sub-section after Section 4.7.4:

**4.7.4.1 Village Commercial Exception (CV1-2) Zone
-- Main Street**

In addition to the permitted uses and notwithstanding the provisions of the Village Commercial (CV1) Zone, to the contrary, in the CV1-2 Zone, a single detached dwelling shall be a permitted use and the following provisions shall apply to lands legally described as - and located within the CV1-2 Zone and used for a single detached dwelling:

- a) Minimum Frontage - 24 metres
- b) Minimum Front Yard - 36 metres
- c) Minimum Rear Yard - 2.5 metres
- d) Minimum Interior Side Yard One Side - 0.5 metres
- e) Minimum Interior Side Yard Other Side - 7.5 metres
- f) Maximum Lot Area - 0.11 ha

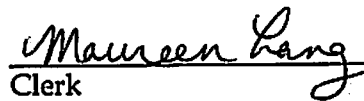
Where lands within the CV1-2 Zone are to be used for any other use within the CV1 Zone, the provisions of the CV1 Zone and appurtenant provisions of Zoning By-law 2003-38 shall apply.

4. The Holding symbol applicable to lands located within the RM-5 (H) Zone shall not be removed until a site plan agreement has been prepared to the satisfaction of Council and CN Rail.
5. 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).

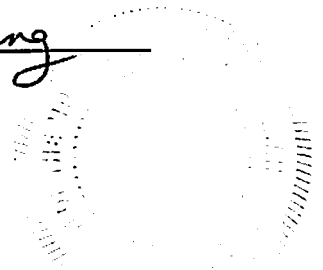
READ A FIRST AND SECOND TIME on the 28th day of September 2011.
READ A THIRD TIME and finally passed this 4th day of October 2011.



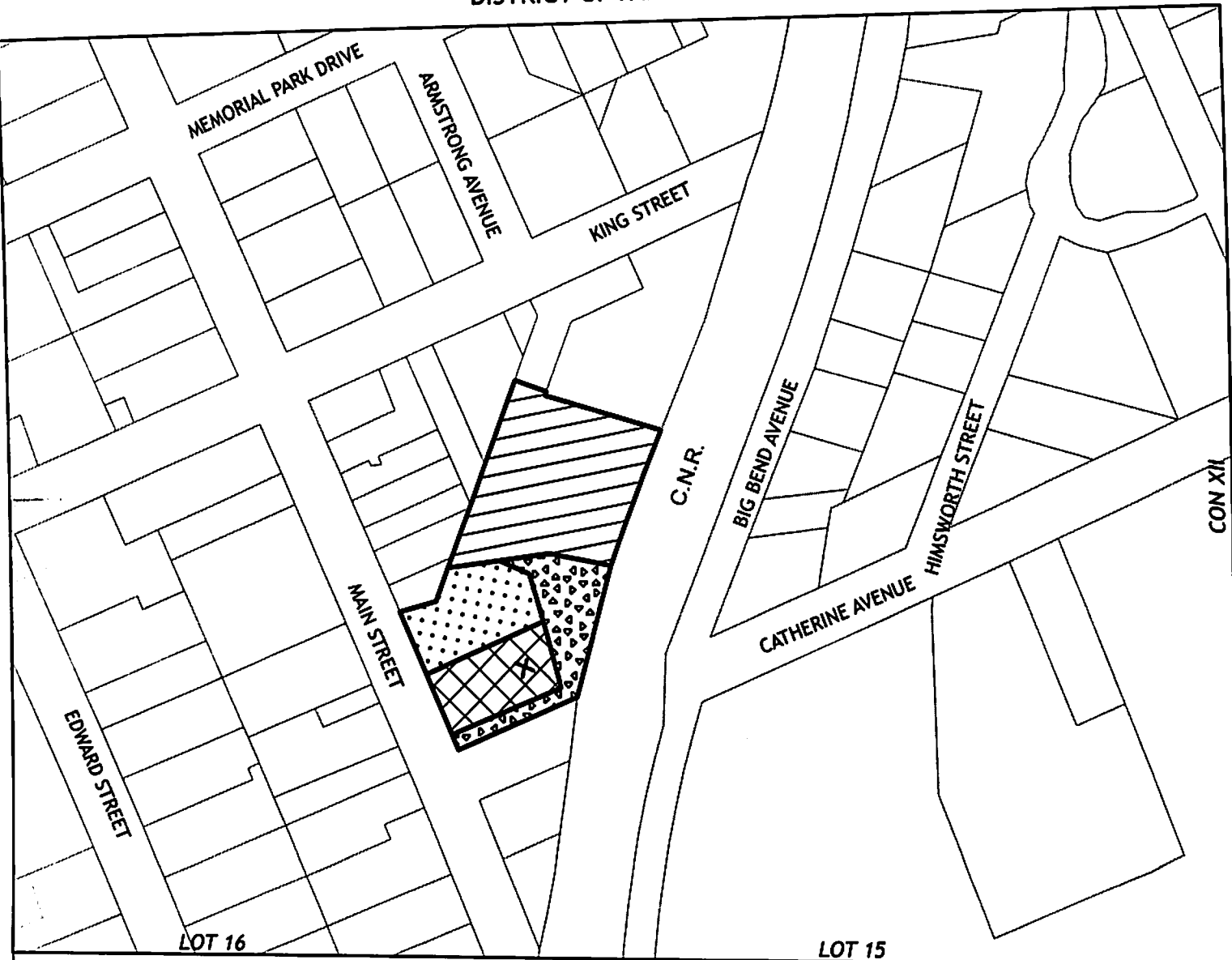
Mayor







Clerk



SCHEDULE "A-1"
to Zoning By-law 2011-_____
Part of Lot 15, Concession 12
Municipality of Powassan
DISTRICT OF PARRY SOUND



-  LANDS TO BE REZONED FROM THE MULTIPLE RESIDENTIAL (RM) ZONE TO THE VILLAGE COMMERCIAL EXCEPTION TWO (CV1-2) ZONE
-  LANDS TO BE REZONED FROM THE MULTIPLE RESIDENTIAL (RM) ZONE TO THE MULTIPLE RESIDENTIAL EXCEPTION FOUR (RM-4) ZONE
-  LANDS TO BE REZONED FROM THE MULTIPLE RESIDENTIAL (RM) ZONE TO THE MULTIPLE RESIDENTIAL EXCEPTION FIVE HOLDING [RM-5(H)] ZONE
-  LANDS TO BE REZONED FROM THE VILLAGE COMMERCIAL EXCEPTION ONE (CV1-1) ZONE TO THE MULTIPLE RESIDENTIAL EXCEPTION FIVE HOLDING [RM-5(H)] ZONE

THIS IS SCHEDULE 'A-1' TO ZONING BY-LAW 2011-_____
 PASSED THIS ____ DAY OF _____, 2011

 MAYOR

 CLERK