

THE CORPORATION OF THE MUNICIPALITY OF POWASSAN
(Grabowski)
BY-LAW NO. 2020-22

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 25, Concession 2, (Himsworth), Plan 79, Blks G & H, RP 42R9616, Parts 1 to 5 and Pcl 8523 N/S, now 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 'C', to Zoning By-law No. 2003-38 as amended, is further amended by zoning lands located in Part of Lot 25, Concession 2, (Himsworth), Plan 79, Blks G & H, RP 42R9616, Parts 1 to 5 and Pcl 8523 N/S, Municipality of Powassan from the Highway Commercial (CH) Zone to the Highway Commercial Exception (CH-3) Zone as shown on Schedule A-1 attached hereto.
2. And Further, Section 4.5.4 of Zoning By-law 2003-38 as amended, is further amended by adding the following new sub-section after Section 4.5.4.2:

4.5.4.3 Highway Commercial Exception (CH-3) Zone

Notwithstanding Section 4.5.1 of Zoning By-law 2003-38 as amended, on lands located in Part of Lot 25, Concession 2, (Himsworth), Plan 79, Blks G & H, RP 42R9616, Parts 1 to 5 and Pcl 8523 N/S, and located in the CH-3 Zone, all of the uses permitted in the Highway Commercial (HC) Zone as well as the following additional uses shall also be permitted:

- a) *A detached dwelling;*
- b) *The outside storage and maintenance of heavy equipment, transport trucks and trailers, provided all equipment is in working order and/or holds a current license to travel on public highways.*

Furthermore, in the CH-3 Zone the following regulation shall apply:


Minimum Lot Area: 1.8 acres
Minimum Front Yard: 35 feet

Minimum Interior Side Yard: 3 feet

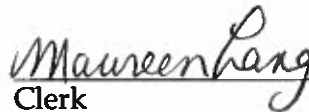
3. This By-law shall come into effect upon the date of passage hereof, subject to the provisions of Section 34 (30) and (31) of the Planning Act (Ontario).

READ A FIRST AND SECOND TIME on the 18th day of August 2020

READ A THIRD TIME and finally passed this 1st day of September 2020



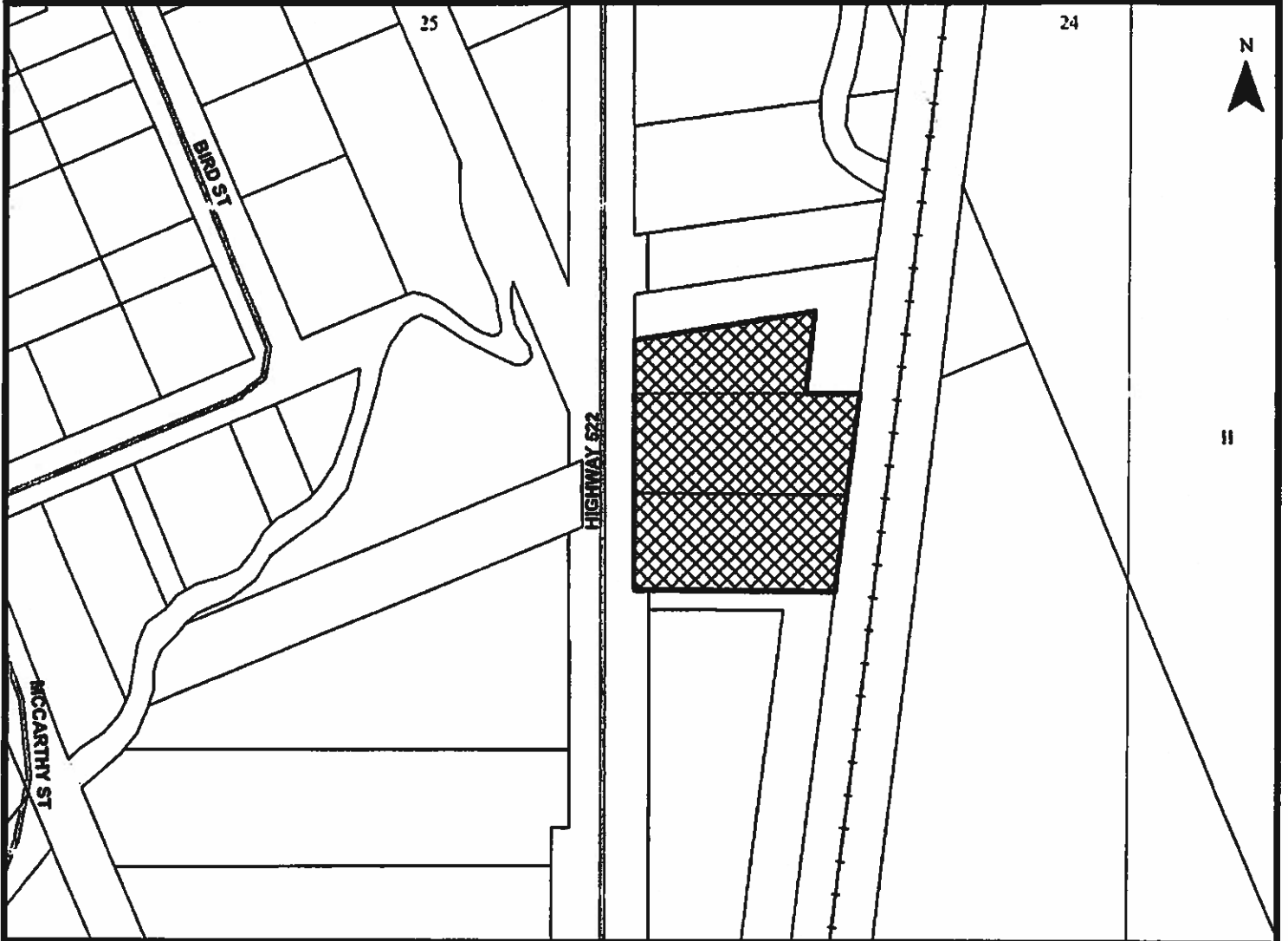
Mayor



Clerk

**SCHEDULE 'A-1' TO
ZONING BY-LAW 2020-22
PART OF LOT 25, CONCESSION 2**

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



Lands to be rezoned from the Highway Commercial (CH) Zone to the Highway Commercial Exception (CH-3) Zone.

This is Schedule 'A-1' to Zoning By-law 2020-22.

Passed this 1st day of Sept, 2020.

Mayor

Clerk