

**THE CORPORATION OF THE MUNICIPALITY OF POWASSAN**  
**BY-LAW NO. 2010-24**  
**(BERG)**

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 15, Concession 12 (South Himsworth) 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 15, Concession 12, (South Himsworth) in the Municipality of Powassan from the Village Commercial (CV1) Zone to the Village Residential Exception Two (RV1-2) Zone and the Multiple Residential Exception Three (RM-3) 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-sections after Section 4.1.3.1:

**"4.1.3.2 Village Residential Exception Two (RV1-2) Zone**  
**25 King Street**

Notwithstanding the provisions of the Village Residential (RV1) Zone, to the contrary, no person shall within the Village Residential Exception Two (RV1-2) Zone use any land, or erect, alter or use any building or structure except in accordance with the following:

- a) Minimum lot area - 469.0 square metres.

In all other respects, the provisions of this By-law shall apply."

3. 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:

**“4.1.3.2 Village Residential Exception Two (RV1-3) Zone  
23 King Street**

Notwithstanding the provisions of the **Village Residential Zone**, to the contrary, no person shall within any **Village Residential Exception Two (RV1-3) Zone** use any land, or erect, alter or use any building or structure except in accordance with the following:

- a) Minimum lot area - 376.0 square metres;
- b) Maximum lot coverage - Legally existing as of, July 72010.

4. In all other respects, the provisions of By-law 2003-38 shall apply.

Adopted July 6, 2010.

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Mayor

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Clerk