

THE CORPORATION OF THE MUNICIPALITY OF POWASSAN
BY-LAW NO. 2018-35
(MOUSSEAU)

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 located in Reg. Plan 323, Lot 8 (9 Fairview Lane) 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 located in Reg. Plan 323, Lot 8 in the Municipality of Powassan in the District of Parry Sound from the Rural (RU) Zone to the Rural Exception (RU-10) Zone as shown on Schedule A-1 attached hereto and forming part of this By-law.
2. 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).
3. And Further, Zoning By-law 2003-38 as amended, is further amended by adding the following new sub-section after Section 4.5.4.9:

4.5.4.10 Rural Exception (RU-10) Zone
Reg. Plan 323, Lot 8 (9 Fairview Lane) - Mousseau

Notwithstanding the permitted uses and provisions of the Rural (RU) Zone, on lands located on Reg. Plan 323, Lot 8, and zoned RU-10, permitted uses shall be limited to the following uses operating singularly or in conjunction with each other:


- i) a Bed & Breakfast
- ii) a Home Occupation;
- iii) A detached dwelling;
- iv) A secondary dwelling to the above uses.

For the purpose of the RU-10 Zone the following regulations shall apply:

- a) Minimum Lot Area – 0.44 hectares;
- b) Minimum Lot Frontage (Highway 534)– 88 metres
- c) Minimum Front Yard Setback – 9 metres;
- d) Minimum Rear Yard Setback – 9 metres;
- e) Notwithstanding the definition of Bed and Breakfast, in the RU-10 Zone a Bed and Breakfast may have up to 5 rooms;
- f) In the RU-10 Zone, subsection 3.11 d) shall not apply and a home occupation shall be permitted to utilize one full storey/floor of the dwelling; and,
- g) Notwithstanding Section 3.8, lands located in the RU-10 Zone shall obtain access from a private right-of-way from Fairview Lane.

READ a FIRST and SECOND time on the 17th day of July 2018,

READ a THIRD and FINAL time and passed in Open Council this 17th day of July, 2018.



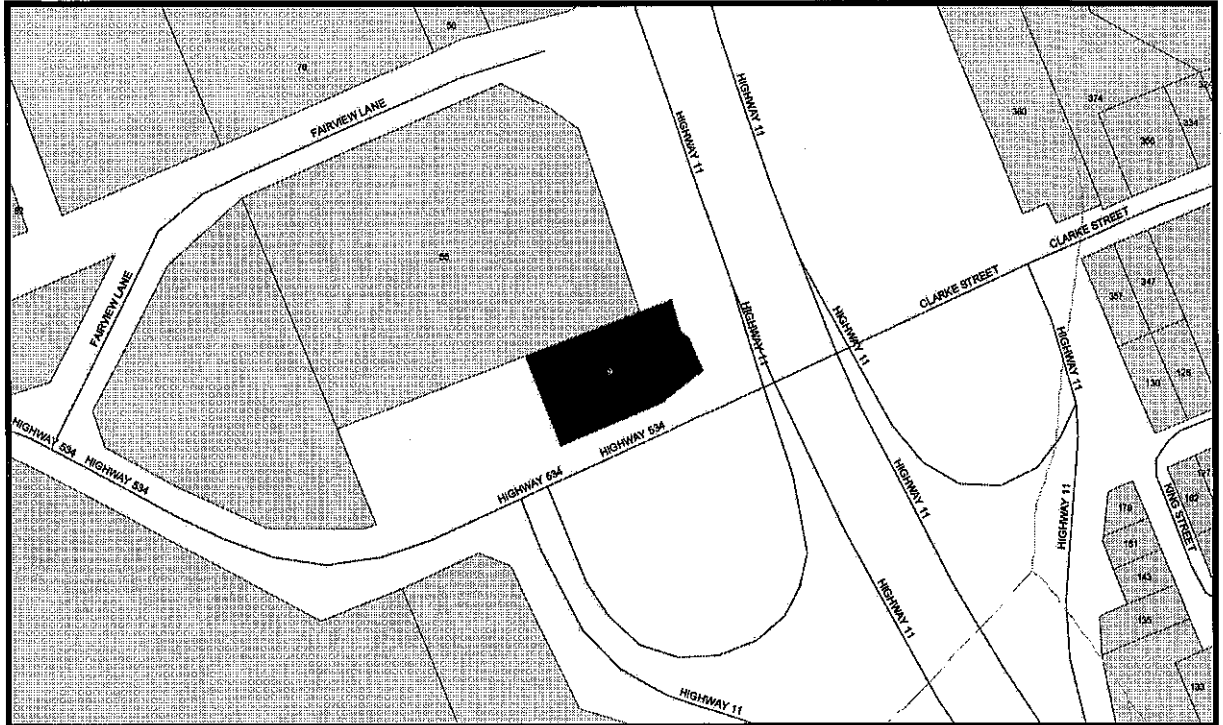
Mayor



CAO/Clerk-Treasurer


**SCHEDULE A-1 TO
ZONING BYLAW 2018-35
REG PLAN 323, LOT 8**

**Municipality of Powassan
District of Parry Sound**



Lands to be rezoned from the Rural (RU) Zone to the Rural
Exception 10 (RU-10) Zone.

**This Is Schedule A-1 to Zoning Bylaw 2018-35.
Passed this 17th day of July, 2018.**



Mayor



Clerk