



**PLANSCAPE**

**BUILDING COMMUNITY THROUGH PLANNING**

**AMENDMENT NO. 2**

**TO THE OFFICIAL PLAN OF THE  
MUNICIPALITY OF POWASSAN**

**'HUGHES'**

**Date: OCTOBER 3, 2023**

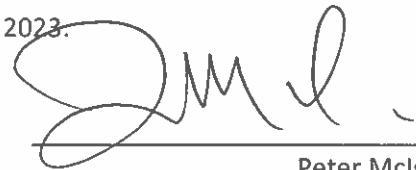
**BY-LAW NO. 2023-25**

**A BY-LAW OF THE CORPORATION OF THE MUNICIPALITY OF  
POWASSAN TO AMEND THE OFFICIAL PLAN OF MUNICIPALITY  
OF POWASSAN**

The Council of the Corporation of the Municipality of Powassan, in accordance with the provisions of Sections 16, 17 and 21 of the Planning Act, R.S.O., 1990 hereby enacts as follows:

1. That Amendment No. 2 to the Official Plan of the Municipality of Powassan, consisting of the attached Part "B", is hereby approved.
2. That this By-law shall take effect on the date of passage by Council and shall come into force in accordance with Sections 16, 17, and 21 of the *Planning Act*, R.S.O., 1990.

READ a First and Second Time this 3rd day of October, 2023.

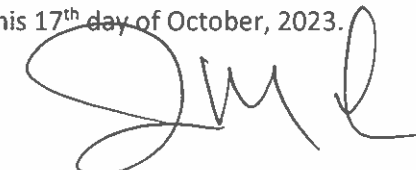


Peter McIsaac, Mayor



Allison Quinn, Clerk

READ a Third and Final Time and Adopted by Council this 17<sup>th</sup> day of October, 2023.



Peter McIsaac, Mayor



Allison Quinn, Clerk

## **THE CONSTITUTIONAL STATEMENT**

PART A – THE PREAMBLE, does not constitute part of this Amendment

PART B – THE AMENDMENT, consisting of the following text constitutes Amendment No. 2 to the Official Plan of the Municipality of Powassan.

PART C – APPENDIX "A", does not constitute part of this amendment.

## **PART A – THE PREAMBLE**

PART A to this Official Plan Amendment is provided for information purposes only and does not constitute part of this Amendment.

### **1. Lands Affected by this Amendment**

The lands affected by this amendment include all lands within the jurisdictional limits of the Municipality of Powassan; lands located in Part Lot 15, Concession 14, RP 42R-13092, Municipality of Powassan (137 Main Street, Powassan).

### **2. Purpose**

The purpose of this amendment is for Council to amend the “Rural Area” Designation of the Municipality of Powassan Official Plan to permit the development of a four-plex (four attached residential dwelling units under one roof with separate entrances) at lands located in Part Lot 15, Concession 14, RP 42R13092, (137 Main Street, Powassan).

### **3. Background and Basis**

- 3.1 The Official Plan for the Municipality of Powassan, which was adopted by Council of the Corporation of the Municipality of Powassan on October 21, 2003; By-Law 2003-37, with modifications, by the Ministry of Municipal Affairs on October 16, 2005.
- 3.2 An application for an Official Plan Amendment for the subject land was received on August 31, 2023, by the Municipality of Powassan to permit the development of a four-plex on the subject property.
- 3.3 The Official Plan designates the subject lands as “Rural” on Schedule A and the “Rural Area” policies only permit development of low-density residential uses. A four-plex is not a low-density residential use.
- 3.4 The subject lands are located within close proximity to the Powassan Urban Service Area.
- 3.5 A review of the existing policies in the Municipality of Powassan Official Plan indicates that amendments are required to permit a four-plex residential use.
- 3.6 The proposed amendments are consistent with the applicable policies and direction of the Provincial Policy Statement, 2020 and the Growth Plan for Northern Ontario, 2011.

## **PART B - THE AMENDMENT**

### **1. Introductory Statement**

All of this part of the document entitled PART B – THE AMENDMENT, consisting of the following text constitutes Amendment No. 2 to the Official Plan of the Municipality of Powassan.

### **2. Details of the Amendment**

2.1 Section 5.7 Rural Area is hereby amended by the addition of the following section:

#### **5.7.5 Site Specific Policies**

5.7.5.1 Notwithstanding any policy of this plan to the contrary a four-plex (four attached dwelling units under one roof with separate entrances) shall be permitted on the lands located at Part Lot 15, Concession 14, RP 42R-13092, Municipality of Powassan (137 Main Street, Powassan), shown hatched on Schedule A.

### **3. Implementation**

The provisions of this Amendment shall be implemented by a Zoning By-law amendment to be enacted by the Municipality of Powassan and attached in Appendix A.

### **4. Interpretation**

The interpretation of the Official Plan for the Municipality of Powassan, as amended, shall govern the interpretation of this Amendment.

**SCHEDULE A**  
**of Official Plan Amendment no. 2**



**APPENDIX 1**

**THE CORPORATION OF THE MUNICIPALITY OF POWASSAN**

**(Hughes)**

**BY-LAW NO. 2023-24**

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 Lot 15, Concession 14, RP 42R-13092, Municipality of Powassan (137 Main Street, 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 hereby further amended by re-zoning affected lands described as Par Lot 15, Concession 14, RP 42R-13092, (137 Main Street, Powassan), in the Municipality of Powassan from Rural (RU) to Rural - Exception Fifteen (RU- 15) as shown hatched on Schedule 'A-1' attached hereto and forming part of this By-law.
2. Section 4.4.3 of Zoning By-law No. 2003-38 is hereby further amended by the addition of the following subsection:

**4.4.3.15 Rural Exception Fifteen (RU -15) Zone**

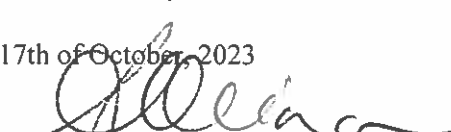
Notwithstanding Section 4.4.1 of the of the Rural (RU) Zone, on lands described legally as Part Lot 15, Concession 14, RP 42R-13092, Municipality of Powassan (137 Main Street, Powassan), a four-plex residential dwelling shall be permitted.

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, 1990.

READ A FIRST AND SECOND TIME on the 3rd of October, 2023

READ A THIRD TIME and finally passed this 17th of October, 2023

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
Clerk

Schedule 'A-1'

