

THE CORPORATION OF THE MUNICIPALITY OF POWASSAN
BY-LAW NO. 2012-22
(MEDICAL CLINIC)

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 Lots 7, 8 and 9 and Part of the Station Grounds and 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-5)(H) Zone to the Village Commercial Exception (CV1-3)(H) Zone as 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-section after Section 4.7.4.2:

4.7.4.3 Village Commercial Exception (CV1-3) Zone
-- Main Street

Notwithstanding the provisions of the Village Commercial (CV1) Zone, to the contrary, in the CV1-3 Zone, the following provisions shall apply to lands legally described as Part of the Station Grounds, Plan 44, located in Part of Lot 15, Concession 12:

- a) Minimum Frontage on Main Street - 7 metres
- b) Maximum Floor Area of Medical Building - 810 m²
- c) Minimum Setback from the boundary of lands owned by CN Rail - 30 metres
- d) Minimum Height of Fence abutting lands owned by CN Rail - 1.83 metres
- e) Minimum Number of Parking Spaces - 52
(size as per zoning bylaw item 3.21 and item 5.119)
- f) Maximum Lot Coverage - 25.5 %

Where lands within the CV1-3 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.

3. Furthermore, on land legally described as Part --, 42R-13899, located in Part of Lots 7, 8 and 9, Plan 44 and located within the CV1-2 Zone, notwithstanding the minimum front yard requirement, a detached garage shall be permitted in the front yard provided the floor area of the garage does not exceed 864 m² and the structure maintains a minimum front yard setback of 15.3 metres and a minimum interior side yard of 7 metres.
4. The Holding symbol applicable to lands located within the CV1-3 (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 17th day of July, 2012.

READ A THIRD and FINAL TIME on August 7, 2012.

Mayor

Clerk