

THE CORPORATION OF THE MUNICIPALITY OF POWASSAN
BY-LAW NO. 2013-29
(IDA)

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 Block 3, Part of Lot 1, Plan 43 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 legally described as Block 3, Part of Lot 1, Plan 43 in the Municipality of Powassan from the Village Commercial One (CV1) Zone to the Village Commercial One Exception (CV1-4) Zone as shown on Schedule 'A-1' attached hereto and forming part of this By-law.
2. Furthermore, on lands legally described as Block 3, Part of Lot 1, Plan 43 in the Municipality of Powassan and located in the CV1-4 Zone, notwithstanding Section 4.7.1 (xxii), a residential apartment dwelling unit shall be permitted to be located on the main floor and at the front of a commercial building, provided such apartment dwelling unit complies with the following regulations:
 - a) Maximum Floor Area of Main Floor Apartment Dwelling Unit - 35.3m²
 - b) Maximum Building Frontage (along Main Street) that may be utilized for an Apartment Dwelling Unit - 5.5 m
 - c) Minimum number of parking spaces required in the CV1-4 Zone for 4 apartment dwelling units and a commercial use shall be 14 spaces.
4. In all other respects, the provisions of By-law 2003-38 shall apply.

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 4th day of June, 2013.

TO BE READ A THIRD TIME and finally passed on 18th day of June, 2013.

Mayor

Clerk