

THE CORPORATION OF THE MUNICIPALITY OF POWASSAN

(Penney)

BY-LAW NO. 2022-03

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 at Lot 6, Plan 44 (528 and 526 Main Street, Town of Powassan), 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 'B' to Zoning By-law No. 2003-38 as amended, is hereby further amended by zoning affected lands described as Lot 6, Plan 44, (528 and 526 Main Street, Powassan), in the Municipality of Powassan from Village Commercial (CV1) to Village Commercial - Exception Six (CV1-6) as shown hatched on Schedule 'A-1' attached hereto and forming part of this By-law.
2. Section 4.6.3 of Zoning By-law No. 2003-38 is hereby further amended by the addition of the following subsection:

3.6.3.6 Village Commercial Exception Five (CV1-6) Zone

Notwithstanding Section 4.6.1 (xxiii) of the of the Village Commercial (CV1) Zone, on lands described legally as Lot 6, Plan 44, (528 and 526 Main Street, Powassan), and located in the Village Commercial - Exception Six (CV1-6) zone, residential apartment dwelling units shall be permitted to be located on the main floor and at the front of a commercial building.

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 1st of February, 2022

READ A THIRD TIME and finally passed this 15th of February, 2022



Mayor



Clerk

**CV1¹³⁸ (Village Commercial) to
CV1-6 (Village Commercial - Exception Six)**