

THE CORPORATION OF THE MUNICIPALITY OF POWASSAN

BYLAW NO. 2024 -19

(LEWIS)

Being a Bylaw to amend Bylaw No. 2003-38, as amended, the Zoning Bylaw for the Municipality of Powassan with respect to lands described as PCL 10849 NS, Part Lot 15, Concession 15, (18 McCharles Line) 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 Bylaw No. 2003-38, as amended;

AND WHEREAS the Council of the Corporation of the Municipality of Powassan deems it advisable to amend Bylaw 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 PCL 10849 NS, Part Lot 15, Concession 15, (18 McCharles Line), 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

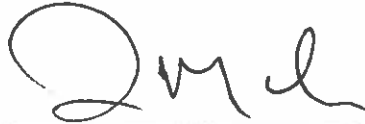
Notwithstanding the provisions of the Rural (RU) Zone, on lands described as PCL 10849 NS, Part Lot 15, Concession 15, (municipally known as 18 McCharles Line) in the Municipality of Powassan, the following accessory uses and provisions shall be permitted and apply:

- i) A 'Motorcycle Repair Shop' with a maximum floor area of 223 m² (2400 ft²)
- ii) A 'Sleeping Cabin' defined as "a recreational building or structure used for sleeping that does not contain a kitchen" with a maximum floor area of 19 m²
- iii) An interior side yard setback of 4.6 m for the single detached dwelling
- iv) A minimum lot area of 0.7 ha
- v) A minimum front yard setback of 22.3 m.

In all other respects, the provisions of Bylaw 2003-38 shall apply.

3. This Bylaw 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 13th day of August 2024 and to be **READ** a **THIRD** and **FINAL** time and considered passed in open Council on the 3rd day of September 2024.



Mayor



Clerk

Schedule 'A-1'

