

THE CORPORATION OF THE MUNICIPALITY OF POWASSAN

BY-LAW NO. 2016-39

(146 Osborne Street)

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 Pcl. 4441 NS, located in Part of Lot 15, Concession 13, (South Himsworth) 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 owner of the subject lands has filed an application with the Municipality of Powassan to amend By-law No. 2003-38, as amended, to undertake a multi-residential development proposal;

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 Pcl. 4441 NS, located in Part of Lot 15, Concession 13, (South Himsworth) in the Municipality of Powassan from the Village Residential (RV1) Zone to the Multiple Residential Exception (RM-7) (H) Holding 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 4.3.5.6:

4.3.5.7 Multiple Residential Exception (RM-7) Zone

Notwithstanding the permitted uses and provisions of the Multiple Residential (RM) Zone to the contrary, on lands legally described as Pcl. 4441 NS, located in Part of Lot 15, Concession 13, and located within the RM-7 Zone, a multi-residential building comprising up to 7 dwelling units shall be permitted subject to the following provisions:

- a) Minimum Lot Area - 0.18 hectares
- b) Minimum Lot Frontage - 30 metres
- c) Minimum Interior Side Yard (east side) - 15 metres
- d) Minimum Interior Side Yard (west side) - 4 metres
- e) Minimum Front Yard (to exterior wall) - 15 metres
- f) Minimum Front Yard (to front porch) - 13 metres

- g) Minimum Rear Yard - 8 metres
- h) Maximum Number of Dwelling Units - 7
- i) Maximum Ground Floor Area - 301 square metres
- j) Maximum Total Floor Area - 600 square metres
- k) Maximum Lot Coverage - 20%
- l) Maximum Height - 8 metres
- m) Minimum Number of Parking Spaces - 10
- n) Maximum Number of Parking Spaces permitted within 20 metres of the Front Lot Line - 0

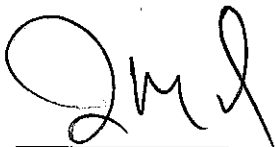
In the RM-7 Zone, access to dwelling units shall be permitted only from the east side or front of the multi-residential dwelling. In addition, the calculation of lot coverage shall include any external roofed area, such as a porch, and furthermore no porch, balcony, patio, landing, deck or like feature shall be permitted along the west exterior wall of the building.

In all other respects the provisions of Comprehensive Zoning By-law 2003-38, as amended shall apply.

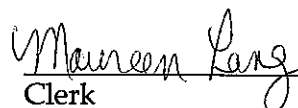
- 3. Lands located in the RM-7 Zone shall be subject to a Holding provision. The Holding provision shall not be removed until the following have been provided to Council:
 - a) A site plan agreement prepared by the Municipality and signed by the Owner.
 - b) Any security required by the site plan agreement.
 - c) Municipal costs incurred in the review and preparation of items a) and b) have been reimbursed to the Municipality.
- 4. 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 15th day of November 2016.

READ A THIRD TIME and finally passed this 6th day of December 2016.



Mayor



Clerk