

**THE CORPORATION OF THE MUNICIPALITY OF POWASSAN**

**(Moore)**

**BY-LAW NO. 2021-23**

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 Block 4, Part Lot 9, Registered Plan 43, (461 Main Street, 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 Block 4, Part Lot 9, Registered Plan 43, (461 Main Street, Powassan), in the Municipality of Powassan from Village Commercial (CV1) to Village Commercial - Exception Five (CV1-5) as shown 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:

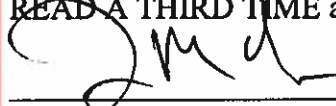
**3.6.3.5 Village Commercial Exception Five (CV1-5) Zone**

Notwithstanding Section 4.6.1 (xxiii) of the of the Village Commercial (CV1) Zone and the Section 3.21.a and Table 1) Parking Area Requirements, on lands described legally as Block 4, Part Lot 9, Registered Plan 43 (461 Main Street, Powassan), and located in the Village Commercial - Exception Five (CV1-5) zone, residential apartment dwelling units shall be permitted to be located on the main floor and at the front of a commercial building, provided the following regulations are complied with:

- i) Maximum total number of residential apartment dwelling units - 7
  - ii) Minimum total number of required parking spaces - 7
  - iii) Total of 10% of area available for snow storage.
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 17th of August, 2021

READ A THIRD TIME and finally passed the 17th of August, 2021

  
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Mayor

  
\_\_\_\_\_  
Clerk

**Schedule 'A-1'**

