

THE CORPORATION OF THE VILLAGE OF MONTROSE

BYLAW #715

A BYLAW TO AMEND THE ZONING BYLAW #670

WHEREAS Division 7 of Part 26 of the Local Government Act authorizes Council to regulate the use of land,

BE IT THEREFORE RESOLVED that the Council of the Village of Montrose in open meeting assembled, enacts as follows:

SHORT TITLE

1. (1) This Bylaw may be cited as the "ZONING AMENDMENT BYLAW (C1a Zone) 2014."

SCHEDULE

2. (1) The following schedules are attached to and form part of this Bylaw:
 - A) Schedule 1 – Bylaw #715 Zoning Map Explanatory Plan;

AMENDMENT

2. (1) Zoning Bylaw #670 is hereby amended by adding the following section:

405(a) COMMERCIAL 1a ZONE (Mixed Use Commercial)

405.1(a) Subject to compliance with the General Provisions in Part 3, the following provisions shall apply in Commercial 1a Zone.

405.2(a) Permitted Uses

In addition to those uses set out in Section 405.2 for the Commercial 1 Zone, the following uses shall also be permitted in the Commercial 1a Zone (Mixed Use Commercial):

- (1) Single family Dwelling

405.3(a) Other Provisions

The provisions for Minimum Lot Area, Density, Setbacks, Signs, Lot Coverage, Height, and Parking and Loading in the Commercial 1 Zone (General Commercial) set out in Sections 405.3 to 405.9 inclusive shall apply in the Commercial 1a Zone (Mixed Use Commercial).

ENACTMENT

3. (1) If any section, subsection, sentence, clause or phrase of this bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, the invalid portion shall be severed and the part that is invalid shall not affect the validity of the remainder.
 - (2) This Bylaw shall come into full force and effect on the adoption thereof.

READ A FIRST TIME
READ A SECOND TIME
PUBLIC HEARING HELD
READ A THIRD TIME
RECONSIDERED AND FINALLY ADOPTED

this 16th day of June, 2014
this 16th day of June, 2014
this 7th day of July, 2014
this 7th day of July, 2014
this 9th day of July, 2014

Acting Mayor

Corporate Officer

Certified a true copy of Bylaw #715, as adopted

Corporate Officer