

THE CORPORATION OF THE VILLAGE OF MONTROSE

**BYLAW #739**

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 739 - 2017."

**SCHEDULE**

- 2. (1) The following schedules are attached to and form part of this Bylaw:
  - A) Schedule 1 – Bylaw #739 Zoning Map Explanatory Plan;

**AMENDMENT**

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

406.A Commercial Zone 3

(406.A1) Subject to compliance with the General Provisions in part 3, the following provisions shall apply in the Commercial 3 Zone.

(406.A2) Permitted Uses

Light General Contracting Storage.

(406.A3) Other Provisions

The provisions for Minimum Lot Area, Density, Setbacks, Signs, Lot Coverage, Height and Parking and Loading in the Commercial Zone 1 (General Commercial) set out in Sections 405.3 to 405.9 inclusive shall apply in the Commercial 3 Zone (Light General Contracting Storage).

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

this 3rd day of October, 2017  
 this 6th day of November, 2017  
 this 6<sup>th</sup> day of November, 2017  
 this 6<sup>th</sup> day of November, 2017  
 this 20<sup>th</sup> day of November, 2017

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Corporate Officer

Certified a true copy of Bylaw #739, as adopted

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Corporate Officer