

THE CORPORATION OF THE VILLAGE OF MONTROSE

BYLAW #740

A BYLAW TO AMEND OFFICIAL COMMUNITY PLAN BYLAW #669.

WHEREAS the Council of the Village of Montrose adopted an Official Community Plan in 2008;

AND WHEREAS the Official Community Plan establishes Council’s policies on land use matters;

NOW THEREFORE, 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 "**OFFICIAL COMMUNITY PLAN AMENDMENT BYLAW – #740 – COMMERCIAL LAND USE IN RESIDENTIAL AREAS (2017)**".
- 2. (1) The following schedule is attached to and forms part of this Bylaw :
 - A) Schedule X – Bylaw #740 Explanatory Plan

AMENDMENT

- 3. (1) The Village of Montrose Official Community Plan Bylaw #669 is hereby amended by adding the following Policy under Section 3.2 *Policies Pertaining to the Residential and Commercial Land Use Designations*:

3.2.1 Residential Land Use

Policy 17 – Commercial Land Use in Residential Areas – Commercial land uses shall not be permitted in residential areas except for LD 26 Township 7A, REM E 1/2 SL 37, Plan X66, except Plan 2806 Exc Pcl A (Ref PI 834751) & EXC PI 5277, 8726, NEP 19669 and 23699, (Known as 935 – 10th Avenue).

ENACTMENT and REPEAL

- 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 final adoption thereof.

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

this 16th day of October, 2017
 this 6th day of November, 2017
 this 6th day of November, 2017
 this 6th day of November, 2017
 this 20th day of November, 2017

Mayor

Corporate Officer

Certified a true copy of Bylaw 740, as adopted.

Corporate Officer