SECOND DRAFT BYLAW 177-01-02-2017

SECOND DRAFT BYLAW 177-01-02-2017 MODIFYING BYLAW 177-01 REGARDING ZONING IN ORDER TO ADD STANDARDS FOR TWO-GENERATION HOUSING

WHEREAS the Municipality of Pontiac is authorized to govern its urban planning bylaws;

WHEREAS this Council deems it necessary to bring changes to bylaw number 177-01 regarding zoning, in order to allow bi-generational housing on its territory;

WHEREAS the Municipality has a Policy Amie des Ainés (MADA) in which it is mentioned facilitating the implementation of two-generation houses, in the zoning regulation;

WHEREAS the proposed modification was the object of a public consultation on July 4, 2017 and may be subjected to referendum approval;

WHEREAS a notice of motion for this draft bylaw has been given at the regular Council meeting of June 13, 2017;

WHEREAS a copy of the present bylaw has been given to the Council members at least two days before this meeting and that all present Council members declare having read it and waive its reading;

It is

Moved by : Nancy Draper-Maxsom
Seconded by : Thomas Howard

AND RESOLVED THAT this Council decrees and adopts the following:

SECTION I

PREAMBLE

The preamble is an integral part of this bylaw.

SECTION 2

ADDITION OF STANDARDS FOR TWO-GENERATION HOUSING

Section 1 Section 3.2.1 is modify by adding after the 4th paragraph, the following paragraph and sub-paragraphs:

A two-generation housing unit can be built or transformed in an isolated single-family housing unit in all zones, as long as it complies with the following provisions:

a) The appearance of the single housing unit must be preserved;

b) The architecture and appearance of the building, including an extension, must be uniform and must form a coherent whole with the neighbouring isolated single-family houses;

c) The building must have only one entrance door on the front of the building and only one civic number;

d) The housing unit must have only one electric meter;

e) The two-generation housing unit is physically linked with the main housing unit by a door on the main floor and on the upper floor if applicable. The door(s) must permanently allow circulation between the two-generation housing unit and the main housing unit;

f) The two-generation housing unit is equipped with an emergency exit other than the one of the main housing unit and said exit must not be located on the front of the building;
g) The floor’s surface area of the two-generation housing unit must not exceed the one of the main housing unit, excluding the basement;

h) An off-street parking space must be provided for the two-generation housing unit. The parking space must comply with the provisions of the bylaw in force;

i) A two-generation housing unit must be occupied or intended to be occupied only by people having a kinship or alliance with the owner-occupant of the main housing unit. The term "kinship" or "alliance" means, but is not limited to, descendants (children and grand-children), the ascendants (parents and grandparents), privileged collaterals (brothers, sisters, nephews and nieces) and ordinary collaterals (uncles and aunts). Considering this, the owner-occupant must commit to providing, upon the Municipality’s request, a proof if identification of any occupant of the bi-generational housing unit which would allow establishing the kinship with the owner-occupant.

SECTION 3

FINAL PROVISIONS

COMING INTO EFFECT

This draft bylaw will come into effect according to the procedures provided by Law.

Carried

GIVEN IN PONTIAC, this July 11, 2017

ROGER LAROSE
MAYOR

BENEDIKT KUHN
DIRECTOR GENERAL

Date of notice of motion: June 13, 2017

Date of the adoption of the 2nd draft bylaw July 11, 2017

Resolution #: 17-07-3178