SECONED DRAFT BYLAW 177-01-03-2017 MODIFYING THE ZONING BYLAW #177-01 TO AUTHORIZE THE R2 USAGE CATEGORY IN ZONE 13, THAT IS SEMI-DETACHED SINGLE-FAMILY UNITS AND DETACHED TWO-FAMILY UNITS

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

WHEREAS this Council deems it necessary to make changes to zoning bylaw # 177-01 to modify the Table of specifications for zone 13 in order to allow the construction of semi-detached single-family units and detached two-family units;

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

WHEREAS a notice of motion for the present bylaw was given during the regular Council meeting held on June 13th 2017;

WHEREAS a copy of the draft bylaw was given to council members no later than 2 juridical days before their meeting, and all council members present declare having read it and waive its reading at this time;

CONSEQUENTLY, it is

Moved by: Brian Middlemiss
Seconded by: Nancy Draper-Maxsom

AND RESOLVED THAT this council decrees and adopts the following:

SECTION 1 - PREAMBLE

The preamble is an integral part of the present bylaw.

SECTION 2 – MODIFICATION TO THE TABLE OF SPECIFICATIONS FOR ZONE 13

Article 1 The Table of specifications for zone 13 found under chapter 9 of the zoning bylaw 177-01, is modified by the addition of an “X” in the box found next to the mention “R2”.

Article 2 The Table of specifications pertaining to zone 13 found under chapter 9 of the zoning bylaw 177-01, is modified by the addition of following provision to the section on SPECIAL PROVISIONS APPLICABLE:

RESIDENTIAL CATEGORY R2 – 2 UNITS
This usage category includes the R1 usage category and the following types of housing: Semi-detached single-family units, single-family units partly or entirely connected to a single-family dwelling connected by a common side wall. Detached two-family units: Building that includes two (2) dwelling units, one above the other and having separate entrances leading directly to the outdoors.

SECTION 3 – FINAL PROVISIONS

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

GIVEN IN PONTIAC, this 11th day of July 2017.

Carried
Notice of motion: June 13th 2017
2nd draft bylaw adopted on: July 11th, 2017
Resolution no.: 17-06-3179