

THE CORPORATION OF THE VILLAGE OF MONTROSE

BYLAW #658

A BYLAW TO AMEND THE ZONING BYLAW #505

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 (DEFINITIONS) (2007)."

AMENDMENT

2. (1) Zoning Bylaw 505 is hereby amended by deleting the following definition:

"manufactured home" means an off-site constructed residential unit manufactured to Canadian Standards Association standard Z-240, consisting of one or more sections each towable on its own chassis, including those units commonly referred to as either a single-wide or double-wide mobile home;

"dwelling, single family" means a detached building having independent exterior wall, containing only one dwelling unit and excludes manufactured homes;

"dwelling, two family" means a detached building having independent exterior walls and containing only two separate dwelling units and excludes manufactured homes.

- (2) The Zoning Bylaw #505 is hereby amended by adding the following definitions:

"mobile home" means a manufactured unit consisting of one or more sections each towable on its own chassis, including those units commonly referred to as either a single-wide or double-wide mobile home constructed to the CAN/CSA-Z240 MH Series, and designed for permanent or semi-attachment to land;

"manufactured home" means a building that is manufactured in a factory for transport, assembly, and completion as a residence, including placement on a foundation, and is certified as being constructed to the requirements of the CSA National Standard CAN/CSA-Z240 or A277 but is not designed to be transported on its own wheels or undercarriage;

"modular home" means a detached dwelling unit conforming to the CAN/CSA A277-90 standard which is completely constructed in a factory but is not designed to be transported on its own wheels or undercarriage;

"dwelling, single family" means a detached building having independent exterior wall, containing only one dwelling unit and excludes mobile, manufactured and modular homes;

"dwelling, two family" means a detached building having independent exterior walls and containing only two separate dwelling units and excludes mobile, manufactured and modular homes.

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	this 7 th day of August, 2007
READ A SECOND TIME	this 7 th day of August, 2007
PUBLIC HEARING HELD	this 4 th day of September, 2007
READ A THIRD TIME	this 4 th day of September, 2007
RECONSIDERED AND FINALLY ADOPTED	this 4 th day of September, 2007

Mayor

Corporate Officer

Certified a true copy of Bylaw #658, as adopted

Corporate Officer