

THE CORPORATION OF THE VILLAGE OF MONTROSE

BYLAW #783

A BYLAW TO AMEND THE ZONING BYLAW #771

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

This Bylaw may be cited as the "ZONING AMENDMENT BYLAW #783, 2024"

AMENDMENT

Zoning Bylaw #771 is hereby amended by the following:

Part 1: Interpretation

1.3 Definitions

Delete - "garden flat" means a detached secondary dwelling unit located on the same lot as a single family dwelling, where the unit is occupied by persons related to the owner of the single family dwelling.

Add - "accessory dwelling unit" or "ADU" means a self-contained dwelling unit, such as a garden suite, laneway home, carriage house or garage suite, located on the same legal lot as another dwelling. Specific planning rules and building code standards exist for the development of secondary suites and ADU's, providing property owners and tenants with assurances about the safety of their homes.

Delete - "in-law suite" means a self-contained secondary dwelling unit which includes kitchen, bathroom and sleeping facilities, located within a single dwelling and which is occupied by persons related to the owner of the single family dwelling.

Add - "secondary suite" means a complete living unit with its own kitchen, sleeping area, and washroom facilities contained within another dwelling. The two dwelling units (the primary residence and the secondary suite) and any common spaces make up a single real estate entity that cannot be stratified or otherwise legally separated from the other.

Part 3: General Provisions

3.9 Parking and Loading Requirements

Delete - "In-law Suite" 1 parking space

Add - "Secondary Suite" 1 parking space

Delete - "Garden Flat" 1 parking space

Add - "Accessory Dwelling Unit" 1 parking space

3.15 In-law Suites and Garden Flats

Delete 3.15 In-law Suites and Garden Flats in its entirety.

Add - 3.15 Secondary Suites

Secondary Suites are permitted in all R1 and RU zones provided they conform to the following:

- a) A maximum of one (1) secondary suite is permitted per single family dwelling.
- b) Secondary suites are prohibited at 620-12th Avenue.

Add 3.15.1 Accessory Dwelling Units

Accessory Dwelling Units are prohibited in all R1 and RU zones with the following exception;

- a) 620-12th Avenue is permitted to have one (1) accessory dwelling unit.

Part 4: Establishment of Zones

4.1 R1 – Residential 1 Zone (Single Family Residential)

- Delete 4.1.2 c) In-law suites;
- d) Garden flats;

Add 4.1.2 c) Secondary suites;

4.9 RU – Rural Zone

- Delete 4.9.2 b) Garden flats;
- b) In-law suites;

Add 4.9.2 b) Secondary suites;

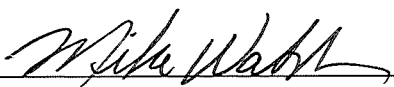
ENACTMENT

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.


This Bylaw shall come into full force and effect on the adoption thereof.

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

this 25th day of June, 2024
 this 25th day of June, 2024
 Forbidden to be Held by Province
 this 25th day of June, 2024
 this 25th day of June 2024,

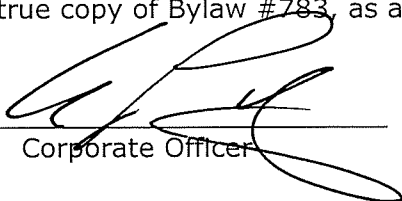


 Mayor



 Corporate Officer

Certified a true copy of Bylaw #783, as adopted



 Corporate Officer