

MUNICIPALITY OF PONTIAC

BY-LAW NUMBER 177-01-01-2016 TO MODIFY ZONING BY-LAW #177-01 AIMING TO CREATE ZONE 56 WITHIN ZONE 18, TO AUTHORIZE THE “RESIDENTIAL (R1)” USAGE CATEGORY IN COMPLIANCE WITH THE GENERAL PROVISIONS OF THE ZONING BY-LAW AND THE SPECIFIC PROVISION APPLICABLE TO THE NEWLY CREATED ZONE

WHEREAS the present Council deems it essential to modify the zoning by-law to improve the regulatory framework for the Domaine des Chutes Project;

WHEREAS the adoption of the first draft modifying the zoning bylaw 177-01-01-2016 adopted on April 12, 2016 under resolution number 16-04-2728;

WHEREAS the public consultation meeting held on April 29, 2016;

WHEREAS the Council members have read the report from the public consultation held on April 29, 2016 with respect to the first draft bylaw and the minutes that were tabled;

WHEREAS the public consultation, the adoption of the second draft, the opening of the referendum registry and that no valid request was registered;

WHEREAS the notice of motion given at the Municipal Council meeting on June 14, 2016;

WHEREAS section 445 of the Municipal Code, the reading of the bylaw will not be necessary since a copy of the bylaw was given to the Council members more than 2 working days before the present meeting;

It is

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

AND RESOLVED that the Council decrees and adopt the following :

MUNICIPALITY OF PONTIAC

BYLAW 177-01-01-2016 AMENDEMENT OF ZONING BYLAW 177-01

SECTION I
AMENDMENTS TO THE TABLES OF SPECIFICATIONS

1. The zoning bylaw 177-01 is modified with the insertion of a new table of specifications under the numbers (56), to follow grid (55);
2. The table of specifications (56) specifically authorizes :
 - 1° The « Residential (R1) » category which includes all detached single family dwellings with one housing unit, as well as the standards for site development and the special provisions referring to them.

The table of specifications for zone (56) attached herein as « Appendix 1 », is an integral part of this bylaw, as if it were reproduced in its entirety.

SECTION II
AMENDMENTS TO THE ZONING PLAN

3. The zoning plan in bylaw number 177-01 is modified by the creation of a new zone (56) as a part of zone (18), illustrated in plan number 1 attached herein, as “Appendix II”, as if it were reproduced in its entirety.

SECTION III
AMENDMENTS TO THE TEXT IN THE ZONING BYLAW

4. Section 4.4.3.2 is modified by adding the new zone 56 to those listed, in order to be able to implement the standards for the separation distances of the former zone 18 to the newly created zones.

Section 4.4.3.2 will read as follows:

«

**4.4.3.2 BORDERING HIGHWAY 148, IN THE USAGE ZONES
DESCRIBED BELOW:**

Any new building may be constructed at a minimum distance of 10 metres.

Usage zones for multi-functional and secondary services:

- Zone 4 of the PZ-01 zoning plan
- Zone 13 of the PZ-01 zoning plan
- Zone 18 of the PZ-01 zoning plan
- Zone 28 of the PZ-01 zoning plan
- Zone 39 of the PZ-01 zoning plan
- Zone 41 of the PZ-01 zoning plan
- Zone 200 to 209 of the PZ-01-02 zoning plan
- **Zone 56 of the PZ-01 zoning plan**


»

**SECTION IV
FINAL PROVISIONS**

5. **ENTRY INTO EFFECT**

The bylaw will come into effect according to the Law.

Carried



Roger Larose
Mayor



Benedikt Kuhn
Director General

Resolution # : 16-07-2848

Adopted on: July 12, 2016

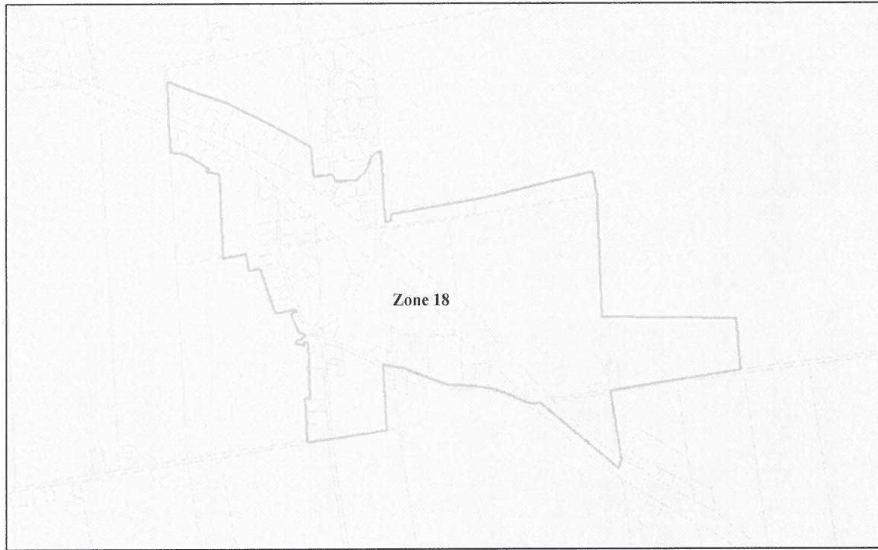
APPENDIX I
TABLE OF SPECIFICATIONS – Zone 56

Table of specifications		Notes and Standards
1 Dwelling unit	R1	X
Front setback – main and accessory buildings - (metres)		10
Side setback – main and accessory buildings - (metres)		5
Rear setback – main and accessory buildings - (metres)		5
Setback -Highway 148 - section 4.4.3 to 4.4.3.3		X
Height - Residential (stories) min/max		1/2
Floor area - min/max (m ²)		175/300
SPECIAL PROVISIONS REGARDING THE RESIDENTIAL USE		
<ul style="list-style-type: none"> a) Parking of heavy or service vehicles as specified in section 4.9.11 of the zoning by-law 177-01 is prohibited; b) Services of professional offices only, operating within the main building are authorized as a complementary use to that the main residential; and this is without any display or storage; c) The complementary use of a Bed and Breakfast as specified in section 3.9.3, is not authorized; d) The number of accessory buildings is limited to 3; e) The distance between accessory buildings and the main building is 4 metres minimum. f) Only one access or driveway per property is permitted. This access cannot be on Highway 148 and, in no circumstances, shall access be given onto NCC property; g) The installation of a pool is prohibited in front yards, and in back yards that are facing Highway 148 or the entrance to Gatineau Park; h) Construction, work, uses or tree felling is prohibited on the non-deforestation and non-construction easements of lots with access to a creek; 		

APPENDIX II ZONING PLAN

Proposed modification through By-law #177-01-01-2016

Before



After

