

BYLAW 177-01-02-2017

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

WHEREAS the Municipality of Pontiac is authorized to modify 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 throughout its territory;

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

WHEREAS a notice of motion for this 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 working days before this meeting and that all present Council members declare having read it and waive its reading at this time;

It is

Moved by : Susan McKay
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 this bylaw.

SECTION 2

ADDITION OF STANDARDS FOR TWO-GENERATION HOUSING

Section 1 Section 3.2.1 is modified by adding after the 4th paragraph, the following paragraph and subparagraphs:

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 detached 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 associated with the architecture of the detached 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, separate from that of the main housing unit and the said exit must not be located on the front of the building;
- g) The floor area of the two-generation housing unit must not exceed that 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 applicable the bylaw;
- i) A two-generation housing unit must be occupied or intended to be occupied only by people having a family tie or alliance with the owner occupant of the main housing unit. The term "family tie" or "alliance" means, without limitation, descendants (children and grandchildren), the ascendants (parents and grandparents), privileged collateral (brothers, sisters, nephews and nieces) and ordinary collateral (uncles and aunts). Considering this, the owner-occupant must agree to provide, upon the Municipality's request, a proof of identification of any occupant of the bi-generational housing unit which would establish the relationship with the owner-occupant.

SECTION 3

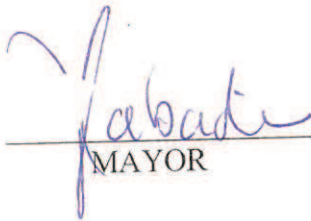
FINAL PROVISIONS

COMING INTO EFFECT

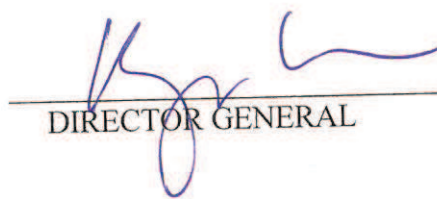
This bylaw will come into effect according to the procedures provided by Law.

Carried

GIVEN IN PONTIAC, this November 30, 2018



MAYOR



DIRECTOR GENERAL

Date of notice of motion:

June 13, 2017

Date of the adoption

November 30, 2018

Resolution #:

18-11-3591