

## PUBLIC CONSULTATION MEETING ON DRAFT BY-LAW 1700-82

TO QUALIFIED VOTERS WHO MIGHT BE INTERESTED IN DRAFT BY-LAW 1700-82 ENTITLED: "CONCORDANCE BY-LAW TO THE MASTER PLAN AND MODIFICATIONS TO ZONING BY-LAW 1700, AS AMENDED, IN ORDER TO:

- Repeal the "neighbourhood business group of uses c2" and transfer such uses to the "local business group of uses c1";
- Establish "micro-brewery use c8";
- Include "food service" use as permitted additional use to the "service station" use;
- Authorize aluminium, fibre board and cement board siding colours for wartime houses;
- Authorize dormer window pitched roof between 20° and 22.5° for wartime houses;
- Require, for wartime houses, side extensions at a distance of 0.60 metre from the frontage wall;
- For wartime houses, replace the obligation that the slope of dormer window roof parallel to the street have a 60% maximum proportion with the obligation to have a 1.20-metre recess from side walls;
- Authorize "micro-brewery use" in Zones C02-12, C02-20, C02-32, C02-71, C02-77, C02-83, C03-12 and I03-10;
- Include contingency measures applicable to "micro-brewery use";
- Prohibit exterior signage at the shopping centre situated at 40, place du Commerce;
- Include site planning and architectural integration program to Zones H03-52, H03-125, H03-127, H03-128, H03-129, H03-130 and H03-131;
- Include Zones P03-121, P03-122, P03-123 and P03-126 to the site planning and architectural integration program;
- Include site planning and architectural integration to the "oil services" group of uses in Zone I03-132;
- Insert the definition of "micro-brewery" and "wartime houses" to the glossary;
- Modify the Tables of Uses and Norms H01-30, C01-35, C01-41, H01-57, H01-58, H01-66, H01-73, C01-89, H02-03, C02-06, H02-08, C02-12, H02-17, C02-20, H02-23, H02-28, C02-32, U02-35, H02-39, C02-51, H02-56, C02-57, C02-58, C02-60, H02-64, C02-71, E02-75, C02-77, H02-82, C02-83, H02-105, C02-114, C02-115, H02-119, C03-07, I03-10, C03-12, C03-16, I03-52, H03-58, C03-75, H03-79, G03-93, H03-98, C03-99 and H03-120;
- Establish, along chemin du Golf, Zones and Tables of Uses and Norms H03-52, H03-124, H03-125, H03-127, H03-128, H03-129, H03-130 and H03-131;
- Repeal Zones and Tables of Uses and Norms I03-11, C03-13 and I03-14;
- Modify Zoning Plans 1/2 and 2/2.

NOTICE is hereby given by the undersigned:

THAT the borough council, further to the adoption, by resolution, at its regular meeting held on April 5, 2011, of said draft by-law entitled "Concordance By-law to the Master Plan and modifications to Zoning By-law 1700, as amended" shall hold a public consultation meeting on Thursday, April 28, 2011, at 7 p.m., in room 205 of the borough hall located at 4555, rue de Verdun, in accordance with the provisions of *An Act respecting land use planning and development* (R.S.Q., c. A-19.1);

**THAT the object of this draft by-law is to:**

- Repeal the “neighbourhood business group of uses c2” and transfer such uses to the “local business group of uses c1”;
- Establish “micro-brewery use c8” applicable on rue Wellington between boulevard LaSalle intersection to the north and 6<sup>th</sup> Avenue to the south as well as require a minimum distance of 1500 metres between each micro-brewery;
- Include “food service” use as permitted additional use to the “service station” use;
- For wartime houses particularly situated in the Crawford sector:
  - Authorize aluminium, fibre board and cement board siding colours for wartime houses;
  - Authorize dormer window pitched roof between 20° and 22.5° for wartime houses;
  - Require, for wartime houses, side extensions at a distance of 0.60 metre from the frontage wall;
  - For wartime houses, replace the obligation that the slope of dormer window roof parallel to the street have a 60% maximum proportion with the obligation to have a 1.20-metre recess from side walls;
- Prohibit exterior signage at the shopping centre situated at 40, place du Commerce;
- Establish residential zones and include site planning and architectural integration program to the residential development project further to the demolition of warehouses situated along chemin du Golf (Zones H03-52, H03-125, H03-127, H03-128, H03-129, H03-130 and H03-131);
- Require that all new construction (for example: park chalet) in future parks of the northern tip (Zones P03-121, P03-122, and P03-123) and on chemin du Golf (Zone P03-126) be approved by site planning and architectural integration program;
- Include site planning and architectural integration program to the new service station on the northern tip of L’Île-des-Soeurs neighbourhood (Zone I03-132);
- Insert the definition of “micro-brewery” and “wartime houses” to the glossary;
- Modify the Tables of Uses and Norms H01-30, C01-35, C01-41, H01-57, H01-58, H01-66, H01-73, C01-89, H02-03, C02-06, H02-08, C02-12, H02-17, C02-20, H02-23, H02-28, C02-32, U02-35, H02-39, C02-51, H02-56, C02-57, C02-58, C02-60, H02-64, C02-71, E02-75, C02-77, H02-82, C02-83, H02-105, C02-114, C02-115, H02-119, C03-07, I03-10, C03-12, C03-16, I03-52, H03-58, C03-75, H03-79, G03-93, H03-98, C03-99 and H03-120;
- **Modify Zoning Plans 1/2 and 2/2.**

THAT this draft by-law applies to the zones shown on the attached map;

THAT in the course of this public meeting, the borough mayor shall explain this draft by-law as well as the consequences of its adoption, and also hear parties who wish to express their concerns;

THAT this draft by-law may be consulted at the borough hall, room 102, 4555, rue de Verdun, Monday to Thursday, from 8:30 a.m. to 5 p.m., and Friday, from 8:30 a.m. to 12:30 p.m., without interruption.

Given at Montréal, arrondissement de Verdun, Québec  
this April 21, 2011

Louise Hébert  
Director of the borough office and  
Borough council secretary

# MODIFICATION AU RÈGLEMENT DE ZONAGE - RÈGLEMENT 1700-82

## AVIS DE CONSULTATION PUBLIQUE



 Zone visée par le règlement