

## PUBLIC CONSULTATION MEETING ON DRAFT BY-LAW 1700-86

TO QUALIFIED VOTERS WHO MIGHT BE INTERESTED IN DRAFT BY-LAW 1700-86 ENTITLED: "BY-LAW MODIFYING ZONING BY-LAW 1700, AS AMENDED, SO AS TO:

- Nullify the minimum distance required for a non-visible underground structure in relation to a property line
- Require an expert's report as a supporting document when any application is submitted for a certificate of authorization to cut down a tree
- Demand the removal of a fence surrounding excavation work no later than 14 days following the end of the work
- Authorize steel panel fences in a side or rear yard
- Abolish the need for a pool drainage system to comply with plumbing regulations
- Demand that a heat pump or air conditioner located in the front yard be concealed by means of vegetation
- Allow the installation of semi-buried containers to collect recyclables and putrescible waste for buildings in the "multi-family h4" category of use
- Allow the presence of recycling containers (bins) in any yard within Zone H03-27
- Subject roofs to the rule of architectural harmony with two-thirds (2/3) of the main buildings on a street section
- Allow fibre cement to be used as a material to cover an outdoor wall, or part of an outdoor wall, of an existing main building without any foundation, in "housing" and "commercial" categories of use
- Allow freestone or artificial stone, light masonry, aluminum siding, imitation wood or fibre cement, installed horizontally, as a material for covering an exterior wall of a dormer on a building in "dwelling" and "commercial" categories of use
- Add contingency measures regarding the type of grillwork allowed on the front of a commercial establishment
- Allow a bazaar as an additional use at a church
- Allow an organization recognized by the City to occupy a park chalet
- Reduce the minimum slope required for the roof of a dormer of a wartime house
- Modify the maximum dimensions authorized for a dormer of a wartime house
- Allow a single-family dwelling (h1) not to front on a public road when such building is part of an integrated project solely consisting of category h1 dwellings
- Allow ornamental ironwork fences in the side yards of a corner lot in the L'Île-des-Sœurs neighbourhood
- Withdraw the obligation of a heat pump, air conditioner or generator located in a side yard to be located at least 2 metres from the front wall in the L'Île-des-Sœurs neighbourhood
- Remove the possibility of having the Borough approve the planting of a tree of a species other than those listed for zones adjacent to the woodlands in the L'Île-des-Sœurs neighbourhood
- Add contingency measures with regard to cutting down trees
- Subject Zone H02-134 to special provisions regarding the work of public utility companies along boulevard Gaétan-Laberge
- Change the colour stipulated for tempered pressed wood siding used as a covering material in Zone H03-40
- Demand that the installation of any sign for any type of use in the downtown area be subject to the submission of a request for approval by SPAIP (site planning and architectural integration program)
- Demand that the size of the plans provided for any SPAIP be a maximum of eleven (11) inches by seventeen (17) inches
- Demand that an electronic version (soft copy) be provided for any request for approval by SPAIP
- Abolish the possibility of reusing a sign that is not in keeping with regulations, at the time of a change in use
- Add to the glossary a definition for the term "semi-buried container"
- Change the definition of the term "street section" in the glossary
- Change Table of Uses and Norms H02-63 to reduce the required minimum width of a building

- Change Table of Uses and Norms H02-130 to reduce the minimum rear setback, the minimum frontage, the minimal building width and the minimum lot area required
- Change Tables of Uses and Norms C02-51 and C02-58 to correct a mistaken reference to an article of the zoning bylaw
- Change Tables of Uses and Norms H01-30, C01-35, C01-41, H01-57, H01-58, H01-66, H01-73, H02-03, C02-06, H02-08, C02-12, H02-17, C02-20, H02-28, C02-32, C02-51, H02-56, C02-57, C02-58, C02-60, C02-71, C02-77, C02-114, I03-10, C03-12, C03-75, H03-120 and H03-125 to correct an erroneous excluded use.”

NOTICE is hereby given by the undersigned:

THAT the borough council, further to the adoption, by resolution, at its regular meeting held on September 6, 2011, of said draft by-law entitled “By-law modifying Zoning By-law 1700, as amended” shall hold a public consultation meeting on Tuesday, October 4, 2011, at 6 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 this draft by-law concerns the entire territory of the Verdun Borough and more specifically the zones shown on the attached plan;

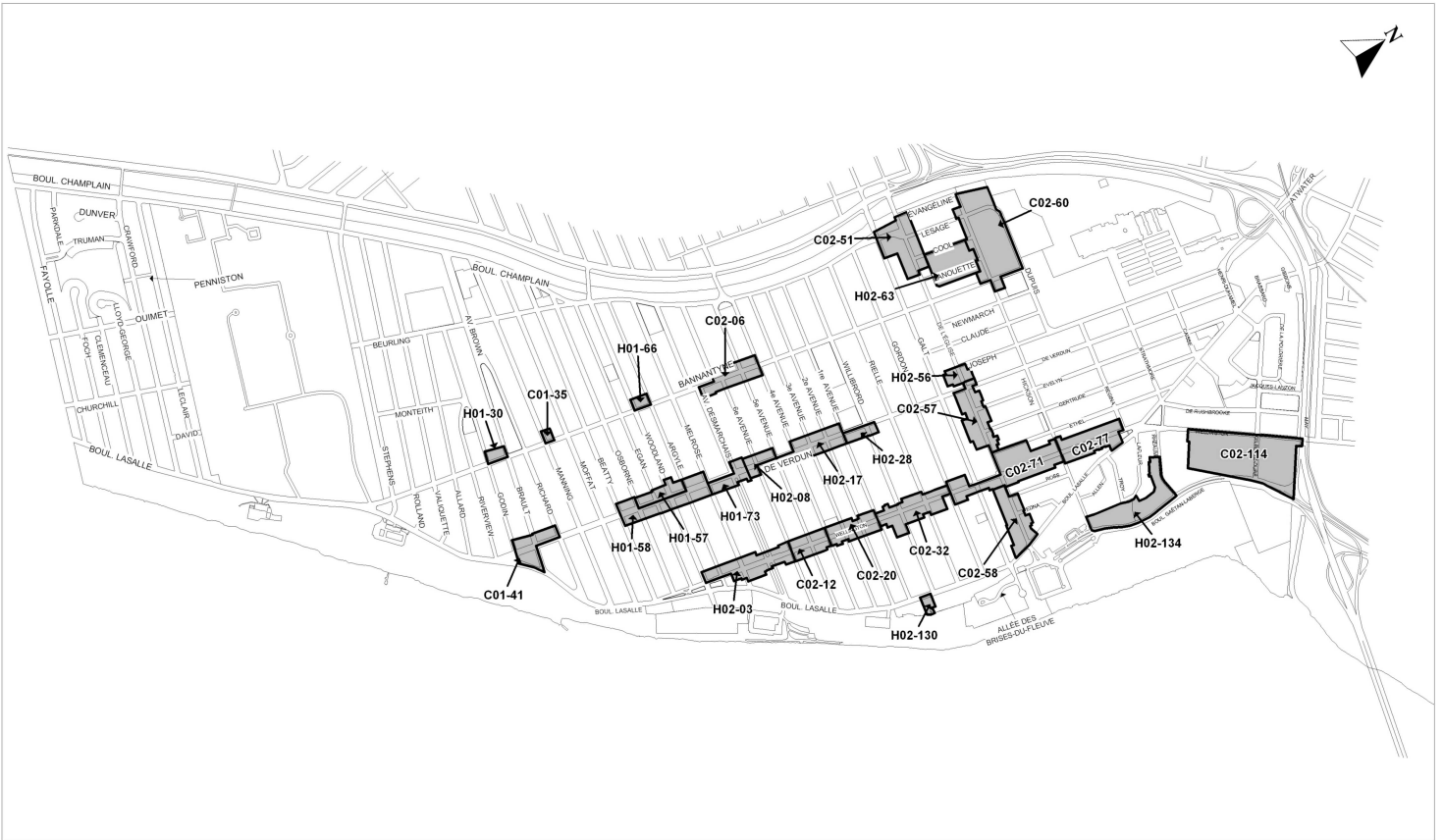
THAT in the course of this public meeting, the borough mayor shall explain this draft by-law as well as the consequences of its adoption, and also hear parties who wish to express their concerns;

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 September 21, 2011

Louise Hébert  
Director of the borough office and  
Borough council secretary

**MODIFICATION AU RÈGLEMENT DE ZONAGE - RÈGLEMENT 1700-86  
AVIS DE CONSULTATION PUBLIQUE**



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