

**PUBLIC CONSULTATION MEETING
ON FIRST DRAFT BY-LAW NUMBER CA29 0040-9 ENTITLED**

BY-LAW MODIFYING ZONING BY-LAW CA29 0040 IN ORDER TO AUTHORIZE THE USE “SELF-HELP AND COMMUNITY RESOURCE CENTRE – #6534” OF THE USE GROUP P2D AND TO SPECIFY THE CORRESPONDING SETTING NORMS, TO REMOVE THE AUTHORIZED USES OF THE USE GROUP C5C AND TO FIX A QUOTA FOR THE USES “DAYCARE - #6541” AND “SELF-HELP AND COMMUNITY RESOURCE CENTRE – #6534» TO THE SPECIFICATIONS CHART C-4-273, SOUTHSIDE OF BOULEVARD GOUIN, WEST OF BOULEVARD SAINT-JEAN.

TO ALL PERSONS WHO MIGHT BE INTERESTED IN PIERREFONDS-ROXBORO BOROUGH'S DRAFT BY-LAW NUMBER **CA29 0040-9**:

NOTICE is hereby given by the undersigned:

THAT Borough Council, following the adoption by resolution number CA12 29 0193 at its regular sitting held on June 4, 2012 of the draft by-law entitled as hereinabove, will hold a public consultation meeting on **Monday, August 6, 2012, at 6:30 p.m.**, in the council room, 13665, boulevard de Pierrefonds, in conformity with the provisions of the Act respecting land use planning and development (R.S.Q. c. A-19.1).

THAT the object of draft by-law is to authorize the use “Self-help and community resource centre - #6534” of the use group P2d and to specify the corresponding setting norms, to remove the authorized uses of the use group C5c and to fix a quota for the uses “Daycare - #6541” and “Self-help and community resource centre - #6534” in the specifications chart C-4-273, southside of boulevard Gouin, west of boulevard Saint-Jean.

THAT in the course of this public meeting, the Mayor of the Borough or another member of the Council will explain this draft by-law and the consequences of its adoption, and also hear parties who wish to express their concerns.

THAT this draft by-law contains provisions relating to a by-law that is susceptible to be approved by referendum.

THAT this draft by-law is available for examination at the Borough Secretary's Office, Monday to Thursday, from 8 a.m. to noon and from 1 p.m. to 4:45 p.m. and Friday from 8 a.m. to noon. It is also available on the page of “Public Notices” on the Borough's website at www.ville.montreal.qc.ca/pierrefonds-roxboro.

GIVEN AT MONTREAL, BOROUGH OF PIERREFONDS-ROXBORO
this twenty seventh day of July of the year 2012.

Suzanne Corbeil, Attorney
Director of the Borough Office and
Secretary of the Borough

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PROVINCE DE QUÉBEC

VILLE DE MONTRÉAL

ARRONDISSEMENT DE PIERREFONDS-ROXBORO

DRAFT BY-LAW CA29 0040-9

BY-LAW MODIFYING ZONING BY-LAW CA29 0040 IN ORDER TO AUTHORIZE THE USE “SELF-HELP AND COMMUNITY RESOURCE CENTRE – #6534” OF THE USE GROUP P2D AND TO SPECIFY THE CORRESPONDING SETTING NORMS, TO REMOVE THE AUTHORIZED USES OF THE USE GROUP C5C AND TO FIX A QUOTA FOR THE USES “DAYCARE - #6541” AND “SELF-HELP AND COMMUNITY RESOURCE CENTRE – #6534» TO THE SPECIFICATIONS CHART C-4-273, SOUTHSIDE OF BOULEVARD GOUIN, WEST OF BOULEVARD SAINT-JEAN.

At the Borough of Pierrefonds-Roxboro regular sitting held in the borough hall situated at 13665, boulevard de Pierrefonds in said borough, on February 6, 2012, at 7 p.m., in conformity with the Cities and Towns Act (L.R.Q., Chapter C-19), at which were present:

Mayor of the Borough

Monique Worth

Councillors

Catherine Clément-Talbot

Dimitrios (Jim) Beis

Bertrand A. Ward

All members of the Council and forming a quorum under the chairmanship of the Mayor of the Borough, Mrs. Monique Worth.

Councillor Christian G. Dubois was absent.

Mr. Jacques Chan, Director of the Borough and Me Suzanne Corbeil, Secretary of the Borough were also present.

THE BOROUGH COUNCIL ENACTS THE FOLLOWING:

Zoning by-law CA29 0040 is modified as follows :

ARTICLE 1 by modifying specifications chart C-4-273 as follows:

- a) by deleting column C5c;
- b) by deleting note (1) and uses 5370 and 6375 at the bottom of the chart;

The whole as presented in the attached specifications chart as Appendix A of the present by-law.

ARTICLE 2 by modifying specifications chart C-4-273 as follows:

- a) by adding the column concerning the use category permitted - P2d;
- b) by inserting the number 6534 at the intersection of line number 5, Specific use permitted and of column P2d;
- c) by inserting the number 550 at the intersection of line number 7, area (m²) and of column P2d;
- d) by inserting the number 30 at the intersection of line number 8, depth (m) and of column P2d;
- e) by inserting the number 18 at the intersection of line number 9, width (m) and of column P2d;
- f) by inserting an asterisk at the intersection of line number 11, detached structure and of column P2d;
- g) by inserting the number 7,5 at the intersection of line number 15, front setback and of column P2d;
- h) by inserting the number 3 at the intersection of line number 16, side setback and of column P2d;
- i) by inserting the number 9 at the intersection of line number 17, rear setback and of column P2d;
- j) by inserting the numbers 1/2 at the intersection of line number 19, height (storeys) and of column P2d;
- k) by inserting the number 3/ at the intersection of line number 20, height (m) and of column P2d;
- l) by inserting the number 8 at the intersection of line number 23, width of front wall (m) and of column P2d;
- m) by inserting the numbers 0.5/2 at the intersection of line number 26, floor/site(F.A.R.) and of column P2d;
- n) by inserting the numbers /0.5 at the intersection of line number 27, footprint/site (B.F.S..) and of column P2d;

The whole as presented in the attached specifications chart as Appendix A of the present by-law.

ARTICLE 3 by modifying specifications chart C-4-273 as follows:

- a) by inserting the mention (1) at the section of particular provisions at the bottom of column c1;
- b) by inserting the note “ (1) : Only one particular use 6541 is permitted in the zone”;

The whole as presented in the attached specifications chart as Appendix A of the present by-law.

ARTICLE 4 by modifying specifications chart C-4-273 as follows:

- a) by inserting the mention (2) at the section of particular provisions at the bottom of column P2d;
- b) by inserting the note “(2) : Only one particular use 6534 is permitted in the zone;

The whole as presented in the attached specifications chart as Appendix A of the present by-law.

ARTICLE 5 The present by-law comes into force according to Law.

PERMITTED USES

ZONE: C-4-273

1	USE CATEGORIES								
2	USE CATEGORIES PERMITTED	c1	c2	P2d					
3	SPECIFIC USES EXCLUDED OR PERMITTED								
4	SPECIFIC USE EXCLUDED								
5	SPECIFIC USE PERMITTED			6534					

PRESCRIBED STANDARDS (SUBDIVISION)

6	LANDSITE								
7	AREA (m ²)	min.	550	550	550				
8	DEPTH (m)	min.	30	30	30				
9	WIDTH (m)	min.	18	18	18				

PRESCRIBED STANDARDS (ZONING)

10	STRUCTURE								
11	DETACHED		*	*	*				
12	SEMI-DETACHED		*	*					
13	ROWHOUSE								
14	SETBACKS								
15	FRONT (m)	min.	7,5	7,5	7,5				
16	SIDE (m)	min.	3	3	3				
17	REAR (m)	min.	9	9	9				
18	BUILDING								
19	HEIGHT (STOREYS)	min./max.	1/2	1/2	1/2				
20	HEIGHT (m)	min./max.	3/	3/	3/				
21	BUILDING FOOTPRINT (m ²)	min./max.							
22	FLOOR AREA (m ²)	min./max.							
23	WIDTH OF FRONT WALL (m)	min.	8	8	8				
24	RATIOS								
25	DWELLING UNIT/BUILDING	min./max.							
26	FLOOR/SITE (F.A.R.)	min./max.	0,5/2	0,5/2	0,5/2				
27	FOOTPRINT/SITE (B.F.S.)	min./max.	/0,5	/0,5	/0,5				
28	OTHER								
29	TYPE OF OUTDOOR STORAGE	Article 332							

PARTICULAR PROVISIONS

	a.327 a.340 (1)	a.327 a.340	(2)						
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NOTES

(1) Only one particular use 6541 is permitted in the zone
 (2) Only one particular use 6534 is permitted in the zone