

Public Notice



**PUBLIC CONSULTATION MEETING
ON FIRST DRAFT BY-LAW NUMBER CA29 0040-10 ENTITLED**

BY-LAW MODIFYING ZONING BY-LAW CA29 0040 IN ORDER TO LOWER THE MINIMUM FLOOR COVERAGE RATIO (F.A.R.) AND THE REAR SETBACK AND TO ESTABLISH THE PARKING RATIO APPLICABLE TO THE GROUP USES C1 AND C2, IN THE SPECIFICATIONS CHART C-7-413 FOR THE SAME ZONE LOCATED AT THE SOUTH-EAST CORNER OF THE INTERSECTION OF BOULEVARD DE PIERREFONDS AND BOULEVARD DES SOURCES

TO ALL PERSONS WHO MIGHT BE INTERESTED IN PIERREFONDS-ROXBORO BOROUGH'S DRAFT BY-LAW NUMBER **CA29 0040-10**:

NOTICE is hereby given by the undersigned:

THAT Borough Council, following the adoption by resolution number CA12 29 0334 at its regular sitting held on November 5, 2012 of the draft by-law entitled as hereinabove, will hold a public consultation meeting on **Monday, December 3, 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 lower the minimum floor coverage ratio (F.A.R.) and the rear setback and to establish the parking ratio applicable to the group uses c1 and c2, in the specifications chart C-7-413 for the same zone located at the south-east corner of the intersection of boulevard de Pierrefonds and boulevard des Sources.

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 sixteenth day of November of the year 2012.

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

/sr

PROVINCE DE QUÉBEC

VILLE DE MONTRÉAL
ARRONDISSEMENT DE PIERREFONDS-ROXBORO

DRAFT BY-LAW CA29 0040-10

BY-LAW MODIFYING ZONING BY-LAW CA29 0040 IN ORDER TO LOWER THE MINIMUM FLOOR COVERAGE RATIO (F.A.R.) AND THE REAR SETBACK AND TO ESTABLISH THE PARKING RATIO APPLICABLE TO THE GROUP USES C1 AND C2, IN THE SPECIFICATIONS CHART C-7-413 FOR THE SAME ZONE LOCATED AT THE SOUTH-EAST CORNER OF THE INTERSECTION OF BOULEVARD DE PIERREFONDS AND BOULEVARD DES SOURCES

At the Borough of Pierrefonds-Roxboro regular sitting held in the borough hall situated at 13665, boulevard de Pierrefonds in said borough, on November 5, 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 Christian G. Dubois Bertrand A. Ward

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

Me Suzanne Corbeil, Secretary of the Borough was present and acted as Director of the Borough, in the absence of Mr. Jacques Chan.

THE BOROUGH COUNCIL ENACTS THE FOLLOWING:

The zoning by-law CA29 0040 is modified as follows:

ARTICLE 1 by modifying the specifications chart C-7-413 as follows:

- a) by replacing the number 9 by the number 3 at the intersection of line number 17, rear setback and column c1;
- b) by replacing the number 9 by the number 3 at the intersection of line number 17, rear setback and column c2;

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

ARTICLE 2 by modifying the specifications chart C-7-413 as follows:

- a) by replacing the number 0.5/ by the number 0.3/ at the intersection of line number 26, floor/site (F.A.R.) and of column c1;
- b) by replacing the number 0.5/ by the number 0.3/ at the intersection of line number 26, floor/site (F.A.R.) and of column c2;

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

ARTICLE 3 by modifying the specifications chart C-7-413 as follows:

- a) by inserting the mention (1) at the section of particular provisions at the bottom of column c1;
- b) by inserting the mention (1) at the section of particular provisions at the bottom of column c2;
- c) by inserting the text « (1) : Despite article 210, the minimum number of off street parking spaces for a commercial building is fixed to one space / 35 square metres of floor area.»;

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

ARTICLE 4 The present by-law comes into force in accordance with the Law