

**TO INTERESTED PARTIES ENTITLED TO SIGN A  
REFERENDUM APPLICATION**

**SECOND DRAFT BY-LAW NUMBER CA29 0040-18 ENTITLED:**

BY-LAW MODIFYING ZONING BY-LAW CA29 0040 IN ORDER TO REMOVE LOT 1 841 740 FROM H3-4-261 ZONE AND TO INTEGRATE IT TO H3-4-265 ZONE (RUE AUMAIS AND BOULEVARD GOUIN OUEST) AND TO MODIFY THE SPECIFICATIONS CHART H3-4-265 IN ORDER TO ADD THE H3 USE OF 2 TO 4 STOREYS AND THE CORRESPONDING SETTING NORMS AND TO ELIMINATE THE USE CATEGORIES C1 (RETAIL SALES AND SERVICES), C2 (COMMERCIAL ENTERTAINMENT, LODGING AND FOOD SERVICES) AS WELL AS C5B (SPECIALTY TRADE WORKSHOPS / # 3280 ARTISAN MACHINE SHOP)

**1. Object of the draft and referendum application**

Following the regular sitting held on March 3, 2014, the council of the Borough of Pierrefonds-Roxboro adopted a second draft by-law entitled as hereinabove.

This second draft contains provisions that may be the object of an application from interested parties of the concerned and contiguous zones to request that a by-law containing said provisions be submitted to their approval in compliance with the Act respecting elections and referendums in municipalities.

The provisions are:

- to remove lot 1 841 740 from H3-4-261 zone and by integrating it to H3-4-265 zone;
- to modify the specifications chart of the H3-4-265 zone in order
  - to eliminate the permitted use category « c1 » as well as the prescribed norms;
  - to eliminate the permitted use category « c2 » as well as the prescribed norms;
  - to eliminate the permitted use category « c5b » as well as the prescribed norms;
  - to authorize the uses of the use category « Dwelling of multi-family type h3 » in detached structure of a minimum of 2 storeys and of a maximum of 4 storeys as well as the corresponding prescribed norms.

Such an application requires that the by-law containing these provisions be submitted to the approval of qualified voters in the concerned zone and in any contiguous zone from where a valid application originates.

Therefore, an application may originate from the concerned zones H3-4-261 or H3-4-265 or one of their contiguous zones H1-4-267, P-4-268, C-4-266, H3-4-279, P-4-278, H4-4-260, C-4-259, H1-4-262 and P-4-263 as well as R3-355, R1-351 and P1-353 located in the Borough of L'Île Bizard-Sainte-Geneviève.

**2. Conditions and validity of an application**

To be valid, any application must:

- clearly indicate the provision being the object of the application and the zone from which it originates;
- clearly indicate the name, address and status of the petitioner next to his or her signature;
- be received at the borough secretary's office at the latest on **Thursday, March 20, 2014 at 4:45 p.m.**

- be signed by at least 12 interested parties from the zone where it originates or by at least the majority of them if the number of interested parties in the zone does not exceed 21.

### **3. Interested parties**

3.1 Is an interested party anyone who is not disqualified from voting and who meets the following conditions on **March 3, 2014**;

**AND**

- be of full age, Canadian citizen and not be under curatorship;
- be domiciled in one of the abovementioned zones, and **for at least six months**, in Quebec;

**OR**

- be, for at least twelve months, owner of an immovable or occupant of a place of business in compliance with the Act respecting municipal taxation (Chapter F-2.1) located in one of the abovementioned zones.

3.2 Additional condition to undivided co-owners of an immovable or co-occupants of a place of business: be designated by means of a power of attorney signed by the majority of co-owners or co-occupants, as the one entitled to sign the application on their behalf.

3.3 Condition to exercise the right to sign an application by a legal person: any legal party must designate among its members, directors and employees, by resolution, someone who, on **March 3, 2014**, is of full age and Canadian citizen and who is not under curatorship.

### **4. Lack of applications**

The provisions of the second draft that will not have been the object of a valid application may be included in a by-law that will not have to be approved by qualified voters.

### **5. Consultation of the draft and description of the zones**

This by-law may be consulted during business hours, Monday to Thursday, from 8 a.m. to noon and from 1 p.m. to 4:45 p.m., on Friday, from 8 a.m. to noon, and during opening hours for the register. It is also available on the page of “Public Notices” on the Borough’s website at [www.ville.montreal.qc.ca/pierrefonds-roxboro](http://www.ville.montreal.qc.ca/pierrefonds-roxboro).

CONCERNED ZONES AND CONTIGUOUS ZONES



PROVINCE DE QUÉBEC

VILLE DE MONTRÉAL  
ARRONDISSEMENT DE PIERREFONDS-ROXBORO

SECOND DRAFT BY-LAW CA29 0040-18

BY-LAW MODIFYING ZONING BY-LAW CA29 0040 IN ORDER TO REMOVE LOT 1 841 740 FROM H3-4-261 ZONE AND TO INTEGRATE IT TO H3-4-265 ZONE (RUE AUMAIS AND BOULEVARD GOUIN OUEST) AND TO MODIFY THE SPECIFICATIONS CHART H3-4-265 IN ORDER TO ADD THE H3 USE OF 2 TO 4 STOREYS AND THE CORRESPONDING SETTING NORMS AND TO ELIMINATE THE USE CATEGORIES C1 (RETAIL SALES AND SERVICES), C2 (COMMERCIAL ENTERTAINMENT, LODGING AND FOOD SERVICES) AS WELL AS C5B (SPECIALTY TRADE WORKSHOPS / # 3280 ARTISAN MACHINE SHOP)

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At the Borough of Pierrefonds-Roxboro regular sitting held in the borough hall situated at 13665, boulevard de Pierrefonds in said borough, on March 3, 2014 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                      Dimitrios (Jim) Beis

Councillors                                      Catherine Clément-Talbot  
    Justine McIntyre  
    Yves Gignac  
    Roger Trottier

All members of the Council and forming a quorum under the chairmanship of the Mayor of the Borough, Mr. Dimitrios (Jim) Beis.

The Director of the Borough, Mr. Dominique Jacob and the Secretary of the Borough, Me Suzanne Corbeil, were also present.

THE BOROUGH COUNCIL ENACTS THE FOLLOWING:

SECTION I

AMENDMENTS TO ZONING PLAN

ARTICLE 1    The zoning plan of Appendix C of zoning by-law CA29 0040 is modified as follows:

- 1° By removing lot 1 841 740 from H3-4-261 zone and by integrating it to H3-4-265 zone, the whole as illustrated on plan number "F 4/8" of file number "2014-02B" attached to this by-law as Appendix "T", as if it was herein reproduced in full.

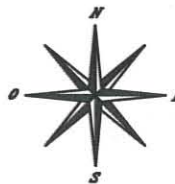
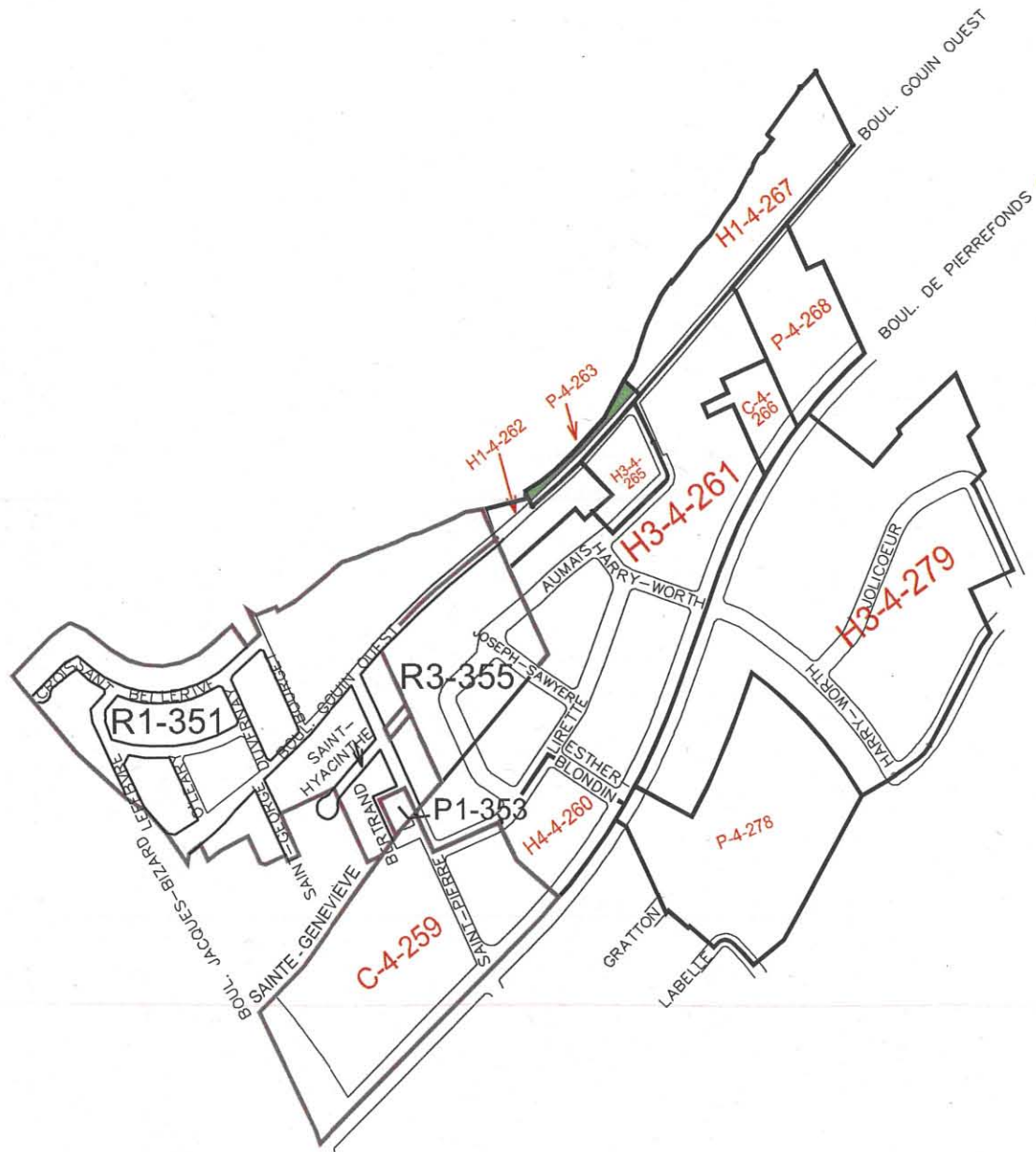
SECTION II  
AMENDMENTS TO THE SPECIFICATIONS CHART

ARTICLE 2 The specifications chart of H3-4-265 zone of Appendix A of the by-law CA29 0040 is modified as follows:

- 1° by eliminating the permitted use category “c1” as well as the standards in the headings entitled “PRESCRIBED STANDARDS (SUBDIVISION) AND (ZONING)” corresponding to them;
- 2° by eliminating the permitted use category “c2” as well as the standards in the headings entitled “PRESCRIBED STANDARDS (SUBDIVISION) AND (ZONING)” corresponding to them;
- 3° by eliminating the permitted use category “c5b” as well as the standards in the headings entitled “PRESCRIBED STANDARDS (SUBDIVISION) AND (ZONING)” corresponding to them;
- 4° by inserting a new column in order to authorize uses in the use category “Dwelling of multi-family type (h3)” in detached structure, of a minimum of 2 storeys, of a maximum of 4 storeys, as well as the standards in the headings entitled “PRESCRIBED STANDARDS (SUBDIVISION) AND (ZONING)” corresponding to them.

The new specifications chart of H3-4-265 zone is attached to this by-law as Appendix “II”, as if it was herein reproduced in full.

ARTICLE 3 The present by-law comes into force in accordance with the Law.



AMENDEMENT	DATE
AVIS DE MOTION # RES. C.A.	/ /
PROJET DE RÈGLEMENT # RES. C.A.	/ /
CONSULTATION ET ADOPTION DU SECOND PROJET DE RÈGLEMENT	/ /
DEMANDE D'APPROBATION	/ /
ADOPTION DU RÈGLEMENT # RES. C.A.	/ /
APPROBATION RÉFÉRENDAIRE	/ /
REGISTRE (S'IL Y A LIEU) DÉPÔT	/ /
CERTIFICAT DE CONFORMITÉ	/ /
PROMULGATION DU RÈGLEMENT	/ /

## ZONAGE PROPOSÉ ANNEXE 1

ARRONDISSEMENT DE  
PIERREFONDS-ROXBORO  
Aménagement urbain et  
services aux entreprises

LOT (S) **1 841 738 & 1 841 740**

Règlement CA29 0040-

PLAN NO. F 4/8

DATE 2014-02-26

ÉCHELLE 1 : 10 000

PRÉPARÉ PAR: *Marie-Pamélie*

APPROUVÉ PAR: *Fabienne Lebrun*

DOSSIER NO. : 2014-02B

**USAGES PERMIS**
**ZONE: H3-4-265**

1	CATÉGORIES D'USAGES									
2	CATÉGORIES D'USAGES PERMIS	h1	h2	h2	h3	h3				
3	USAGES SPÉCIFIQUES EXCLUS OU PERMIS									
4	USAGE SPÉCIFIQUE EXCLU									
5	USAGE SPÉCIFIQUE PERMIS									

**NORMES PRESCRITES (LOTISSEMENT)**

6	TERRAIN									
7	SUPERFICIE (m <sup>2</sup> )	min.	225	500	450	650	5000			
8	PROFONDEUR (m)	min.	27	27	27	27				
9	LARGEUR (m)	min.	7	18	15	22,5				

**NORMES PRESCRITES (ZONAGE)**

10	STRUCTURE									
11	ISOLÉE		*		*	*				
12	JUMELÉE			*						
13	CONTIGUË		*							
14	MARGES									
15	AVANT(m)	min.	6	6	6	6	8			
16	LATÉRALE(m)	min.					8			
17	ARRIÈRE(m)	min.	7	7	7	7	8			
18	BÂTIMENT									
19	HAUTEUR (ÉTAGES)	min./max.	2/2	2/2	2/2	2/2	2/4			
20	HAUTEUR (m)	min./max.	/8	5/	5/	5/				
21	SUPERFICIE D'IMPLANTATION (m <sup>2</sup> )	min./max.								
22	SUPERFICIE DE PLANCHER (m <sup>2</sup> )	min./max.								
23	LARGEUR DU MUR AVANT (m)	min.	6	8	8	9	15			
24	RAPPORTS									
25	LOGEMENT/BÂTIMENT	min./max.				4/8				
26	PLANCHER/TERRAIN (C.O.S.)	min./max.	0,35/1,15	0,35/1,15	0,35/1,15	0,35/1,15	0,35/2			
27	BÂTI/TERRAIN (C.E.S.)	min./max.	/0,5	/0,5	/0,5	/0,5	/0,5			
28	DIVERS									
29	TYPE D'ENTREPOSAGE EXTÉRIEUR	Article 332								

**DISPOSITIONS PARTICULIÈRES**

	a.347									
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**NOTES**

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