



**PUBLIC CONSULTATION MEETING
ON DRAFT BY-LAW NUMBER CA29 0040-21 ENTITLED**

BY-LAW NUMBER CA29 0040-21 MODIFYING ZONING BY-LAW NUMBER CA29 0040 IN ORDER TO REMOVE LOT 3 978 057 LOCATED AT 3600, BOULEVARD PITFIELD FROM INDUSTRIAL I-8-491 ZONE, TO CREATE ON THIS LOT A NEW INDUSTRIAL ZONE I-8-491-1 IN WHICH ARE ADDED THE USE CATEGORIES C1 (RETAIL SALE AND SERVICES) AND C2 (COMMERCIAL ENTERTAINMENT, LODGING AND FOOD SERVICES) AND TO CREATE A NEW SPECIFICATIONS CHART I-8-491-1 ESTABLISHING IMPLEMENTATION STANDARDS AND AUTHORIZED USE GROUPS

TO ALL PERSONS WHO MIGHT BE INTERESTED IN PIERREFONDS-ROXBORO BOROUGH'S DRAFT BY-LAW NUMBER **CA29 0040-21**:

NOTICE is hereby given by the undersigned:

THAT the Borough Council, following the adoption by resolution number CA15 29 0232 at the regular sitting held on August 3, 2015 of the draft by-law entitled as hereinabove, will hold a public consultation meeting on **Tuesday, September 8, 2015, 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 remove lot 3 978 057 located at 3600, boulevard Pitfield from the industrial I-8-491 zone and to create on this lot a new industrial I-8-491-1 in which are added the use categories C1 (retail sale and services) and C2 (commercial entertainment, lodging and food services) and to create a new specifications chart I-8-491-1 establishing implementation standards and authorized use groups.

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 nineteenth day of August of the year 2015.

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

/ml

PROVINCE DE QUÉBEC

VILLE DE MONTRÉAL
ARRONDISSEMENT DE PIERREFONDS-ROXBORO

DRAFT BY-LAW CA29 0040-21

BY-LAW NUMBER CA29 0040-21 MODIFYING ZONING BY-LAW NUMBER CA29 0040 IN ORDER TO REMOVE LOT 3 978 057, LOCATED AT 3600 BOULEVARD PITFIELD FROM INDUSTRIAL ZONE I-8-491, TO CREATE ON THIS LOT A NEW INDUSTRIAL I-8-491-1 ZONE IN WHICH ARE ADDED THE USE CATEGORIES C1 (RETAIL SALE AND SERVICES) AND C2 (COMMERCIAL ENTERTAINMENT, LODGING AND FOOD SERVICES) AND TO CREATE A NEW SPECIFICATIONS CHART I-8-491-1 ESTABLISHING IMPLEMENTATION STANDARDS AND AUTHORIZED USE GROUPS

At the Borough of Pierrefonds-Roxboro regular sitting held in the borough hall situated at 13665, boulevard de Pierrefonds in said borough, on August 3, 2015 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 Acting Director of the Borough, Mrs. Anne Castonguay in the absence of Mr. Dominique Jacob and the Secretary of the Borough, Me Suzanne Corbeil, were also present.

THE BOROUGH COUNCIL ENACTS THE FOLLOWING:

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

SECTION I
AMENDMENTS TO ZONING PLAN

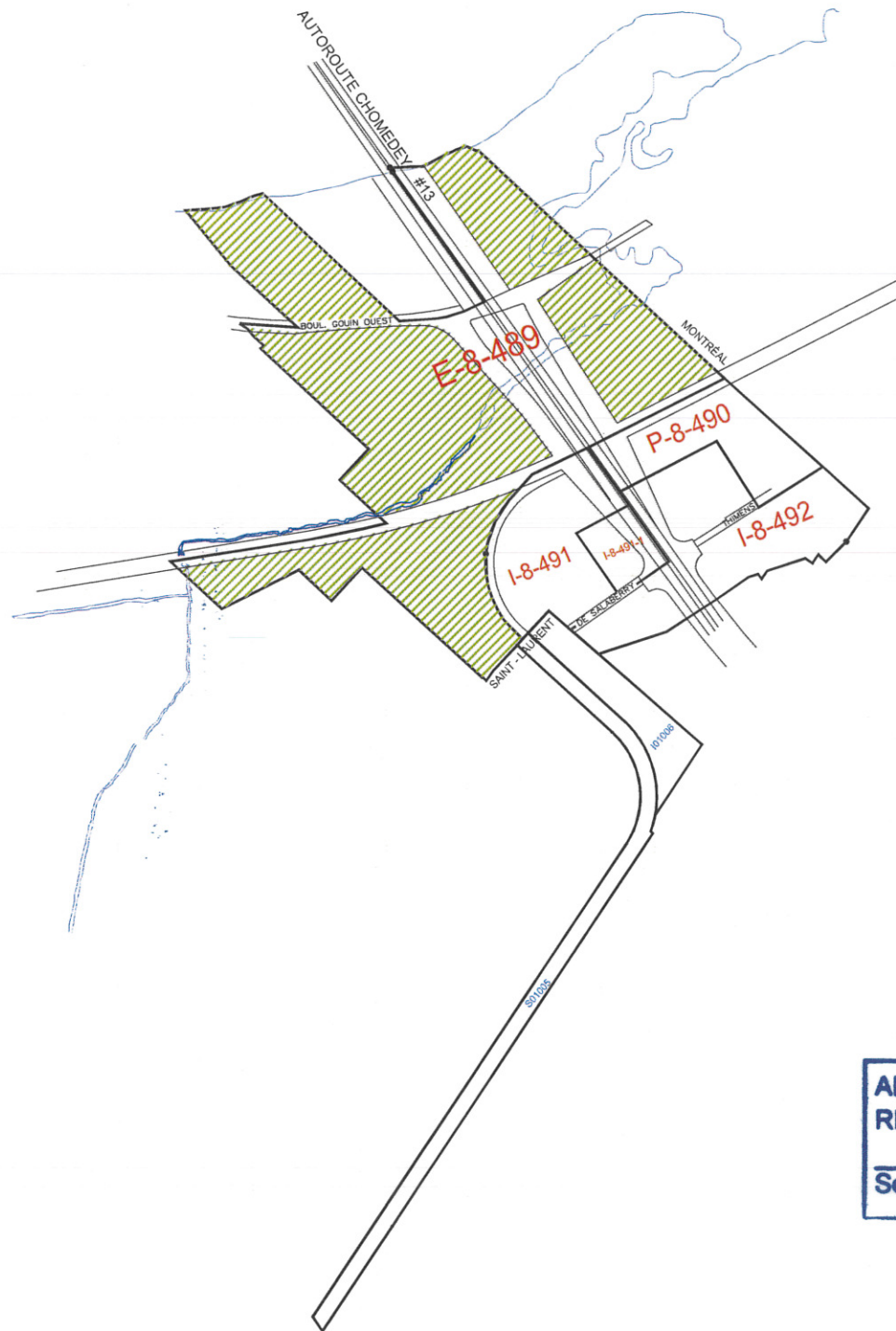
ARTICLE 1 The zoning plan of Appendix C of zoning by-law CA29 0040 is modified as follows:

- a) By removing lot 3 978 057 from I-8-491 zone;
- b) By integrating lot 3 978 057 to new I-8-491-1 zone;
- 1° the whole as illustrated on plan number "F 8/8" of file number "2011-04B" attached to this by-law as Appendix "I" as if it was herein reproduced in full.

ARTICLE 2 A new specifications chart is created for I-8-491-1 zone and integrated to Appendix "A" of the zoning by-law CA29 0040.

The whole as presented on specifications chart attached to this by-law as Appendix "II".

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



ANNEXE 1
 RÈGLEMENT No. CA290040-21
Sorbeil
 Secrétaire d'arrondissement

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

ZONAGE PROPOSÉ ANNEXE 1

ARRONDISSEMENT DE
PIERREFONDS-ROXBORO
Aménagement urbain et
services aux entreprises

LOT (S) **3 978 057**

Règlement CA29 0040- ____

PLAN NO. F 8/8
 DATE 2015-07-08
 ÉCHELLE aucune

PRÉPARÉ PAR: *Blaine Pomerleau*
 APPROUVÉ PAR: *Fabienne Leblond*

DOSSIER NO. : 2015-04B

USAGES PERMIS

ZONE: I-8-491-1

1	CATÉGORIES D'USAGES									
2	CATÉGORIES D'USAGES PERMIS	c1	c2	c3a	c4e	c5c	I1	I2		
3	USAGES SPÉCIFIQUES EXCLUS OU PERMIS									
4	USAGE SPÉCIFIQUE EXCLU									
5	USAGE SPÉCIFIQUE PERMIS				5432	(1)				

NORMES PRESCRITES (LOTISSEMENT)

6	TERRAIN									
7	SUPERFICIE (m ²)	min.	550	550	1400	1400	550	1400	1400	
8	PROFONDEUR (m)	min.	30	30	30	30	30	30	30	
9	LARGEUR (m)	min.	18	18	30	30	18	30	30	

NORMES PRESCRITES (ZONAGE)

10	STRUCTURE									
11	ISOLÉE		*	*	*	*	*			
12	JUMELÉE									
13	CONTIGUË									
14	MARGES									
15	AVANT(m)	min.	10	10	10	10	10	10	10	
16	LATÉRALE(m)	min.	H	H	H	H	H	H	H	
17	ARRIÈRE(m)	min.	H	H	H	H	H	H	H	
18	BÂTIMENT									
19	HAUTEUR (ÉTAGES)	min./max.	1/2	1/2	1/1	1/2	1/2	1/4	1/4	
20	HAUTEUR (m)	min./max.	3/	3/	2,20/	3/	3/			
21	SUPERFICIE D'IMPLANTATION (m ²)	min./max.								
22	SUPERFICIE DE PLANCHER (m ²)	min./max.								
23	LARGEUR DU MUR AVANT (m)	min.			7			20	20	
24	RAPPORTS									
25	LOGEMENT/BÂTIMENT	min./max.								
26	PLANCHER/TERRAIN (C.O.S.)	min./max.	0,2/1	0,2/1	0,2/1	0,2/1	0,2/1	0,2/2	0,2/2	
27	BÂTI/TERRAIN (C.E.S.)	min./max.	/0,5	/0,5	/0,5	/0,5	/0,5	/0,5	/0,5	
28	DIVERS									
29	TYPE D'ENTREPOSAGE EXTÉRIEUR	Article 332				A		A	C	

DISPOSITIONS PARTICULIÈRES

	a.327	a.327	(2)							
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NOTES

<p>(1): 536 et 6352</p> <p>(2): Le nombre d'établissement faisant partie du groupe «c3a» autorisé dans la zone est limité à un seul établissement</p> <p>536: Vente au détail d'articles, d'accessoires d'aménagement paysager et de jardin</p> <p>6352: Service de location d'outils et d'équipements</p> <p>5432: Marché public</p>

ANNEXE 11
RÈGLEMENT No. CA290040-21
Scembero
Secrétaire d'arrondissement

Arrondissement de Pierrefonds-Roxboro
 Règlement de zonage numéro CA29 0040
 Annexe A: Grille des spécifications