

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

SECOND DRAFT BY-LAW NUMBER CA29 0040-21 ENTITLED:

BY-LAW NUMBER CA 29 0040-21 MODIFYING ZONING BY-LAW NUMBER CA 29 0040 IN ORDER TO REMOVE LOT 3 978 057 LOCATED AT 3600, BOULEVARD PITFIELD FROM INDUSTRIAL I-8-491 ZONE, CONTIGUOUS TO THE BOROUGH OF SAINT-LAURENT, 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

1. Object of the draft and referendum application

Following the regular sitting held on October 5, 2015, 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 withdraw lot 3 978 057 located at 3600, boulevard Pitfield from the industrial I-8-491 zone;
- 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);
- to create a new specifications chart I-8-491-1 establishing implementation standards and authorized use groups:

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 zone I-8-491 or one of its contiguous zones E-8-489, I-8-492 and P-8-490 as well as 101006 and S01005 zones located in the Borough of Saint-Laurent.

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 **Friday October 23, 2015 at noon.**
- 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 **October 5, 2015:**

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 **October 5, 2015**, is of full age and Canadian citizen and who is not under curatorship.

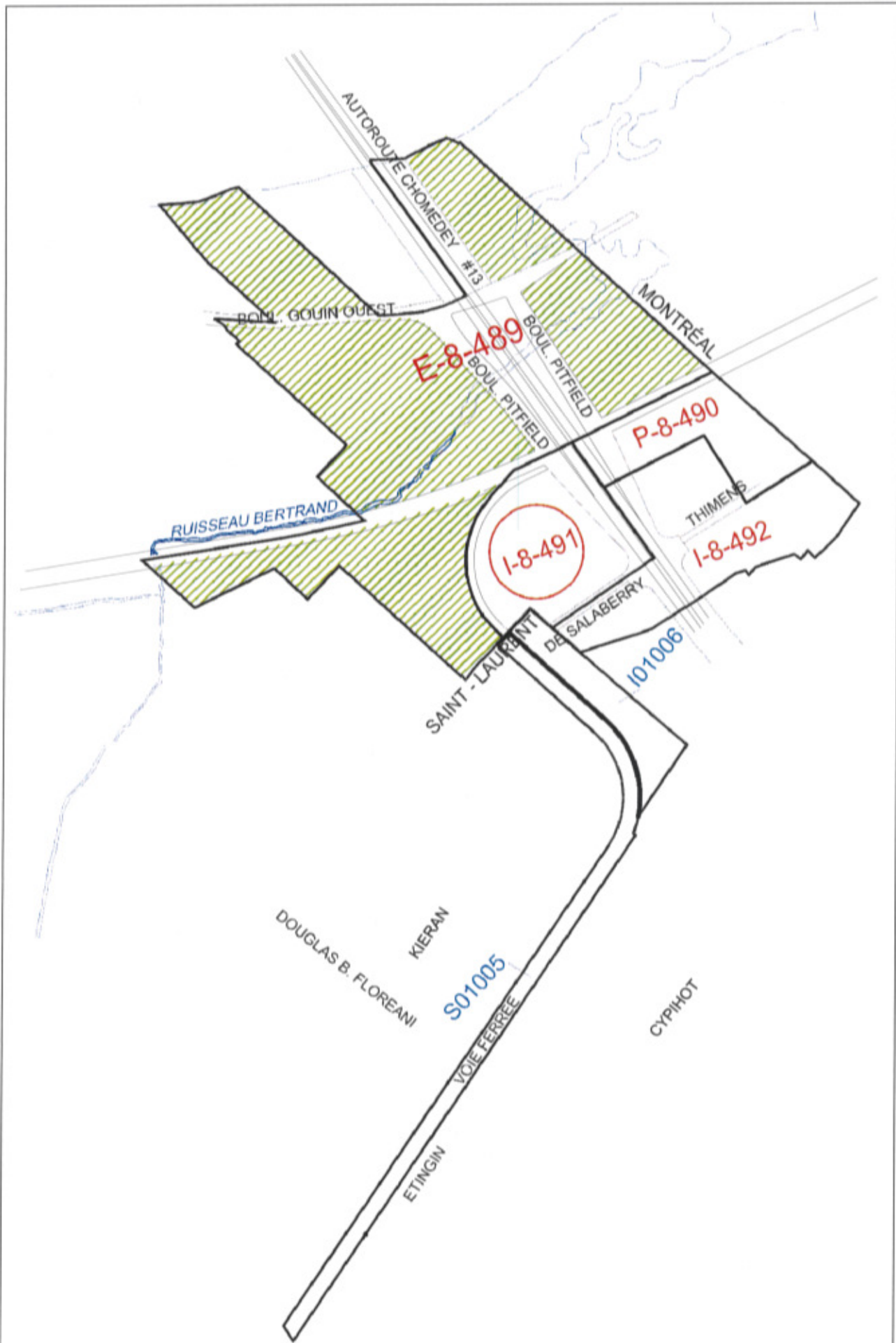
4. Lack of applications

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.

CONCERNED ZONE AND CONTIGUOUS ZONES



GIVEN IN MONTREAL, Borough of Pierrefonds-Roxboro
this fourteenth day of October of the year 2015.

Suzanne Corbeil

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

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PROVINCE DE QUÉBEC

VILLE DE MONTRÉAL
ARRONDISSEMENT DE PIERREFONDS-ROXBORO

SECOND 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 October 5, 2015 at 7:30 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:

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 "2015-04B" 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
 RÉGLEMENT No. CA29040-21
Sorbeis
 Secrétaire d'arrondissement

AMENDEMENT	DATE
PROJET DE RÉGLEMENT ET AVEU DE NOTION # RES. C.A.	_____
CONSULTATION ET ADOPTION DU SECOND PROJET DE RÉGLEMENT	_____
DEMANDE D'APPROBATION	_____
ADOPTION DU RÉGLEMENT	_____
APPROBATION REFERENDAIRE	_____
RÉSULTAT DE LA LOI	_____
CERTIFICAT DE CONFORMITÉ	_____
PROMULGATION DU RÉGLEMENT	_____

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: *Stève 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	CONTIGUÉ								
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	BÂT/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

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

ANNEXE 11
 RÉGLEMENT No. CA290040-21
 Grenberg
 Secrétaire d'arrondissement

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