

**PUBLIC CONSULTATION MEETING
ON DRAFT BY-LAW NUMBER CA29 0040-25 ENTITLED**

BY-LAW NUMBER CA29 0040-25 MODIFYING ZONING BY-LAW NUMBER CA29 0040 IN ORDER TO BRING MODIFICATIONS, ADJUSTMENTS AND CLARIFICATIONS TO VARIOUS SECTIONS, NAMELY: CORRECT A WORDING ERROR IN SECTION 245 3° ALLOWING THE TREE CUTTING FOR A NEW CONSTRUCTION, REPEAL THE FLOOR AREA FOR AN ADDITIONAL USE "COIN OPERATED AMUSEMENT ARCADE", "POOL HALL" OR "LOTTERY AND GAMES OF CHANCE" (SECTION 83), RESTRICT INTEGRATED RESIDENTIAL PROJETS TO PRIMARY USE H3 OR H4 OF HOUSING GROUP (SECTION 121), REDUCE TO 40% THE PERCENTAGE OF GRASS OR PLANTS IN FRONT YARD FOR THE CATEGORY "SINGLE-FAMILY DWELLING (h1)" SEMI-DETACHED (SECTION 234 1°), ADD TO THE PERMITTED MATERIALS PRE-PAINTED OR PREBAKED STEEL SIDING OR PANEL (SECTION 250 10°), ALLOW THREE ATTACHED SIGNS PER FACILITY FOR A FACILITY LOCATED ON A CORNER LOT (SECTION 322), ALLOW ONE DETACHED SIGN PER CORNER LOT (SECTION 351) AND REPEAL SECTION ALLOWING THE REPLACEMENT OF A DEROGATORY USE BY ANOTHER UNDER CERTAIN CONDITIONS

TO ALL PERSONS WHO MIGHT BE INTERESTED IN PIERREFONDS-ROXBORO BOROUGH'S DRAFT BY-LAW NUMBER **CA29 0040-25**:

NOTICE is hereby given by the undersigned:

THAT the Borough Council, following the adoption by resolution number CA17 29 0057 at the regular sitting held on February 6, 2017 of the draft by-law entitled as hereinabove, will hold a public consultation meeting on **Monday, February 27, 2017, at 7 p.m.**, at the Borough Hall, **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 modify zoning by-law CA29 0040 in order to bring modifications, adjustments and clarifications to various sections, namely: correct a wording error in section 245 3° allowing the tree cutting for a new construction, repeal the floor area for an additional use "Coin operated amusement arcade", "Pool hall" or "lottery and games of chance" (section 83), restrict integrated residential projects to primary use H3 or H4 of Housing Group (section 121), reduce to 40% the percentage of grass or plants in front yard for the category "single-family dwelling (h1)" semi-detached (section 234 1°), add to the permitted materials pre-painted or prebaked steel siding or panel (section 250 10°), allow three attached signs per facility for a facility located on a corner lot (section 322), allow one detached sign per corner lot (section 351) and repeal section allowing the replacement of a derogatory use by another under certain conditions.

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 "Public Notices" page on the Borough's website at ville.montreal.qc.ca/pierrefonds-roxboro.

GIVEN AT MONTREAL, BOROUGH OF PIERREFONDS-ROXBORO
this fifteenth day of February of the year 2017.

Suzanne Corbeil, Attorney
Secretary of the Borough

/r/

PROVINCE DE QUÉBEC

VILLE DE MONTRÉAL
ARRONDISSEMENT DE PIERREFONDS-ROXBORO

DRAFT BY-LAW CA29 0040-25

BY-LAW NUMBER CA29 0040-25 MODIFYING ZONING BY-LAW CA29 0040 OF THE BOROUGH OF PIERREFONDS-ROXBORO IN ORDER TO BRING MODIFICATIONS, ADJUSTMENTS AND CLARIFICATIONS TO VARIOUS SECTIONS, NAMELY: CORRECT A WORDING ERROR IN SECTION 245 3° ALLOWING THE TREE CUTTING FOR A NEW CONSTRUCTION, REPEAL THE FLOOR AREA LIMIT FOR AN ADDITIONAL USE "COIN OPERATED AMUSEMENT ARCADE", "POOL HALL" OR "LOTTERY AND GAMES OF CHANCE" (SECTION 83), RESTRICT INTEGRATED RESIDENTIAL PROJECTS TO MAIN USE H3 OR H4 OF HOUSING GROUP (SECTION 121), REDUCE TO 40% THE PERCENTAGE OF GRASS OR PLANTS IN FRONT YARD FOR THE CATEGORY "SINGLE-FAMILY DWELLING (h1)" SEMI-DETACHED (SECTION 234 1°), ADD TO THE AUTHORIZED MATERIALS PRE-PAINTED OR PREBAKED STEEL SIDING OR PANEL (SECTION 250 10°), ALLOW THREE ATTACHED SIGNS PER FACILITY FOR AN ESTABLISHMENT LOCATED ON A CORNER LOT (SECTION 322), ALLOW ONE DETACHED SIGN PER CORNER LOT (SECTION 351) AND REPEAL SECTION ALLOWING THE REPLACEMENT OF A DEROGATORY USE BY ANOTHER UNDER CERTAIN CONDITIONS

At the Borough of Pierrefonds-Roxboro regular sitting held at the Borough Hall situated at 13665, boulevard de Pierrefonds in Pierrefonds, on February 6, 2017 at 7 p.m., in conformity with the Cities and Towns Act (L.R.Q., Chapter C-19), at which were present:

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| 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, M^c Suzanne Corbeil, were also present.

THE BOROUGH COUNCIL ENACTS THE FOLLOWING:

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

ARTICLE 1 Article 245 "Tree felling" is modified by replacing the third section of the second paragraph as followed:

3° The tree is located in the area of establishment of a projected construction or at less than 3 meters of the latter except if it is a sign, an

accessory structure or a projected retaining wall.

ARTICLE 2 Article 83 "Specific provisions applicable to the additional uses of "Coin-operated amusement arcade", "Poolhall" and "Lotery and games of chance" is repealed.

ARTICLE 3 Article 121 "Developments of an integrated housing project" is modified by replacing the first paragraph as followed:

An integrated housing project is authorized for a group of buildings occupied or intended to be occupied by a main use in the H3 or H4 category in the Housing (h) group of uses on the following conditions:

ARTICLE 4 Article 234 "Landscaping of the front yard" is modified by replacing the first paragraph as followed:

1° Use in the "single-family dwelling (h1)" category in which construction is contiguous: 20% for the centre units and 40% for the end units, use in the the category "Single-family dwelling (h1)" category in which construction is semi-detached: 40%;

ARTICLE 5 Article 250 "Exterior cladding materials authorized for walls" is modified by replacing the tenth paragraph as followed:

10° Vinyl, aluminum, Masonite or pre-painted or prebaked steel siding or panel.

ARTICLE 6 Article 322 "Signs authorized" is modified as followed:

a) By adding paragraph 5.1 in the first column, as followed:

5.1 NUMBER OF SIGNS AUTHORIZED FOR A BUILDING LOCATED ON A CORNER LOT;

b) By adding at the intersection of paragraph 5.1 and second column "ATTACHED SIGN" the following words:

3 signs per establishment;

c) By adding at the intersection of paragraph 5.1 and third column "DETACHED SIGN" the following words:

1 sign per lot;

ARTICLE 7 Article 350 "EXTINGUISHING ACQUIRED RIGHTS RELATIVE TO A USE" is modified by replacing the second paragraph as follows:

Notwithstanding the first clause, acquired rights from a non-conforming use are extinguished once this use is replaced by a use that is in conformity with the current zoning by-law.

ARTICLE 8 Article 351 "REPLACING A NON-CONFORMING USE" is repealed;

ARTICLE 9 The present by-law comes into force according to the Law.