

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

SECOND DRAFT BY-LAW NUMBER CA29 0040-25 ENTITLED:

SECOND DRAFT 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

1. Object of the draft and referendum application

Following the regular sitting held on March 13, 2017, the council of the Borough of Pierrefonds-Roxboro adopted a second draft by-law entitled as hereinabove.

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

to restrict integrated residential projects to primary use H3 or H4 of Housing Group (section 121);

This provision concerns any residential zone in which H1 or H2 Housing Group primary uses are authorized. Those interested in each concerned or contiguous zone of the Borough and the contiguous zones of neighbouring borough of L'Île-Bizard-Sainte-Genève can ask that this provision of the by-law be subject to approval by the qualified voters of the concerned zone and continuous zones from which comes a valid application. This provision applying to more than one zone is deemed to be separate provision applying specifically to each zone.

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 March 24, 2017 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 **March 13, 2017;**

AND

- be of full age, Canadian citizen and not be under curatorship;
- be domiciled in a zone from which can come a valid application in the Borough of Pierrefonds-Roxboro or from the neighbouring borough of L'Île-Bizard-Sainte Geneviève 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 in a zone from which can come a valid application.
- 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 13, 2017**, is of full age and Canadian citizen and who is not under curatorship.
- 3.4 Corporations, co-owners or co-occupants must provide their resolution or power of attorney along with the application.

4. Lack of applications

The provision 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

This draft 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.

GIVEN IN MONTREAL, Borough of Pierrefonds-Roxboro
this fifteenth day of March 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:

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.

N° CA29 0040-25