



**PUBLIC CONSULTATION MEETING  
ON DRAFT BY-LAW NUMBER CA29 0040-30 ENTITLED**

BY-LAW NUMBER CA29 0040-30 MODIFYING ZONING BY-LAW NUMBER CA29 0040 IN ORDER TO MODIFY THE DEFINITION OF MULTIFAMILY DWELLING, TO MODIFY ARTICLE 140.1 REGARDING GARAGES OR CARPORTS THAT ARE ATTACHED TO OR INTEGRATED INTO A DWELLING AND TO MODIFY ARTICLE 199 REGARDING DIMENSIONS OF PARKING SPACES

TO ALL PERSONS WHO MIGHT BE INTERESTED IN PIERREFONDS-ROXBORO BOROUGH'S DRAFT BY-LAW NUMBER CA29 0040-30:

NOTICE is hereby given by the undersigned:

THAT the Borough Council, following the adoption by resolution number CA17 29 0229 at the regular sitting held on August 7, 2017 of the draft by-law entitled as hereinabove, will hold a public consultation meeting on **Monday, September 11, 2017, at 6:30 p.m.**, at the **Westview Bible Church, 16789, 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 articles, namely: new definition for multifamily dwelling (article 5), modification of the requirements of paragraph f of article 140.1 regarding requirements relative to a private garage or a carport attached to or integrated into a dwelling and bring clarifications to article 199 entitled Dimensions of parking spaces and of circulation aisles”.

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](http://ville.montreal.qc.ca/pierrefonds-roxboro).

GIVEN AT MONTREAL, BOROUGH OF PIERREFONDS-ROXBORO  
This twenty-third day of August of the year 2017.

Suzanne Corbeil, Attorney  
Secretary of the Borough

/r/

PROVINCE DE QUÉBEC

VILLE DE MONTRÉAL  
ARRONDISSEMENT DE PIERREFONDS-ROXBORO

FIRST DRAFT BY-LAW CA29 0040-XX

BY-LAW NUMBER CA29 0040-XX MODIFYING ZONING BY-LAW NUMBER CA29 0040 IN ORDER TO MODIFY THE DEFINITION OF MULTIFAMILY DWELLING, TO MODIFY ARTICLE 140.1 REGARDING GARAGES OR CARPORTS THAT ARE ATTACHED TO OR INTEGRATED INTO A DWELLING AND TO MODIFY ARTICLE 199 REGARDING DIMENSIONS OF PARKING SPACES

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At the Borough of Pierrefonds-Roxboro regular sitting held at Borough Hall situated at 13665, boulevard de Pierrefonds in Pierrefonds, on August 7, 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, Me Suzanne Corbeil, were also present.

THE BOROUGH COUNCIL ENACTS THE FOLLOWING:

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

SECTION I

ARTICLE 1 Article 5 “Terminology” is modified as follows:

1° The definition of “MULTIFAMILY DWELLING” is replaced as follows:

MULTIFAMILY DWELLING

A building with 3 or more dwelling units with separate entrances to the outside either directly or by means of a common vestibule or corridor. Furthermore, the building has only one technical room for connection servicing all dwelling units.

ARTICLE 2 Article 140.1 “REQUIREMENTS RELATIVE TO A PRIVATE GARAGE OR A CARPORT ATTACHED TO OR INTEGRATED INTO A DWELLING” is modified as follows:

a) By replacing the paragraph f) as follows:

f) A private garage serving a use in the “Multi-family dwelling (h3)” category must be located below ground and be hidden. However, when it is bordering Rivière-des-Prairies, at 1 m from the landsite boundary and hidden by a screen of vegetation, the private garage may be apparent.

ARTICLE 3 Article 199 “DIMENSIONS OF PARKING SPACES AND OF CIRCULATION AISLES” is modified as follows:

a) By replacing paragraph 2 a) as follows:

2° Minimum and maximum length:

a) 5 m min/5.5 m max if the space is perpendicular to a border or a sidewalk, otherwise 5.5 m min / 5.5 m max if the space is at a right angle of 90° degrees.

ARTICLE 4 The present by-law comes into force according to the Law.