

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

SECOND DRAFT BY-LAW NUMBER CA29 0040-31 ENTITLED:

SECOND DRAFT BY-LAW NUMBER CA29 0040-31 MODIFYING ZONING BY-LAW NUMBER CA29 0040 IN ORDER TO MODIFY PROVISIONS APPLICABLE TO ZONE C-8-486 LOCATED AT THE SOUTH SIDE OF BOULEVARD GOUIN, EAST OF RUE WILFRID, AS FOLLOWS: ADD A SPECIFIC PROVISION TO ARTICLE 345 REGARDING C-8-486 ZONE, TO MODIFY THE C-8-486 ZONE SPECIFICATIONS CHART, BY ADDING THE USE CATEGORY RESIDENTIAL DETACHED SINGLE-FAMILY H1, BY ADDING THE SPECIFIC PERMITTED USE 6344: LANDSCAPING OR SNOW REMOVAL SERVICES FROM C5C USE GROUP, BY REPLACING THE EXISTING NOTE IN ORDER TO ALLOW A SINGLE ACCESSORY BUILDING FOR THE SPECIFIC PERMITTED USES 536 AND 6344 FROM USE CATEGORY C5C, BY RESTRICTING THE SPECIFIC PERMITTED USES 536 AND 6344 FROM USE CATEGORY C5C, BY INCLUDING NEW SPECIFIC PROVISIONS REGARDING LANDSCAPING RELATED TO USES 536 AND 6344, BY AUTHORIZING A SINGLE PRIMARY USE, TO WIT TYPE 536 OR 6344 FOR AN “H1” BUILDING

1. Object of the draft and referendum application

Following the regular sitting held on September 11, 2017, 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 territory 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 modify the C-8-486 specifications chart, zone located on boulevard Gouin Ouest, south side, est of rue Wilfrid, in order to:

- add the use category residential detached single-family “H1”,
- add the specific permitted use 6344: landscaping or snow removal services from C5C use group,
- replace the existing note in order to allow a single accessory building for the specific permitted uses 536 and 6344 from C5C use group;
- restrict the specific permitted uses 536 and 6344 from C5C use group;
- include new specific provisions regarding landscaping related to uses 536 and 6344;
- authorize a single primary use, to wit type 536 or 6344 for an “H1” building

And to add a specific provision to article 345 specifying the activity areas onsite identified on a plan.

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 C-8-486 or one of its contiguous zones H1-8-487, H1-8-485, P-8-482 et C-8-487-1.

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 September 29, 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 **September 11, 2017**;

- . be of full age, Canadian citizen and not be under curatorship;

AND

- . be domiciled in a zone from which can come a valid application, 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 **September 11, 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 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

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. 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 twentieth day of September of the year 2017.

Suzanne Corbeil, Attorney
Secretary of the Borough

/rl

P-8-482

BOULEVARD GOUIN OUEST

C-8-487-1

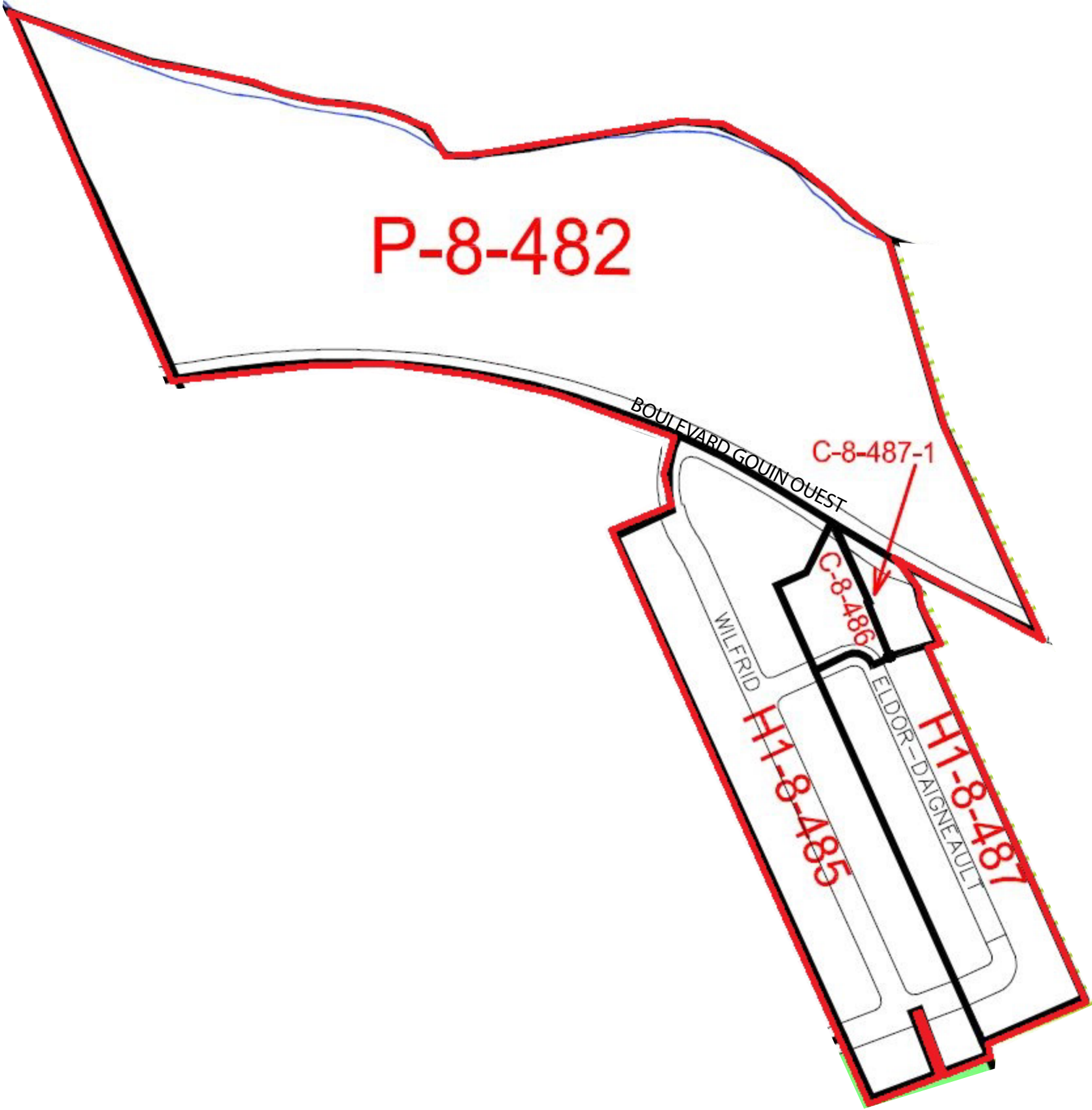
C-8-486

WILFRID

ELDOR-DAIGNEAULT

H11-8-485

H11-8-487



PROVINCE DE QUÉBEC

VILLE DE MONTRÉAL

ARRONDISSEMENT DE PIERREFONDS-ROXBORO

SECOND DRAFT BY-LAW CA29 0040-31

BY-LAW NUMBER CA29 0040-31 MODIFYING ZONING BY-LAW NUMBER CA 290040 IN ORDER TO ADD A SPECIFIC PROVISION TO ARTICLE 345 REGARDING C-8-486 ZONE LOCATED AT THE SOUTH SIDE OF BOULEVARD GOUIN, EAST OF RUE WILFRID, TO MODIFY THE C-8-486 ZONE SPECIFICATIONS CHART, BY ADDING THE USE CATEGORY RESIDENTIAL DETACHED SINGLE-FAMILY H1, BY ADDING THE SPECIFIC PERMITTED USE 6344: LANDSCAPING AND SNOW REMOVAL SERVICES FROM C5C USE GROUP, BY REPLACING THE EXISTING NOTE IN ORDER TO ALLOW A SINGLE ACCESSORY BUILDING FOR THE SPECIFIC PERMITTED USES 536 AND 6344 FROM USE CATEGORY C5C, BY RESTRICTING THE SPECIFIC PERMITTED USES 536 AND 6344 FROM USE CATEGORY C5C, BY INCLUDING NEW SPECIFIC PROVISIONS REGARDING LANDSCAPING RELATED TO USES 536 AND 6344, BY AUTHORIZING A SINGLE PRIMARY USE, TO WIT TYPE 536 OR 6344 FOR AN “H1” BUILDING

At the Borough of Pierrefonds-Roxboro regular sitting held at Westview Bible Church situated at 16789, boulevard de Pierrefonds in Pierrefonds, on September 11, 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 Acting Director of the Borough, Mr. Stéphane Beaudoin 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 345 “Specific provisions applicable to zone C-8-486” is modified as follows:

By adding the following text at the end of the article:

“7° The location of the activities area onsite must comply to the layout plan prepared by Alain Croteau, land surveyor, dated July 18 2017, minute 5648, which is attached to the present by-law as Appendix F.1 herewith forming an integral part hereof” ;

ARTICLE 2 Appendix F-J of zoning by-law CA 29 0040 are modified as follows:

By adding a new Appendix F. 1 entitled “LAYOUT PLAN - ZONE C-4-486”, as presented in plan attached to the present by-law as Appendix “T”.

SECTION II

AMENDEMENTS TO APPENDIX “A”

ARTICLE 3 Specifications chart C-8-486 is modified as follows:

- a) By adding number 6344, to the intersection of line number 5 specific use permitted and of column C5c;
- b) By adding number (2) at the intersection of section particular provisions and of column C5c;
- c) By adding number (3) at the intersection of section particular provisions and of column C5c;
- d) By adding number (4) at the intersection of section particular provisions and of column C5c;
- e) By adding number (5) at the intersection of section particular provisions and of column C5c;
- f) By adding number (6) at the intersection of section particular provisions and of column C5c;
- g) By adding number (7) at the intersection of section particular provisions and of column C5c;
- h) By adding number (8) at the intersection of section particular provisions and of column C5c;
- i) By replacing the text of note (1) by the following: “only (1) accessory building, with a minimum side setback of 5 meters and which does not exceed a total area of 150 square meters, is permitted as an accessory use to a 536 primary use or a 6344 primary use”;

- j) By adding the following text to the notes section: “(2): a single 536 facility is permitted in this zone”;
- k) By adding the following text to the notes section: “(3): a single 6344 facility is permitted in this zone”;
- l) By adding the following text to the notes section: “(4) : a 536 or 6344 facility must face only boulevard Gouin”;
- m) By adding the following text to the notes section: “(5) : Notwithstanding any provision to the contrary, a single primary use, either type 536 or type 6344, is permitted for an “H1” building”;
- n) By adding the following text to the notes section: “(6) : a 3 m landscaped buffer strip is required along the rear limit of a lot occupied in whole or in part by a 536 or 6344 use”;
- o) By adding the following text to the notes section:“(7) : a maximum non-constructed outdoor area of 150 square meters of a lot occupied in whole or in part by a 536 use or a 6344 use can be used to store heavy vehicles”;
- p) By adding the following text to the notes section:“(8) : the layout of outdoor activity areas must comply to the layout plan identified in Appendix F.1 dated July 18, 2017”;
- q) By adding the following text to at the end of the notes section: “6344 : landscaping and snow removal services”;

ARTICLE 4 The SINGLE-FAMILY DWELLING “H1” use is added to permitted uses for zone C-8-486.

ARTICLE 5 Specifications chart C-8-486 is modified as follows, under column “H1”:

- a) By adding the column regarding the use categories permitted– H1;
- b) By inserting number 450 at the intersection of line number 7, area (m²) and column H1;
- c) By inserting number 27 at the intersection of line number 8, depth (m) and column H1;
- d) By inserting number 15 at the intersection of line number 9, width (m) and column H1;
- e) By inserting an asterisk at the intersection of line number 11, detached structure and column H1;

- f) By inserting number 6.0 at the intersection of line number 15, front setback and column H1;
- g) By inserting number 2.0 at the intersection of line number 16, side setback and column H1;
- h) By inserting number 7.0 at the intersection of line number 17, rear setback and column H1;
- i) By inserting numbers 1/2 at the intersection of line number 19, height (storeys) and column H1;
- j) By inserting number /8 at the intersection of line number 20, height (m) and column H1;
- k) By inserting number 7 at the intersection of line number 23, width of front wall (m) and column H1;
- l) By inserting numbers 0,25/0,7 at the intersection of line number 26, floor/site (F.A.R.) and column H1;
- m) By inserting numbers /0,5 at the intersection of line number 27, footprint/site (B.F.S.) and column H1;

All as illustrated in the specifications chart (C-8-486) attached to the present by-law as Appendix "II".

ARTICLE 6 The present by-law comes into force according to the Law.

USAGES PERMIS

ZONE: C-8-486

| | | | | | | | | | |
|---|-------------------------------------|----|----|----------|----|--|--|--|--|
| 1 | CATÉGORIES D'USAGES | | | | | | | | |
| 2 | CATÉGORIES D'USAGES PERMIS | c1 | c2 | c5c | h1 | | | | |
| 3 | USAGES SPÉCIFIQUES EXCLUS OU PERMIS | | | | | | | | |
| 4 | USAGE SPÉCIFIQUE EXCLU | | | | | | | | |
| 5 | USAGE SPÉCIFIQUE PERMIS | | | 536-6344 | | | | | |

NORMES PRESCRITES (LOTISSEMENT)

| | | | | | | | | | |
|---|------------------------------|------|-----|-----|-----|-----|--|--|--|
| 6 | TERRAIN | | | | | | | | |
| 7 | SUPERFICIE (m ²) | min. | 550 | 550 | 550 | 450 | | | |
| 8 | PROFONDEUR (m) | min. | 30 | 30 | 30 | 27 | | | |
| 9 | LARGEUR (m) | min. | 18 | 18 | 18 | 15 | | | |

NORMES PRESCRITES (ZONAGE)

| | | | | | | | | | |
|----|---|-------------|--------|--------|--------|----------|--|--|--|
| 10 | STRUCTURE | | | | | | | | |
| 11 | ISOLÉE | * | * | * | * | | | | |
| 12 | JUMELÉE | | | | | | | | |
| 13 | CONTIGUË | | | | | | | | |
| 14 | MARGES | | | | | | | | |
| 15 | AVANT(m) | min. | 7,5 | 7,5 | 7,5 | 6 | | | |
| 16 | LATÉRALE(m) | min. | 3 | 3 | 3 | 2 | | | |
| 17 | ARRIÈRE(m) | min. | 9 | 9 | 9 | 7 | | | |
| 18 | BÂTIMENT | | | | | | | | |
| 19 | HAUTEUR (ÉTAGES) | min./max. | 1/2 | 1/2 | 1/2 | 1/2 | | | |
| 20 | HAUTEUR (m) | min./max. | 3/ | 3/ | 3/ | /8 | | | |
| 21 | SUPERFICIE D'IMPLANTATION (m ²) | min./max. | | | | | | | |
| 22 | SUPERFICIE DE PLANCHER (m ²) | min./max. | /1000 | /1000 | | | | | |
| 23 | LARGEUR DU MUR AVANT (m) | min. | | | | 7/ | | | |
| 24 | RAPPORTS | | | | | | | | |
| 25 | LOGEMENT/BÂTIMENT | min./max. | | | | | | | |
| 26 | PLANCHER/TERRAIN (C.O.S.) | min./max. | 0,05/1 | 0,05/1 | 0,05/1 | 0,25/0,7 | | | |
| 27 | BÂTI/TERRAIN (C.E.S.) | min./max. | /0,5 | /0,5 | /0,5 | /0,5 | | | |
| 28 | DIVERS | | | | | | | | |
| 29 | TYPE D'ENTREPOSAGE EXTÉRIEUR | Article 332 | | | A | | | | |

DISPOSITIONS PARTICULIÈRES

| | | | | | | | | | |
|--|-------|-------|-------|--|--|--|--|--|--|
| | a.327 | a.327 | a.345 | | | | | | |
| | a.345 | a.345 | (1) | | | | | | |
| | | | (2) | | | | | | |
| | | | (3) | | | | | | |
| | | | (4) | | | | | | |
| | | | (5) | | | | | | |
| | | | (6) | | | | | | |
| | | | (7) | | | | | | |
| | | | (8) | | | | | | |

NOTES

(1) un seul bâtiment accessoire, implanté avec un recul latérale minimum de 5 mètres et n'excédant pas une superficie de 150 mètres carrés, est permis comme usage accessoire à un usage principal 536 ou à un usage principal 6344

(2) : un seul établissement 536 est permis à même la zone

(3) : un seul établissement 6344 est permis à même la zone

(4) : un établissement 536 ou 6344 doit avoir front uniquement sur le boulevard Gouin

(5) : Nonobstant toutes dispositions contraires, un seul usage principal, soit de type 536 ou de type 6344, est permis à même un bâtiment « H1 »

(6) : Une bande tampon aménagée de 3 m est exigée le long de la limite arrière d'un lot occupé en tout ou en partie par un usage 536 ou 6344

(7) : un maximum de 150 mètres carrés de superficie extérieure non-construite d'un lot occupé en tout

ou en partie par un usage 536 ou un usage 6344 peut être utilisé à des fins de remisage de véhicules lourds

(8) : l'aménagement des aires d'activités doit respecter le plan d'aménagement identifié à l'annexe F.1 daté du xxx juin 2017

536: Vente au détail d'articles, d'accessoires d'aménagement paysager et de jardin

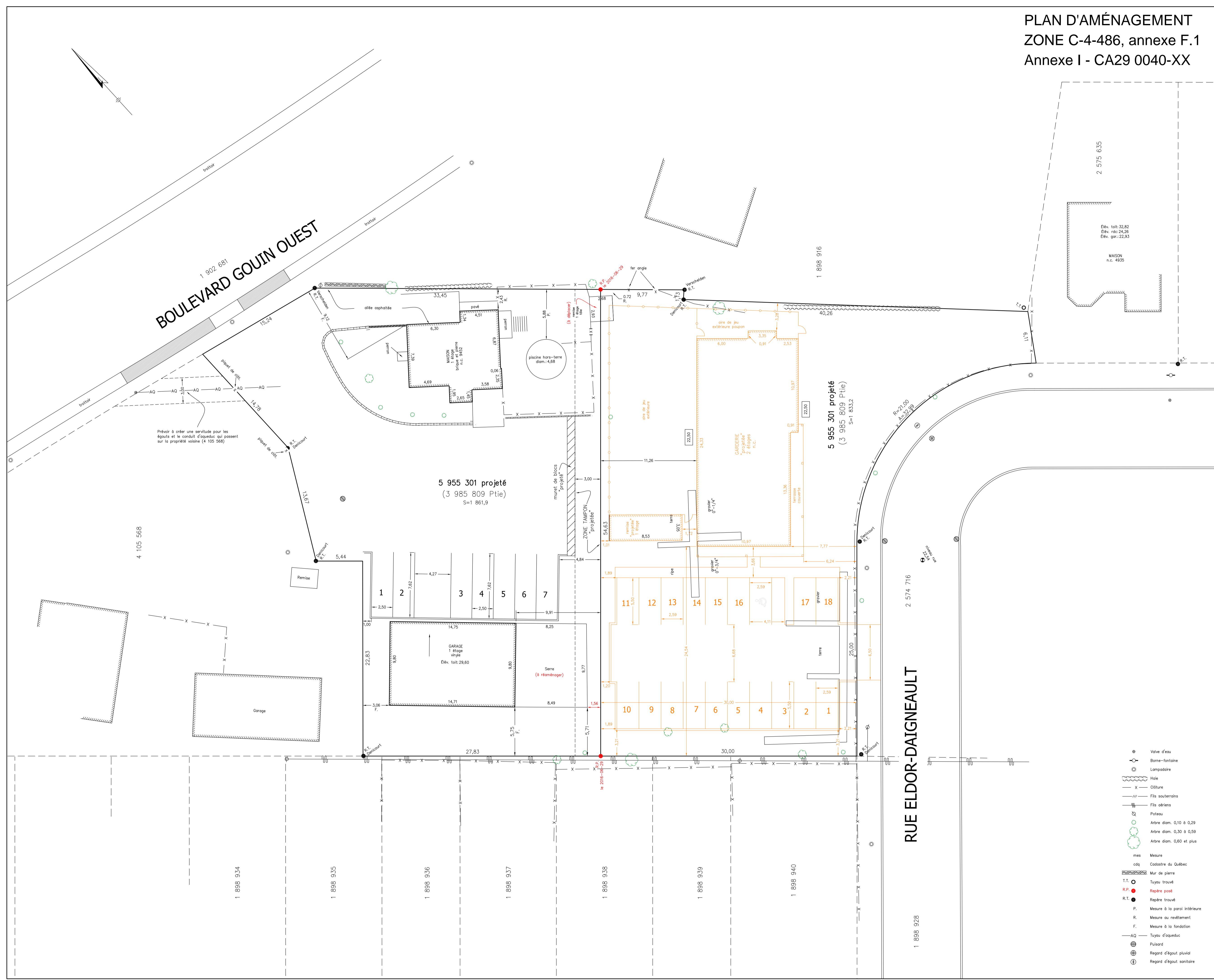
6344 : service de paysagement et de déneigement

Arrondissement de Pierrefonds-Roxboro

Règlement de zonage numéro CA29 0040

Annexe A: Grille des spécifications

PLAN D'AMÉNAGEMENT
 ZONE C-4-486, annexe F.1
 Annexe I - CA29 0040-XX



PLAN D'AMÉNAGEMENT

Lot (s) : 3 985 809, 5 955 301 et 5 955 302

Cadastré : cadastre du Québec
 Circonscription foncière : Montréal

Municipalité : Ville de Montréal
 Arrondissement : Pierrefonds - Roxboro

Préparé pour le seul bénéfice de GESTION MARISYL INC.
 pour présentation à la ville.

Le document ne peut être utilisé ou invoqué à des fins autres
 que celles auxquelles il est destiné sans l'autorisation du soussigné.

Levé les 20 août, 26 août et 25 septembre 2014.
 Les mesures indiquées sur ce plan sont en mètres (S.I.).
 Les élévations géodésiques sont en référence au CGVD28 (HTV2.0)

| | |
|---|--|
| Préparé à Montréal, le 18 juillet 2017 Minute:5648 | Préparé par: (signé numériquement) a.-g. Alain CROTEAU |
| Échelle: 1:200 Dossier: 905-16 | COPIE CONFORME À L'ORIGINAL |
| Fichier: AC5648_Amén Carnet: 532-42 Système:SCRS | par: _____ a.-g. date |

- ⊕ Veuve d'eau
- ⊕ Borne-fontaine
- ⊕ Lampadaire
- ⊕ Hôte
- X — Clôture
- Fil souterrains
- Fil aériens
- ⊕ Poteau
- ⊕ Arbre diam. 0,10 à 0,29
- ⊕ Arbre diam. 0,30 à 0,59
- ⊕ Arbre diam. 0,60 et plus
- mes Mesure
- cdq Cadastre du Québec
- ⊕ Mur de pierre
- T.T. Tuyau trouvé
- R.P. Repère posé
- R.T. Repère trouvé
- P. Mesure à la paroi intérieure
- R. Mesure au revêtement
- F. Mesure à la fondation
- AQ Tuyau d'aqueduc
- ⊕ Puits
- ⊕ Regard d'épuit pluvial
- ⊕ Regard d'épuit sanitaire

HORIZON
 ARPENTEURS-GÉOMÈTRES INC.

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 BOIS-DES-FILONS, 926 Jacques Paschini (200) Tél: 450-430-7867
 courriel: info@horizonarpent.com

PLAN 1 de 1