



NOTICE OF REGISTRATION

TO QUALIFIED VOTERS ENTITLED TO HAVE THEIR NAME ENTERED ON THE REFERENDUM LIST OF THE SECTOR FORMED BY THE CONCERNED C-8-486 ZONE AND OF ITS CONTIGUOUS H1-8-485 AND H1-8-487 ZONES, OF WHICH A SKETCH IS INCLUDED IN THE PRESENT NOTICE TO INFORM THEM OF THE PROCEDURE FOR REGISTRATION.

At the Borough of Pierrefonds-Roxboro regular council sitting held on October 2, 2017 the Council adopted by-law CA29 0040-31 modifying zoning by-law number CA29 0040 in order 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.

Qualified voters entitled to have their name entered on the referendum list may request that this by-law be submitted to a referendum by entering their name, address and capacity and by affixing their signature in the register open for this purpose.

MANDATORY IDENTIFICATION

A qualified voter must establish his identity by presenting his health-insurance card issued by the Régie de l'assurance-maladie du Québec, his driver's license or probationary license issued in plastic form by the Société de l'assurance automobile du Québec, or his Canadian passport and a proof of residence or property as the case may be.

This register shall be opened from 9 a.m. to 7 p.m. on November 7, 2017 at the Borough's office, located at 13665, boulevard de Pierrefonds.

The number of signatures required, such that a referendum shall be held, is **35** and if this number is not attained, this by-law shall be deemed approved by those qualified to vote.

The results of the register shall be announced at 7 p.m. or as soon as possible thereafter, on November 7, 2017 at the office of the Secretary of the Borough.

This by-law may be consulted at the Borough's office during business hours, Monday to Thursday, from 8 a.m. to noon and from 1 p.m. to 4:45 p.m., as well as on Friday, from 8 a.m. to noon, and during opening hours for the register and on the Borough's website at www.ville.montreal.qc.ca/pierrefonds-roxboro.

CONDITIONS TO BE A QUALIFIED VOTER ENTITLED TO HAVE HIS NAME ENTERED ON THE BOROUGH'S REFERENDUM LIST:

1. Is qualified to vote, every person who, on October 2, 2017 was not disqualified from voting and meets the following conditions:

- be of full-age, a Canadian citizen and not be under the Curatorship;
- be domiciled in zones C-8-486, H1-8-485 and H1-8-487 and **for at least 6 months in Quebec;**

OR

- be, **for at least 12 months**, the owner of a property or the occupant of a commercial enterprise, within the meaning of the Act respecting municipal taxation (Chapter F-2.1), located in zones C-8-486, H1-8-485 and H1-8-487.

2. Additional condition to every undivided co-owner of a property or co-occupant of a commercial enterprise: be, by means of a proxy signed by the majority of those who are co-owners or co-occupants, designated as the person who is authorized to sign the register on their behalf.
3. Additional condition applicable to a legal person: every legal person must designate by resolution among its members, administrators and employees, a person, who on October 2, 2017, is of full age, a Canadian citizen and who is not under the Curatorship.

Note: a co-owner or a co-occupant cannot be designated if he is otherwise qualified as a domiciled person, a sole owner of a property or the occupant of a commercial enterprise.

GIVEN IN MONTREAL, Borough of Pierrefonds-Roxboro
on this eighteenth day of October of the year 2017.

Suzanne Corbeil, Attorney
Secretary of the Borough

/rl

PROVINCE DE QUÉBEC

VILLE DE MONTRÉAL
ARRONDISSEMENT DE PIERREFONDS-ROXBORO

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 the Borough Hall situated at 13665, boulevard de Pierrefonds in Pierrefonds, on October 2, 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 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

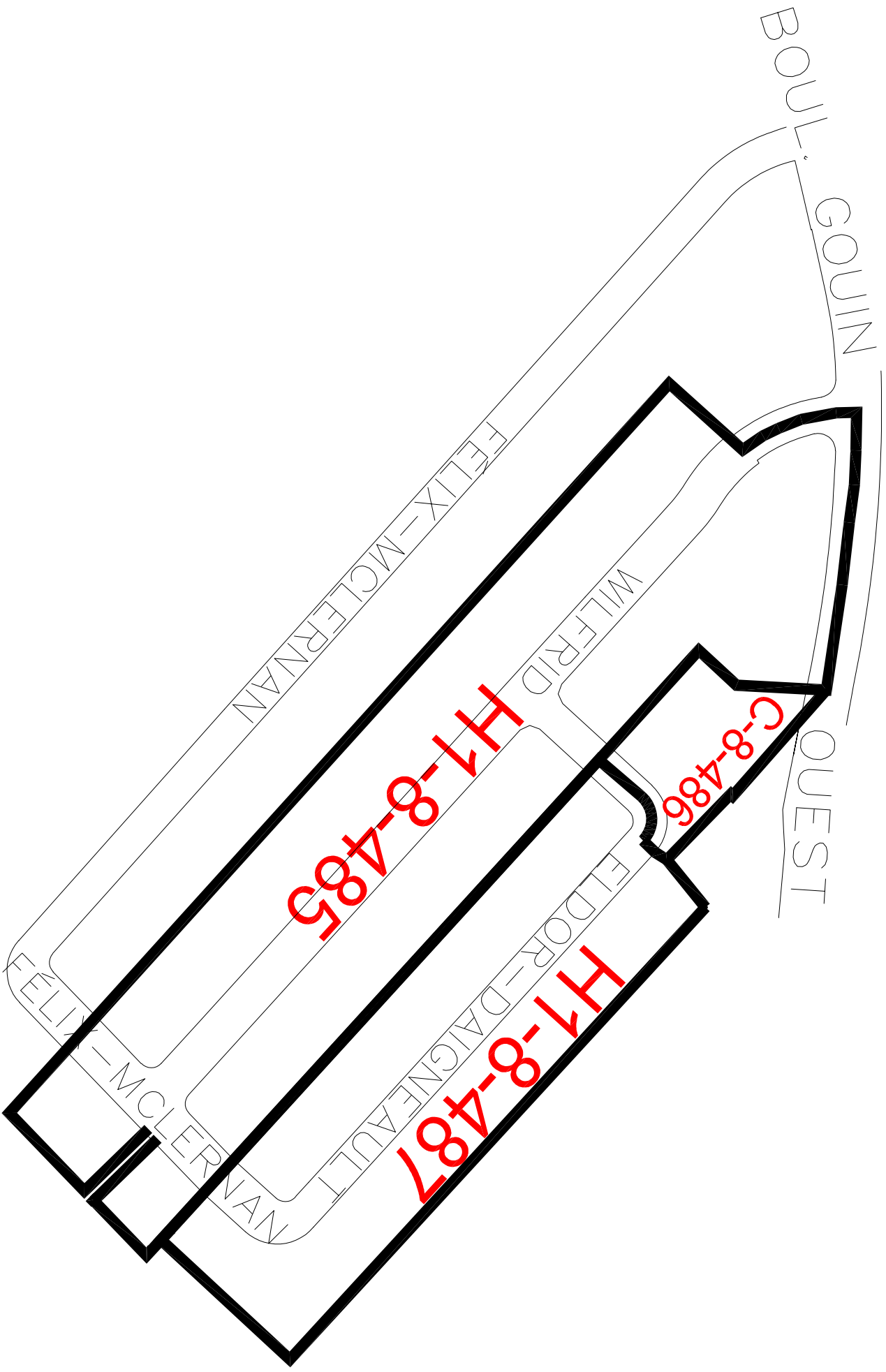
536: Vente au détail d'articles, d'accessoires d'aménagement paysager et de jardin

6344 : service de paysagement et de déneigement

Arrondissement de Pierrefonds-Roxboro

Règlement de zonage numéro CA29 0040

Annexe A: Grille des spécifications



H1-8-485

H1-8-487

C-8-486

BOUL. GOUIN

FELIX-MCLERNAN

WILFRID

FELIX-MCLERNAN

FELDOR-DAIGNEAULT

OUEST