



**PUBLIC CONSULTATION MEETING
ON DRAFT BY-LAW NUMBER CA29 0040-32 ENTITLED**

BY-LAW NUMBER CA29 0040-32 MODIFYING ZONING BY-LAW NUMBER CA29 0040 IN ORDER TO ESTABLISH THE MINIMUM OPEN SPACE RATIO AT 0,10 INSTEAD OF THE MINIMUM REQUIRED OF 0,20 IN THE SPECIFICATIONS CHART FOR THE I-8-491-1 ZONE LOCATED AT CORNER OF BOULEVARD PITFIELD AND RUE DE SALABERRY, WEST OF HIGHWAY 13

TO ALL PERSONS WHO MIGHT BE INTERESTED IN PIERREFONDS-ROXBORO BOROUGH'S DRAFT BY-LAW NUMBER **CA29 0040-32**:

NOTICE is hereby given by the undersigned:

THAT the Borough Council, following the adoption by resolution number CA17 29 0272 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, December 11, 2017, at 6:30 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 modify the specifications chart I-8-491 by replacing numbers 0,2/1 by numbers 0,1/1 at the intersection of line number 26, floor / land (O.S.R.) and of columns c1, c2, c3a, c4e, c5c and by replacing numbers 0,2/2 by numbers 0,1/2 at the intersection of line number 26, floor / land (O.S.R.) and of columns I1 and I2.

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 twenty-second day of November of the year 2017.

Suzanne Corbeil, Attorney
Secretary of the Borough

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PROVINCE DE QUÉBEC

VILLE DE MONTRÉAL
ARRONDISSEMENT DE PIERREFONDS-ROXBORO

SECOND DRAFT BY-LAW CA29 0040-32

BY-LAW NUMBER CA29 0040-32 MODIFYING ZONING BY-LAW NUMBER CA 290040 IN ORDER TO ESTABLISH THE MINIMUM OPEN SPACE RATIO AT 0,10 INSTEAD OF THE MINIMUM REQUIRED OF 0,20 IN THE SPECIFICATIONS CHART FOR THE I-8-491-1 ZONE LOCATED AT CORNER OF BOULEVARD PITFIELD AND RUE DE SALABERRY, EAST OF HIGHWAY 13

At the Borough of Pierrefonds-Roxboro regular sitting held at the Borough Hall situated at 13665, boulevard de Pierrefonds in Pierrefonds, on November 20, 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 Louise Leroux Yves Gignac Benoit Langevin

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 The specifications chart I-8-491-1 is modified as followed:

- a) by replacing numbers 0,2/1 by numbers 0,1/1 at the intersection of line number 26, floor / land (O.S.R.) and of columns c1, c2, c3a, c4e, c5c;
- b) by replacing numbers 0,2/2 by numbers 0,1/2 at the intersection of line number 26, floor / land (O.S.R.) and of columns I1 and I2.

All as illustrated in the I-8-491-1 zone specifications chart attached to the present by-law as Appendix A.

ARTICLE 2 The present by-law comes into force according to the Law.

ANNEXE A : NOUVELLE GRILLE PROPOSÉE

USAGES PERMIS

ZONE: I-8-491-1

1	CATÉGORIES D'USAGES									
2	CATÉGORIES D'USAGES PERMIS	c1	c2	c3a	c4e	c5c	I1	I2		
3	USAGES SPÉCIFIQUES EXCLUS OU PERMIS									
4	USAGE SPÉCIFIQUE EXCLU									
5	USAGE SPÉCIFIQUE PERMIS				5432	(1)				

NORMES PRESCRITES (LOTISSEMENT)

6	TERRAIN									
7	SUPERFICIE (m ²)	min.	550	550	1400	1400	550	1400	1400	
8	PROFONDEUR (m)	min.	30	30	30	30	30	30	30	
9	LARGEUR (m)	min.	18	18	30	30	18	30	30	

NORMES PRESCRITES (ZONAGE)

10	STRUCTURE									
11	ISOLÉE	*	*	*	*	*				
12	JUMELÉE									
13	CONTIGUË									
14	MARGES									
15	AVANT(m)	min.	10	10	10	10	10	10	10	
16	LATÉRALE(m)	min.	H	H	H	H	H	H	H	
17	ARRIÈRE(m)	min.	H	H	H	H	H	H	H	
18	BÂTIMENT									
19	HAUTEUR (ÉTAGES)	min./max.	1/2	1/2	1/1	1/2	1/2	1/4	1/4	
20	HAUTEUR (m)	min./max.	3/	3/	2,20/	3/	3/			
21	SUPERFICIE D'IMPLANTATION (m ²)	min./max.								
22	SUPERFICIE DE PLANCHER (m ²)	min./max.								
23	LARGEUR DU MUR AVANT (m)	min.			7			20	20	
24	RAPPORTS									
25	LOGEMENT/BÂTIMENT	min./max.								
26	PLANCHER/TERRAIN (C.O.S.)	min./max.	0,1/1	0,1/1	0,1/1	0,1/1	0,1/1	0,1/2	0,1/2	
27	BÂTI/TERRAIN (C.E.S.)	min./max.	/0,5	/0,5	/0,5	/0,5	/0,5	/0,5	/0,5	
28	DIVERS									
29	TYPE D'ENTREPOSAGE EXTÉRIEUR	Article 332				A		A	C	

DISPOSITIONS PARTICULIÈRES

	a.327	a.327	(2)							
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NOTES

(1): 536 et 6352

(2): Le nombre d'établissement faisant partie du groupe «c3a» autorisé dans la zone est limité à un seul établissement

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

6352: Service de location d'outils et d'équipements

5432: Marché public

