

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

SECOND DRAFT RESOLUTION APPROVING THE SPECIFIC PROPOSAL PP-2017-003 AUTHORIZING A USE OF AN INTEGRATED RESIDENTIAL PROJECT OF TWO DETACHED SINGLE-FAMILY UNITS IN H1-8-452 ZONE, ON LOTS 5 220 756, 5 220 759 AND 5 220 760 OF THE CADASTRE OF QUÉBEC, LOCATED AT 4689 AND 4693 BOULEVARD LALANDE, AND THE RELATED IMPLEMENTATION STANDARDS

1. Object of the draft and referendum application

Following the regular sitting held on January 15, 2018, the council of the Borough of Pierrefonds-Roxboro adopted a second draft resolution entitled as hereinabove.

This second draft contains provisions that may be the object of an application from interested parties of the concerned and contiguous zones to request that a resolution containing said provisions be submitted to their approval in compliance with the Act respecting elections and referendums in municipalities.

The provisions of the draft resolution that may be the subject of an application are:

- to authorize the implementation of an integrated residential project of two detached single-family units in H1-8-452 zone, on lots 5 220 756, 5 220 759 and 5 220 760;
- to allow a minimum distance of 4 meters between the projected buildings and the residence bearing civic number 4697, boulevard Lalande;
- to allow a minimum distance of 3 meters between the projected building and the south west property line of the lot adjacent to C-8-474 zone.

Such an application requires that the resolution 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-8-474 and from its contiguous zones H1-8-452, H2-8-462, H2-8-478, H3-8-463, H4-8-461, H4-8-477, C-8-460 and C-8-473.

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 **Thursday, February 1, 2018 at 5 p.m.**
- 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 **January 15, 2018**:

AND

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

- be domiciled in one of the abovementioned zones, 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 (Chapter F-2.1) located in one of the abovementioned zones.

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 **January 15, 2018**, is of full age and Canadian citizen and who is not under curatorship.

4. Lack of applications

The provisions of the second draft resolution that will not have been the object of a valid application may be included in a resolution that will not have to be approved by qualified voters.

5. Consultation of the draft and description of the zones

This draft resolution 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 twenty-fourth day of January of the year 2018.

Suzanne Corbeil, Attorney
Secretary of the Borough

/r/

**Extrait authentique du procès-verbal d'une
séance du conseil d'arrondissement**

**Genuine Extract from the minutes of
a Borough Council Sitting**

Séance ordinaire du lundi 15 janvier 2018 à 19 h	Résolution: CA18 29 0015	Regular sitting of Monday January 15, 2018 at 7 p.m.
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**SECOND PROJET DE RÉSOLUTION –
PP-2017-003**

**SECOND DRAFT RESOLUTION –
PP-2017-003**

ATTENDU que l'arrondissement de Pierrefonds-Roxboro a adopté le règlement numéro CA29 0045 sur les projets particuliers de construction, de modification ou d'occupation d'un immeuble, en vertu de la Loi sur l'aménagement et l'urbanisme (RLRQ, c. A-19.1);

WHEREAS the borough of Pierrefonds-Roxboro has adopted by-law number CA29 0045 on specific construction, alteration or occupancy proposals for an immovable, by virtue of the Act Respecting Land Use Planning and Development (CQLR, c. A-19.1);

ATTENDU qu'alors que les projets résidentiels intégrés unifamiliaux étaient conformes, le projet résidentiel intégré situé sur les lots, alors existants, 4 884 668 et 4 884 669 du cadastre du Québec avait été approuvé, le plan d'implantation et d'intégration architecturale du projet ayant été approuvé par la résolution numéro CA11 29 0339, le 7 novembre 2011;

WHEREAS, while integrated residential projects for single-family houses were complying to regulation, an integrated residential project located on previous lot number 4 884 668 and 4 884 669, had been approved, the site planning and architectural integration plan of the project having been approved by resolution number CA11 29 0339, on November 7th, 2011;

ATTENDU que, par la suite, le projet a été débuté de plein droit en obtenant des permis et autorisations qui sont par la suite devenues caduques avant que les deux unités faisant l'objet de la présente demande ne puissent être construites;

WHEREAS construction of the integrated project was initiated in full right, the required permits and authorizations having been delivered, which then expired before the units subject to the present request were built;

ATTENDU que les projets résidentiels intégrés ne sont plus permis pour les usages H1 et H2 depuis l'entrée en vigueur, le 11 mai 2017, de l'amendement au règlement de zonage de l'arrondissement qui porte le numéro CA29 0040-25;

WHEREAS integrated residential projects are no longer authorized for H1 and H2 uses since by-law number CA29 0040-25 has entered in force, on May 11th, 2017;

ATTENDU qu'il est dans l'intérêt de l'arrondissement de permettre la conclusion de ce projet intégré, qui autrement laisserait un espace vacant pouvant être développé au sein même du projet, compromettant ainsi la consolidation du tissu urbain voulue dans de tels cas;

WHEREAS it is in the best interested of the borough that the project be completed, as the space would otherwise remain vacant, although potentially buildable, thereby compromising the consolidation of the urban fabric of the district;

ATTENDU qu'un tel projet est conforme au plan d'urbanisme de la Ville de Montréal, incluant le chapitre d'arrondissement;

WHEREAS the presented project complies with the Urban Master Plan of the City of Montréal, including the borough's local chapter;

ATTENDU qu'une assemblée de consultation publique du comité consultatif d'urbanisme a été tenue le 6 décembre 2017 à 19 h, à l'issue de laquelle le projet particulier a été recommandé par ledit Comité;

WHEREAS a public consultation meeting of the Urban Planning Advisory Committee has been held on December 6th, 2017 at 7 p.m., after which the aforementioned Committee recommended that specific proposal;

ATTENDU QU'un premier projet de résolution a été adopté par le conseil d'arrondissement le 18 décembre 2017 pour le projet particulier numéro PP-2017-003 en vertu du règlement CA29 0045 sur les projets particuliers de construction, de modification ou d'occupation d'un immeuble;

ATTENDU QU'une assemblée de consultation a été tenue le 15 janvier 2018 à 18 h 30;

**Il est proposé par
la conseillère Catherine Clément-Talbot
appuyé par
la conseillère Louise Leroux**

ET RÉSOLU

D'ADOPTER, en vertu du règlement CA29 0045 sur les projets particuliers de construction, de modification et d'occupation d'un immeuble (PPCMOI), le second projet de résolution visant à autoriser l'implantation d'un projet résidentiel intégré de deux unités jumelées à même la zone H1-8-452 sur les lots 5 220 756, 5 220 759 et 5 220 760, situés au 4689 et 4693, boulevard Lalande, et de permettre dans ce projet une distance minimale de 4,0 mètres entre le bâtiment à construire et la résidence au 4697, et une distance minimale de 3,0 mètres entre le bâtiment à construire et la ligne sud-est du terrain adjacente à la zone C-8-474;

QU'un avis public annonçant la possibilité de faire une demande de participation à un référendum soit publié conformément à la loi.

ADOPTÉ À L'UNANIMITÉ

40.03 1177794002

Dimitrios (Jim) BEIS

Maire d'arrondissement
Mayor of the Borough

Signée électroniquement le 16 janvier 2018

WHEREAS a first draft resolution was adopted by the Borough Council on December 18, 2017 for the specific proposal number PP-2017-003 by virtue of by-law CA29 0045 on specific construction, alteration or occupancy proposals for an immovable;

WHEREAS a public consultation meeting was held on January 15, 2018 at 6:30 p.m.;

**It was moved by
Councillor Catherine Clément-Talbot
seconded by
Councillor Louise Leroux**

AND RESOLVED

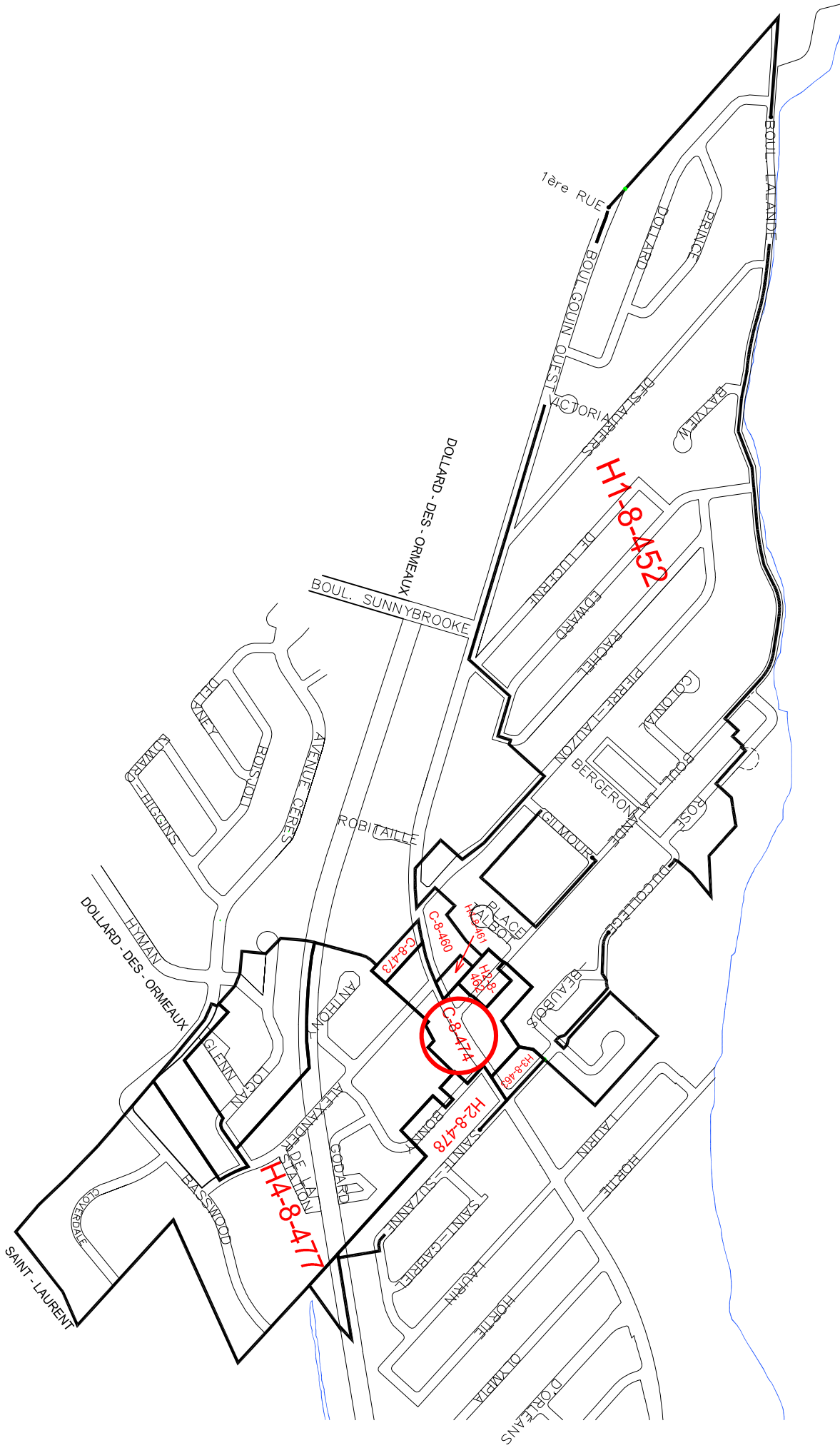
TO ADOPT, by virtue of by-law CA29 0045 concerning specific construction, alteration and occupancy proposals for an immovable (SCAOPI), second draft resolution authorizing the implementation of a residential integrated project of two semi-detached single-family dwelling units in zone H1-8-452 on lot number 5 220 756, 5 220 759 and 5 220 760, located at 4689 and 4693 Lalande boulevard, and to authorize within that project a minimal distance of 4.0 meters between the proposed building and the existing building at 4697 Lalande boulevard, and a minimal distance of 3.0 meters between the proposed building and the south-eastern lot line adjacent to zone C-8-474;

THAT a public notice announcing the opportunity to make a request for participation in a referendum be published in accordance with the law.

UNANIMOUSLY ADOPTED

Suzanne CORBEIL

Secrétaire d'arrondissement
Secretary of the Borough



1ère RUE

H1-8-452

C-8-460

H1-8-466

C-8-473

C-8-474

H2-8-478

H4-8-477

H3-8-469

SAINT-LAURENT

BOUL. L'ISLANDE

DOLLARD

PEINCE

BOUL. GOUIN OUEST

VICTORIA

DE STANBRES

BAYVIEW

DOLLARD - DES - ORMEAUX

BOUL. SUNNYBROOKE

DE LICERIN

EDWARD

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PIERRE-LAVOZON

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