

Public Notice



**PUBLIC CONSULTATION MEETING  
ON DRAFT BY-LAW NUMBER CA29 0040-33 ENTITLED**

BY-LAW NUMBER CA29 0040-33 MODIFYING ZONING BY-LAW NUMBER CA29 0040 IN ORDER TO CREATE P-4-278-1 ZONE FROM THE EXISTING H3-4-279 ZONE AND TO AUTHORIZE USES “RECREATION (p1a)” AND “SERVICES (p3a)”

TO ALL PERSONS WHO MIGHT BE INTERESTED IN PIERREFONDS-ROXBORO BOROUGH'S DRAFT BY-LAW NUMBER **CA29 0040-33**:

NOTICE is hereby given by the undersigned:

THAT the Borough Council, following the adoption by resolution number CA18 29 0078 at the regular sitting held on March 12, 2018 of the draft by-law entitled as hereinabove, will hold a public consultation meeting on **Monday, April 9, 2018, at 6:30 p.m.**, at the **East Community Center**, located at **9665, boulevard Gouin Ouest**, 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: remove lots 4 472 009 and 4 502 082 of cadastre of Québec from H3-4-279 zone, to create P-4-278-1 zone the limits of which corresponds to the limits of the whole formed by the two lots numbers 4 472 009 and 4 502 082 of the cadastre of Québec and to insert the P-4-278-1 specifications chart in a sequential manner after P-4-278 chart in order to authorize the uses of use category “Recreation (p1a)” and “Services (p3a)” as well as the standards of sections “Prescribed standards” referring thereto.

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-first day of March of the year 2018.

Suzanne Corbeil, Attorney  
Secretary of the Borough

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PROVINCE DE QUÉBEC

VILLE DE MONTRÉAL

ARRONDISSEMENT DE PIERREFONDS-ROXBORO

DRAFT BY-LAW CA29 0040-33

BY-LAW NUMBER CA29 0040-33 MODIFYING ZONING BY-LAW NUMBER CA 29 0040 IN ORDER TO CREATE P-4-278-1 ZONE FROM THE EXISTING H3-4-279 ZONE AND TO AUTHORIZE USES “RECREATION (p1a)” AND “SERVICES (p3a)”

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At the Borough of Pierrefonds-Roxboro regular sitting held at the Borough Hall situated at 13665, boulevard de Pierrefonds in Pierrefonds, on March 12, 2018 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  
AMENDEMENTS TO ZONING PLAN

ARTICLE 1 the zoning plan from appendix C of zoning by-law CA29 0040 is modified as follows:

- 1) by removing lots 4 472 009 and 4 502 082 of cadastre of Québec from H3-4-279 zone;
- 2) by creating P-4-278-1 zone the limits of which corresponds to the limits of the whole formed by the two lots numbers 4 472 009 and 4 502 082 of the cadastre of Québec;

The whole as shown on plan number F 4/8, file 2018-02B attached to the by-law as Appendix 1, as if herein at length recited.

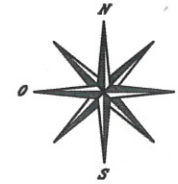
SECTION II  
AMENDEMENTS TO THE SPECIFICATIONS CHART

ARTICLE 2 Appendix A's specifications chart of zoning by-law CA29 0040 are modified as follows:

- 1) by inserting the P-4-278-1 specifications chart in a sequential manner after P-4-278 chart in order to authorize the uses of use category "Recreation (p1a)" and "Services (p3a)" as well as the standards of sections "Prescribed standards" referring thereto.

P-4-278-1 specifications chart is attached to the by-law as Appendix II, as if herein at length recited.

ARTICLE 3 The present by-law comes into force according to the Law.



## ZONAGE EXISTANT

ARRONDISSEMENT DE  
PIERREFONDS-ROXBORO

Aménagement urbain et  
services aux entreprises

LOT (S) **4 472 009 & 4 502 082**

ZONE(S) MODIFIÉE(S)  
**H3-4-279 ptie**

PLAN NO. F 4/8

DATE 2018-02-27

ÉCHELLE aucune

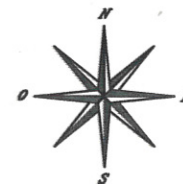
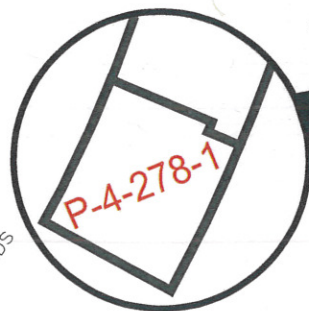
PRÉPARÉ PAR: *Stéphane Pomeroy*

APPROUVÉ PAR: *M. R. J.*

DOSSIER NO. : 2018-01A



BOUL. DE PIERREFONDS



AMENDEMENT	DATE
AVIS DE MOTION # RES. C.A.	/ /
PROJET DE RÈGLEMENT # RES. C.A.	/ /
CONSULTATION ET ADOPTION DU SECOND PROJET DE RÈGLEMENT	/ /
DEMANDE D'APPROBATION RÉFÉRENDAIRE	/ /
ADOPTION DU RÈGLEMENT # RES. C.A.	/ /
REGISTRE (S'IL Y A LIEU) DÉPÔT	/ /
CERTIFICAT DE CONFORMITÉ & ENTRÉE EN VIGUEUR	/ /
PROMULGATION DU RÈGLEMENT	/ /

## ZONAGE PROPOSÉ

### ANNEXE 1

ARRONDISSEMENT DE  
PIERREFONDS-ROXBORO  
Aménagement urbain et  
services aux entreprises

LOT (S) **4 472 009 & 4 502 082**

Règlement CA29 0040-

PLAN NO. F 4/8

DATE 2018-02-27

ÉCHELLE aucune

PRÉPARÉ PAR: *M. J. Pomeroy*

APPROUVÉ PAR: *M. J. Pomeroy*

DOSSIER NO. : 2018-02B

## ANNEXE II : NOUVELLE GRILLE PROPOSÉE

### USAGES PERMIS

ZONE: P-4-278-1

1	CATÉGORIES D'USAGES									
2	CATÉGORIES D'USAGES PERMIS	p1a	p3a							
3	USAGES SPÉCIFIQUES EXCLUS OU PERMIS									
4	USAGE SPÉCIFIQUE EXCLU									
5	USAGE SPÉCIFIQUE PERMIS	(1)								

### NORMES PRESCRITES (LOTISSEMENT)

6	TERRAIN									
7	SUPERFICIE (m²)	min.	1000	1000						
8	PROFONDEUR (m)	min.	30	30						
9	LARGEUR (m)	min.	30	30						

### NORMES PRESCRITES (ZONAGE)

10	STRUCTURE									
11	ISOLÉE	*	*							
12	JUMELÉE	*								
13	CONTIGUË									
14	MARGES									
15	AVANT(m)	min.		7						
16	LATÉRALE(m)	min.		7						
17	ARRIÈRE(m)	min.		12						
18	BÂTIMENT									
19	HAUTEUR (ÉTAGES)	min./max.		2/4						
20	HAUTEUR (m)	min./max.		5/						
21	SUPERFICIE D'IMPLANTATION (m²)	min./max.								
22	SUPERFICIE DE PLANCHER (m²)	min./max.								
23	LARGEUR DU MUR AVANT (m)	min.		15						
24	RAPPORTS									
25	LOGEMENT/BÂTIMENT	min./max.								
26	PLANCHER/TERRAIN (C.O.S.)	min./max.		0,16/2						
27	BÂTI/TERRAIN (C.E.S.)	min./max.		/0,5						
28	DIVERS									
29	TYPE D'ENTREPOSAGE EXTÉRIEUR	Article 332								

### DISPOSITIONS PARTICULIÈRES

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### NOTES

(1) : usage de terrain de jeux (sous-catégorie p1a) limité à un seul emplacement

BOUL. DE  
PIERREFONDS

