



**PUBLIC CONSULTATION MEETING
ON DRAFT BY-LAW NUMBER CA29 0045-1 ENTITLED**

BY-LAW NUMBER CA29 0045-1 MODIFYING BY-LAW NUMBER CA29 0045 ON SPECIFIC CONSTRUCTION, ALTERATION OR OCCUPANCY PROPOSALS FOR AN IMMOVABLE (P.P.C.M.O.I.) IN ORDER TO SPECIFY THE APPLICABLE PROCEDURE FOR A PRELIMINARY OPINION ON A P.P.C.M.O.I.

TO ALL PERSONS WHO MIGHT BE INTERESTED IN PIERREFONDS-ROXBORO BOROUGH'S DRAFT BY-LAW NUMBER **CA29 0045-1**:

NOTICE is hereby given by the undersigned:

THAT the Borough Council, following the adoption by resolution number CA18 29 0080 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 by-law CA29 0045 on specific construction, alteration or occupancy proposals for an immovable (P.P.C.M.O.I.) in order to specify the applicable procedure for a preliminary opinion on a P.P.C.M.O.I.

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 does not contain 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-eighth 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 0045-1

BY-LAW MODIFYING BY-LAW CA29 0045 ON SPECIFIC CONSTRUCTION, ALTERATION OR OCCUPANCY PROPOSALS FOR AN IMMOVABLE (P.P.C.M.O.I.) IN ORDER TO SPECIFY THE APPLICABLE PROCEDURE FOR A PRELIMINARY OPINION ON A P.P.C.M.O.I.

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, M^c Suzanne Corbeil, were also present.

BY VIRTUE OF Section 131 of the Charter of Ville de Montréal;

BY VIRTUE OF Sections 145.36 and 145.37 of the Act respecting land use planning and development (R.S.Q., c. A-19.1);

THE BOROUGH COUNCIL ENACTS THE FOLLOWING:

ARTICLE 1 The following definition is added to article 1 of by-law CA29 0045, according to the alphabetical order:

“preliminary opinion”:	a written opinion from the Committee to the applicant, in which is indicated its evaluation regarding a project before the tabling of a formal request; the preliminary opinion does not constitute a formal recommendation within the meaning of the Act respecting land use planning and development (R.S.Q., c. A-19.1), it is not intended for the Borough Council;
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ARTICLE 2 The following article 8.1 is added to by-law number CA29 0105, according to numbering:

8.1 For the purpose of a preliminary opinion request to the Committee, the applicable procedure is identical to the one provided in the present by-law, considering the necessary adjustments.

However, articles 3, 7, 11 and 12 do not apply to a preliminary opinion request.

Upon a preliminary opinion request, the application is submitted to the director as follows:

1° the following documents must be provided:

- a) an authentic copy of any title stating that the applicant is the owner of the land or a document showing that he has an option to purchase the land or, if it is a land owned by Ville de Montréal, proof of intent to purchase approved by the Director of one of the city's services;
- b) an implementation plan showing the existing buildings and the projected buildings, if necessary;
- c) an illustration of the suggested volumetry for the building, in relation to immediate context composed of the existing buildings adjacent to the property in question;
- d) the projected buildings preliminary elevations;
- e) a letter of intent outlining:
 - the projected uses;
 - the useful data for the calculation of the open space ratio and the land coefficient;
 - a document explaining the reasons for the application and a brief description of the specific proposal.

2° the rate fixed in the annual price by-law for the examination of a PPCMOI preliminary opinion request must be paid;

ARTICLE 3 The following article 12.1 is added to by-law CA29 0045 according to numbering:

12.1 When submitting a preliminary opinion request, article 10 applies:

Following the study of the specific proposal related to the preliminary opinion request, the committee submits his opinion to the applicant. The opinion is issued considering the project as if a recommendation should be given at the notification date according to article 12, regarding the project as submitted to the director.

The opinion must indicate if the project would then be subject to a positive recommendation, with or without conditions, or to a refusal. In the latter case, the reasons for the refusal shall be stated.

ARTICLE 4 The present by law comes into force according to Law.