

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

**SECOND DRAFT BY-LAW NUMBER CA29 0040-33 ENTITLED:**

SECOND DRAFT 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)”

**1. Object of the draft and referendum application**

Following the regular sitting held on April 9, 2018, the council of the Borough of Pierrefonds-Roxboro adopted a second draft by-law entitled as hereinabove.

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

The provisions are:

- 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;
- 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.

Such an application requires that the by-law 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 H3-4-279 or one of the contiguous zones P-4-268, P-4-278, C-4-266, C-4-280, H1-4-285, H3-4-261, H4-4-260, H4-4-284. These zones are delimited on the south by the limit of Dollard-des-Ormeaux, along rue Anselme-Lavigne, on the west by boulevard Jacques Bizard, on the north by boulevard Gouin Ouest and on the east by the limit of Dollard-des-Ormeaux and boulevard Saint-Jean.

**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 **Friday April 27, 2018 at noon;**
- 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 **April 9, 2018;**

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

**AND**

- . be domiciled in a zone from which can come a valid application, 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 in a zone from which can come a valid application.
- 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 **April 9, 2018**, is of full age and Canadian citizen and who is not under curatorship.
- 3.4 Corporations, co-owners or co-occupants must provide their resolution or power of attorney along with the application.

**4. Lack of applications**

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

**5. Consultation of the draft**

This draft by-law 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. It is also available on the page of “Public Notices” on the Borough’s website at [www.ville.montreal.qc.ca/pierrefonds-roxboro](http://www.ville.montreal.qc.ca/pierrefonds-roxboro).

GIVEN IN MONTREAL, Borough of Pierrefonds-Roxboro  
this eighteenth day of April of the year 2018.

**Suzanne Corbeil, Attorney**  
Secretary of the Borough

/r/

PROVINCE DE QUÉBEC

VILLE DE MONTRÉAL

ARRONDISSEMENT DE PIERREFONDS-ROXBORO

SECOND 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)”

---

At the Borough of Pierrefonds-Roxboro regular sitting held at the East Community Center situated at 9665, boulevard Gouin Ouest in Pierrefonds, on April 9, 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.

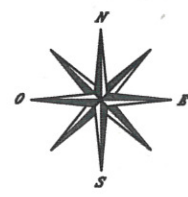
SECTION II  
AMENDMENTS TO THE SPECIFICATIONS CHART

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

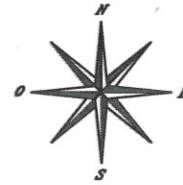
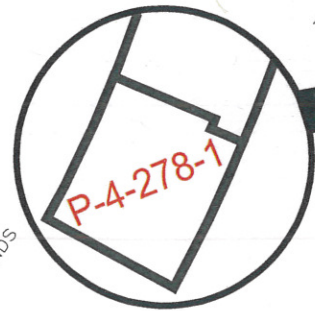
ÉCHELLE aucune

PRÉPARÉ PAR: *Stéphane Pomeroy*

APPROUVÉ PAR: *M. Ri*

DOSSIER NO. : 2018-01A

BOUL. DE PIERREFONDS



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

## 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. P. P.*

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 (m <sup>2</sup> )	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	CONTIGUÉ								
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 (m <sup>2</sup> )	min./max.							
22	SUPERFICIE DE PLANCHER (m <sup>2</sup> )	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

--	--	--	--	--	--	--	--	--	--

### NOTES

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