

Public Notice



PROMULGATION

BY-LAW CA29 0045-1

NOTICE is given that the following by-law was adopted at the regular sitting of the Borough of Pierrefonds-Roxboro council held on April 9, 2018 and was approved by the directeur from the Direction du développement économique et urbain du Service de la mise en valeur du territoire on April 25, 2018 in accordance with the certificate of conformity issued on April 26, 2018:

BY-LAW CA29 0045-1

BY-LAW 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.

This by-law became effective on April 25, 2018 and is available for consultation at the Secretary of the Borough's office during opening hours as well as on the Borough's website at the following address: ville.montreal.qc.ca/pierrefonds-roxboro

GIVEN AT MONTREAL, BOROUGH OF PIERREFONDS-ROXBORO
this ninth day of the month of May of the year two thousand eighteen.

Suzanne Corbeil, Attorney
Secretary of the Borough

/r/

PROVINCE DE QUÉBEC
VILLE DE MONTRÉAL
ARRONDISSEMENT DE PIERREFONDS-ROXBORO

BY-LAW CA29 0045-1

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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, 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;

ARTICLE 2 The following article 8.1 is added to by-law number CA29 0045, 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 considering the necessary adjustments:

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.

N° CA29 0045-1