



**PUBLIC CONSULTATION MEETING
ON DRAFT BY-LAW NUMBER CA29 0040-34 ENTITLED**

BY-LAW NUMBER CA29 0040-34 MODIFYING ZONING BY-LAW NUMBER CA29 0040 IN ORDER TO INCLUDE A NEW DEFINITION OF “TOURIST HOME” AND TO REPEAL THE DEFINITION OF “TOURIST BED AND BREAKFAST” AT ARTICLE 25, TO REPEAL SECOND PARAGRAPH OF ARTICLE 71 AND ARTICLE 78 OF CHAPTER 6 ENTITLED “PROVISIONS REGARDING ADDITIONAL USES AND CONDITIONAL USES”, TO MODIFY THE H1-2-103-1 ZONE SPECIFICATIONS CHART IN ORDER TO ALLOW THE USE “TOURIST HOME”

TO ALL PERSONS WHO MIGHT BE INTERESTED IN PIERREFONDS-ROXBORO BOROUGH'S DRAFT BY-LAW NUMBER **CA29 0040-34**:

NOTICE is hereby given by the undersigned:

THAT the Borough Council, following the adoption by resolution number CA18 29 0172 at the regular sitting held on June 4, 2018 of the draft by-law entitled as hereinabove, will hold a public consultation meeting on **Monday, September 10, 2018, at 6:00 p.m.**, at the **Westview Bible Church**, located at **16789, boulevard de Pierrefonds**, 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 include a new definition of “Tourist home” and to repeal the definition of “Tourist bed and breakfast” at article 25, to repeal second paragraph of article 71 and article 78 of chapter 6 entitled “Provisions regarding additional uses and conditional uses”, to modify the H1-2-103-1 zone specifications chart in order to allow the use “Tourist home”.

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 some concerned zones are adjacent to zones that are located in the Boroughs of Sainte-Geneviève-Île-Bizard and Saint-Laurent.

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 IN MONTREAL, BOROUGH OF PIERREFONDS-ROXBORO
This fifteenth day of August of the year 2018.

The secretary of the Borough

Suzanne Corbeil, Attorney

/rl

PROVINCE DE QUÉBEC

VILLE DE MONTRÉAL
ARRONDISSEMENT DE PIERREFONDS-ROXBORO

DRAFT BY-LAW CA29 0040-34

BY-LAW NUMBER CA29 0040-34 MODIFYING ZONING BY-LAW NUMBER CA 29 0040 IN ORDER TO INCLUDE A NEW DEFINITION OF “TOURIST HOME” AND TO REPEAL THE DEFINITION OF “TOURIST BED AND BREAKFAST” AT ARTICLE 25, TO REPEAL SECOND PARAGRAPH OF ARTICLE 71 AND ARTICLE 78 OF CHAPTER 6 ENTITLED “PROVISIONS REGARDING ADDITIONAL USES AND CONDITIONAL USES”, TO MODIFY THE H1-2-103-1 ZONE SPECIFICATIONS CHART IN ORDER TO ALLOW THE USE “TOURIST HOME”

At the Borough of Pierrefonds-Roxboro regular sitting held at the Borough Hall situated at 13665, boulevard de Pierrefonds in Pierrefonds, on June 4, 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:

ARTICLE 1 Article 25 “Terminology” is modified as follows:

- a) By repealing the definition of “Tourist bed and breakfast”
- b) By replacing the definition of “Tourist home” by the following:

TOURIST HOME

“Any facility implemented within a residential use in which at least one accommodation unit is offered to tourists in exchange for payment, for a period not exceeding 31 days, on a regular basis during the same calendar year and whose unit availability has been made public”

ARTICLE 2 Article 71 is modified as follows:

- a) By repealing the second paragraph of article 71

ARTICLE 3 Article 78 is repealed

ARTICLE 4 Zone H1-2-103-1 specifications chart of annex A of zoning by-law CA29 0040 is modified as follows:

- a) by inserting number one (1) at the intersection of line number 5, “permitted specific uses” and column “h1”
- b) by inserting at section “notes” the following text:

“(1) : Notwithstanding any contrary provision, the use of “Tourist home” type is allowed.”

All as illustrated in the H1-2-103-1 zone specifications chart attached to the present by-law as Appendix A.

ARTICLE 5 The present by-law comes into force according to the Law.

ANNEXE A : GRILLE MODIFIÉE PROPOSÉE

USAGES PERMIS

ZONE: H1-2-103-1

1	CATÉGORIES D'USAGES									
2	CATÉGORIES D'USAGES PERMIS	h1								
3	USAGES SPÉCIFIQUES EXCLUS OU PERMIS									
4	USAGE SPÉCIFIQUE EXCLU									
5	USAGE SPÉCIFIQUE PERMIS	(1)								

NORMES PRESCRITES (LOTISSEMENT)

6	TERRAIN									
7	SUPERFICIE (m ²)	min.	450							
8	PROFONDEUR (m)	min.	27							
9	LARGEUR (m)	min.	15							

NORMES PRESCRITES (ZONAGE)

10	STRUCTURE									
11	ISOLÉE	*								
12	JUMELÉE									
13	CONTIGUË									
14	MARGES									
15	AVANT(m)	min.	6							
16	LATÉRALE(m)	min.	2							
17	ARRIÈRE(m)	min.	7							
18	BÂTIMENT									
19	HAUTEUR (ÉTAGES)	min./max.	1/2							
20	HAUTEUR (m)	min./max.	/10							
21	SUPERFICIE D'IMPLANTATION (m ²)	min./max.								
22	SUPERFICIE DE PLANCHER (m ²)	min./max.								
23	LARGEUR DU MUR AVANT (m)	min.	7							
24	RAPPORTS									
25	LOGEMENT/BÂTIMENT	min./max.								
26	PLANCHER/TERRAIN (C.O.S.)	min./max.	0,25/0,7							
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) : Malgré toutes dispositions contraires, l'usage de type "Résidence de tourisme" est permis.

