

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

SECOND DRAFT BY-LAW NUMBER CA29 0040-34 ENTITLED:

SECOND DRAFT 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”

1. Object of the draft and referendum application

Following the regular sitting held on September 10, 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 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”.

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 regarding the modification of the H1-2-103-1 zone specifications chart in order to allow the use “Tourist home” may originate from the concerned zone H1-2-103-1 or of its contiguous zone H1-2-103-2 shown in the attached plan.

An application regarding the repealing of the second paragraph of article 71, of the definition of “Tourist bed and breakfast” and of article 78, thereby no longer authorizing this additional use, may originate from any zone in which is allowed the use category “Single-family dwelling (H1)” or of its contiguous zones.

These zones are identified on the Borough’s map attached to the public notice on the Borough’s website at www.ville.montreal.qc.ca/pierrefonds-roxboro. Some concerned zones are adjacent to zones that are located in the Borough of Sainte-Geneviève-Île-Bizard and the Borough of Saint-Laurent.

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 September 28, 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 **September 10, 2018;**

AND

- . be of full age, Canadian citizen and not be under curatorship;
- . 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 **September 10, 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.

GIVEN IN MONTREAL, Borough of Pierrefonds-Roxboro
this nineteenth day of September of the year 2018.

The secretary of the Borough

Suzanne Corbeil, Attorney

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PROVINCE DE QUÉBEC

VILLE DE MONTRÉAL
ARRONDISSEMENT DE PIERREFONDS-ROXBORO

SECOND 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 Westview Bible Church located at 16789, boulevard de Pierrefonds in Pierrefonds, on September 10, 2018 at 7:30 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.



