

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

SECOND DRAFT BY-LAW NUMBER CA29 0040-36 ENTITLED:

SECOND DRAFT BY-LAW NUMBER CA29 0040-36 MODIFYING ZONING BY-LAW NUMBER CA29 0040 IN ORDER TO REGULATE THE IMPLEMENTATION AND THE LAYOUT OF MODULAR CLASSROOM UNITS

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 add article 68.1 authorizing the installation of temporary building of modular classroom unit type on a land occupied by a P26 main use of the 681 subclass use – Preschool, elementary school and high school;
- to restrict the authorization to 36 months;
- to restrict to three the number of such temporary buildings;
- to restrict the height of such buildings to one floor;
- to plan that the brackets of such buildings must be hidden by a visual screen;
- to anticipate that the materials must comply with article 250;
- to anticipate that the setback margins for the main building must be consistent with those of the specifications chart;
- to modify article 171 in order to authorize a modular building in every yard;
- to replace article 248 in order to specify that the prohibition to use a modular building does not apply to the use of the 681 code – Preschool, elementary school or high school.

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 any zone in which is authorized a main use in the p2b uses subcategory, of the 681 subclass use – Preschool, elementary school and high school 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 located in the Borough of Sainte-Geneviève-Île-Bizard, the Borough of Ahuntsic-Cartierville 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**;

- 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 **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 0040-36

BY-LAW NUMBER CA29 0040-36 MODIFYING ZONING BY-LAW NUMBER CA 29 0040 IN ORDER TO REGULATE THE IMPLEMENTATION AND THE DEVELOPMENT OF MODULAR CLASSROOM UNITS

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 68.1 is added as follows:

68.1. MODULAR CLASSROOM UNITS

The installation of a temporary building of a modular classroom type is authorized on a yard occupied by a main use which falls into the p2b use subcategory of the 681 use subclass - Preschool, elementary school and high school.

The installation of a modular classroom unit is authorized during a maximum period of 36 months.

A maximum of three temporary buildings of modular classroom type is authorized on a yard occupied by a main use which falls into the 681 use subcategory - Preschool, elementary school and high school.

The installation of a temporary building of modular classroom type is authorized subject to the following conditions:

- 1- The height of the temporary building is limited to one floor;

- 2- The temporary building must rest on removable mounts hidden by visual screens;
- 3- The building’s coating materials must correspond to the requirements mentioned in article 250 – AUTHORIZED WALL CLADDING MATERIALS;
- 4- The setback margins related to the building temporary installation must conform to those specified in annex A specifications chart of zoning by-law CA29 0040, for the implementation of a main building for the concerned zone where it is installed.

ARTICLE 2 Article 171 “GENERAL PROVISIONS APPLICABLE TO THE USES IN THE “COMMUNITY (P)” GROUP” is modified as follows:

- a) By adding paragraph 38 – Modular building to the uses chart, building, construction et accessories equipment and projection to the main building authorized as follows:

Accessory use, building, structure or equipment and projection for the main building	Front Yard	Side Yard not adjacent to a street	Side Yard adjacent to a street	Rear Yard not adjacent to a street	Rear Yard adjacent to a street
38-Modular building	Yes	Yes	Yes	Yes	Yes

ARTICLE 3 Article 248 “MODULAR OR SINGLE-MODULE BUILDING” is replaced by the following:

248. SINGLE-MODULE BUILDING OR MODULAR

It is not permitted to use a modular or single-module building for carrying out a main, additional or dependent use, unless the use comes under code “471 – Telephone communication, centre and network (except the use “4711 – Telephone exchange”)” in the sub-category “The production of public services and related activities (p3b)” or a use under code 681 - Preschool, elementary school and high school.

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

