



**PUBLIC CONSULTATION MEETING  
ON DRAFT BY-LAW NUMBER CA29 0042-1 ENTITLED**

BY-LAW NUMBER CA29 0042-1 MODIFYING BY-LAW CA29 0042 RELATIVE TO SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMS IN ORDER TO NO LONGER REQUIRE A FINANCIAL GUARANTEE FOR THE OUTDOOR LAYOUT TO BE COMPLETED DURING THE CONSTRUCTION OF A SINGLE-FAMILY (H1), A TWO-FAMILY (H2) OR A THREE-FAMILY (H2) DWELLING

TO ALL PERSONS WHO MIGHT BE INTERESTED IN PIERREFONDS-ROXBORO BOROUGH'S DRAFT BY-LAW NUMBER **CA29 0042-1**:

NOTICE is hereby given by the undersigned:

THAT the Borough Council, following the adoption by resolution number CA18 29 0191 at the regular sitting held on September 10, 2018 of the draft by-law entitled as hereinabove, will hold a public consultation meeting on **Tuesday, October 2, 2018, at 6:00 p.m.**, at the **East Community Center**, located at **9665, boulevard Guin Ouest**, 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 by-law CA29 0042 relative to site planning and architectural integration programs in order to no longer require a financial guarantee for the outdoor layout to be completed during the construction of a single-family, a two-family and a three-family dwelling.

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 does not contain any provision relating to a by-law that is susceptible to be approved by referendum.

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](http://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

/r/

PROVINCE DE QUÉBEC

VILLE DE MONTRÉAL  
ARRONDISSEMENT DE PIERREFONDS-ROXBORO

DRAFT BY-LAW CA 29 0042-1

BY-LAW MODIFYING BY-LAW CA29 0042 RELATIVE TO SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMS IN ORDER TO NO LONGER REQUIRE A FINANCIAL GUARANTEE FOR THE OUTDOOR LAYOUT TO BE COMPLETED DURING THE CONSTRUCTION OF A SINGLE-FAMILY (H1), A TWO-FAMILY (H2) OR A THREE-FAMILY (H2) DWELLING

---

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 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<sup>c</sup> Suzanne Corbeil, were also present.

THE BOROUGH COUNCIL ENACTS THE FOLLOWING:

The by-law CA29 0042 is modified as follows:

ARTICLE 1 Article 19 “Financial conditions” is modified by replacing paragraph 2° of the first subparagraph as follows:

- 2° provide a financial guarantee in the form of a certified check for any project associated with multifamily and collective housing (h3 and h4), commerce, industry, public buildings and institutional buildings. If the project involves a new construction, the application should be accompanied by a financial guarantee for any exterior development, established according to the table below:

<b>FINANCIAL GUARANTEES FOR ANY EXTERIOR DEVELOPMENT</b>	
Single-family dwelling (h1), two-family and three-family dwelling (h2)	No guarantee required
Multi-family dwelling and collective housing (h3 and h4)	10 000 \$
Commercial, industrial, and community: • less than 1,000 square metres of floor area for the entire building; • 1,000 square metres or more of floor area for the entire building.	5 000 \$ 10 000 \$

ARTICLE 2 The present by-law comes into force according to the Law.