



**PUBLIC CONSULTATION MEETING
ON DRAFT BY-LAW NUMBER CA29 0040-37 ENTITLED**

BY-LAW NUMBER CA29 0040-37 MODIFYING ZONING BY-LAW NUMBER CA29 0040 IN ORDER TO REPLACE THE DEFINITION OF “CARPORT” AND THE DEFINITION OF “LANDSITE ENTRANCE”, TO MODIFY PARAGRAPH 3 OF ARTICLE 73 REGARDING MODIFICATIONS TO THE EXTERIOR RELATED TO AN ADDITIONAL USE, TO MODIFY ARTICLE 138 REGARDING STANDARDS APPLICABLE TO CARPORTS, TO ADD A PARAGRAPH AT ARTICLE 174 TO ALLOW THE USE OF TRANSPORTATION BINS AS A SHED UNDER CERTAIN CONDITIONS, TO REPLACE THE FIRST PARAGRAPH OF ARTICLE 233 REGARDING THE LANDSCAPING OF OPEN AREAS ON A LANDSITE AND TO REPLACE THE THIRD PARAGRAPH OF ARTICLE 294 REGARDING THE CONSTRUCTION OF ACCESSORY BUILDINGS IN THE RIVERSIDE PROTECTION STRIP

TO ALL PERSONS WHO MIGHT BE INTERESTED IN PIERREFONDS-ROXBORO BOROUGH'S DRAFT BY-LAW NUMBER **CA29 0040-37**:

NOTICE is hereby given by the undersigned:

THAT the Borough Council, following the adoption by resolution number CA18 29 0263 at the regular sitting held on September 10, 2018 of the draft by-law entitled as hereinabove, will hold a public consultation meeting on **Monday, November 5, 2018, at 6:30 p.m.**, at the **Pierrefonds Cultural Center**, located at **13850, boulevard Gouin 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 zoning by-law CA29 0040 in order to replace the definition of “carport” and the definition of “landsite entrance”, to modify third paragraph of article 73 regarding exterior modifications related to an additional use, to modify article 138 regarding provisions applicable to carports, to add a paragraph at article 174 in order to allow the use of transportation bins as a shed under certain conditions, to replace the first paragraph of article 233 regarding the landscaping of open areas on a landsite and to replace the third paragraph of article 294 regarding the construction of accessory buildings in the riverside protection strip.

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 of the concerned zones are contiguous to the Borough of Île-Bizard-Sainte-Geneviève, the Borough of Ahuntsic-Cartierville and the Borough of 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 eighteenth day of October 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 CA 29 0040-37

BY-LAW MODIFYING ZONING BY-LAW CA29 0040 IN ORDER TO REPLACE THE DEFINITION OF “CARPORT” AND THE DEFINITION OF “LANDSITE ENTRANCE”, TO MODIFY PARAGRAPH 3 OF ARTICLE 73 REGARDING MODIFICATIONS TO THE EXTERIOR RELATED TO AN ADDITIONAL USE, TO MODIFY ARTICLE 138 REGARDING STANDARDS APPLICABLE TO CARPORTS, TO ADD A PARAGRAPH AT ARTICLE 174 TO ALLOW THE USE OF TRANSPORTATION BINS AS A SHED UNDER CERTAIN CONDITIONS, TO REPLACE THE FIRST PARAGRAPH OF ARTICLE 233 REGARDING THE LANDSCAPING OF OPEN AREAS ON A LANDSITE AND TO REPLACE THE THIRD PARAGRAPH OF ARTICLE 294 REGARDING THE CONSTRUCTION OF ACCESSORY BUILDINGS IN THE RIVERSIDE PROTECTION STRIP

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^c Suzanne Corbeil, were also present.

THE BOROUGH COUNCIL ENACTS THE FOLLOWING:

The zoning by-law CA29 0040 is modified as follows:

ARTICLE 1 The article 25 “Terminology” is modified as follows:

1° The definition of “CARPORT” is replaced as follows:

CARPORT

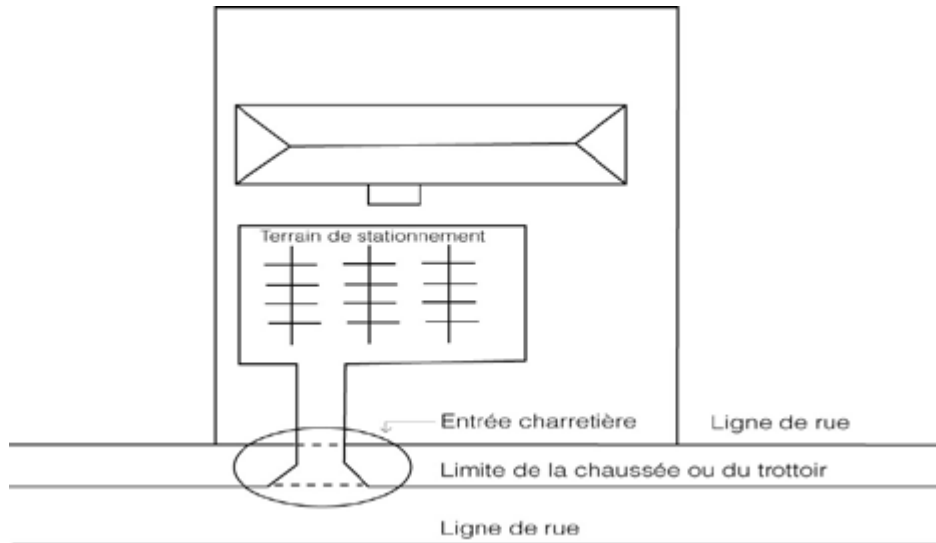
Building attached or not to a main building or to another accessory building, formed of a roof contiguous to pillars, open on at least two sides. The car shelter is used to protect a passenger vehicle. When a carport is attached to the main building, it is considered as an integral part of it for the application of all provisions applicable to the main building.

2° The definition of “LANDSITE ENTRANCE” is replaced as follows:

LANDSITE ENTRANCE

Driveable entrance installed on the boundary of a street easement to allow the passage of a vehicle from the street onto a contiguous landsite.

When the driveable portion of the street does not extend as far as the edge of the street line, entrance to the landsite also includes the portion of the driveway entrance that extends from the edge of the street line as far as the drivable portion of the street.



ARTICLE 2 Paragraph 3 of article 73 “General provisions applicable to an additional use” is modified as follows:

3° The installation of an additional use must not lead to the addition of a door on the main façade of the building.

ARTICLE 3 Article 138 “General provisions applicable to the uses in the “Housing (H)” Group” is modified with the addition of the following table line, as line 22.1, inserted between lines 22 and 23:

22.1 CARPORT AND PRIVATE GARAGE ATTACHED OR INTEGRATED	No	Yes	Yes	Yes	Yes
a) other applicable standards	See the standards at articles 140, 140.1 and 141				

ARTICLE 4 Article 174 “Additional provisions applicable to an accessory building” is modified by adding the paragraph 3° as follows:

3° Transportation bins are allowed when used as shed, under the following conditions:

- a) only in addition to a main use of the “p1a” use subcategory;
- b) maximum 2 bins by land;
- c) the bin’s floor area must be of a maximum of 14 square meters;
- d) the bin must rest on a graded surface made of crushed stone, sand or gravel.

ARTICLE 5 Article 233 “Landscaping of open areas on a landsite” is modified by replacing the first paragraph by the following:

233. Unless it is to be left in its natural state, any unused or unoccupied area on a landsite, and any area disturbed by construction work must be grassed or otherwise landscaped to cover any bare ground. To this end, artificial turf is not authorized as a ground cover except for a main use among the following:

1. sub-group “Recreation destined to relaxation, leisure and sports (p1a)” uses;
2. sub-group “Cultural and sports establishments or related to community services (p2d)” uses;
3. “Recreation” (r) uses group;
4. “Daycare services (6541)” use, only for the layout of recreational areas required for this use and with the exception of a home daycare service;
5. sub-class uses “681 – preschool, primary and secondary education”, only for the layout of recreational areas, sports facilities and playgrounds.

ARTICLE 6 Article 294 “Protection of the riverbank” is modified by replacing the 3rd paragraph as follows:

3° The construction of an accessory building such as a garage, a storage shed or a garden shed, or the construction of a swimming pool, when it is possible only in the part of the riverbank that is not in its natural state, and at the following conditions:

- a) The dimensions of the lot no longer permit the construction or the extension of this accessory building, following the creation of the protection strip for the riverbank;
- b) The subdivision was done prior to the coming into force of the first municipal by-law prohibiting construction on the riverbank, i.e., December 21, 1983;
- c) It is obligatory to preserve a protection strip for the riverbank, with a minimum width of 5 m, in its current state, or preferably to landscape it in order to return it to its natural state;
- d) The accessory building must stand on the land without any cutting and filling.

ARTICLE 7 The present by-law comes into force according to the Law.