



**PUBLIC CONSULTATION MEETING
ON DRAFT BY-LAW NUMBER CA29 0040-38 ENTITLED**

BY-LAW NUMBER CA29 0040-38 MODIFYING ZONING BY-LAW NUMBER CA29 0040 IN ORDER TO CREATE H1-5-293-1 AND H1-5-293-2 ZONES FROM PART OF H1-5-293 ZONE LOCATED ON CHEMIN DE LA RIVE-BOISÉE IN ORDER TO REDUCE THE BUILDING FOOTPRINT AND THE BUILD/LAND RATIO, TO INCREASE THE MINIMUM SURFACE AREA AND DEPTH OF THE LOTS AND TO WITHDRAW LOT 2 861 586 FROM H1-5-293 ZONE IN ORDER TO INCLUDE IT IN H1-5-294 ZONE, THUS ALLOWING SEMI-DETACHED BUILDINGS

TO ALL PERSONS WHO MIGHT BE INTERESTED IN PIERREFONDS-ROXBORO BOROUGH'S DRAFT BY-LAW NUMBER **CA29 0040-38**:

NOTICE is hereby given by the undersigned:

THAT the Borough Council, following the adoption by resolution number CA18 29 0369 at the regular sitting held on December 3, 2018 of the draft by-law entitled as hereinabove, will hold a public consultation meeting on **Monday, January 14, 2019, at 6:30 p.m.**, at the Borough Hall, located at 13665, 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 create H1-5-293-1 and H1-5-293-2 zones from part of H1-5-293 zone located on chemin de la Rive-Boisée in order to reduce the building footprint and the build/land ratio, to increase the minimum surface area and depth of the lots and to withdraw lot 861 586 from H1-5-293 zone in order to include it in H1-5-294 zone, thus allowing semi-detached buildings.

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 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 twelveth day of December 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 0040-38

BY-LAW NUMBER CA 290040-38 MODIFYING ZONING BY-LAW CA29 0040 IN ORDER TO CREATE H1-5-293-1 AND H1-5-293-2 ZONES FROM PART OF H1-5-293 ZONE LOCATED ON CHEMIN DE LA RIVE-BOISÉE IN ORDER TO REDUCE THE BUILDING FOOTPRINT AND THE BUILD/LAND RATIO, TO INCREASE THE MINIMUM SURFACE AREA AND DEPTH OF THE LOTS AND TO WITHDRAW LOT 2 861 586 FROM H1-5-293 ZONE IN ORDER TO INCLUDE IT IN H1-5-294 ZONE, THUS ALLOWING SEMI-DETACHED BUILDINGS

At the Borough of Pierrefonds-Roxboro regular sitting held in the borough hall situated at 13665, boulevard de Pierrefonds in said borough, on December 3, 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 Yves Gignac Benoit Langevin Yves Gignac

All members of the Council and forming a quorum under the chairmanship of the Mayor of the Borough, Mr. Dimitrios (Jim) Beis.

Mr. Dominique Jacob, Director of the Borough and M^e Suzanne Corbeil, Secretary of the Borough were also present.

THE BOROUGH COUNCIL ENACTS THE FOLLOWING:

SECTION I
AMENDMENTS TO ZONING PLAN

ARTICLE 1 The zoning plan from Appendix C of zoning by-law CA29 0040 is modified as follows:

- 1° by creating H1-5-293-1 zone composed of lots 1 841 894, 1 841 895, 1 841 896, 1 841 901 and 1 841 904 of the cadastre of Quebec from H1-5-293 zone. The whole as shown on plan number F 5/8, file number 2018-04B-01 attached to the present by-law as Appendix "I" as if it was herein reproduced in full.
- 2° by creating H1-5-293-2 zone composed of lots 1 842 827, 1 842 828, 1 842 830, 1 842 831, 1 842 832, 1 842 922, 1 842 923, 2 861 587, 2 936 432 and 2 936 433 of the cadastre of Quebec from H1-5-293 zone. The whole as shown on plan number F 5/8, file number 2018-04B-02 attached to the present by-law as Appendix "II" as if it was herein reproduced in full.

- 3° by withdrawing lot 2 861 586 of the cadastre of Quebec from H1-5-293 zone and by including it to existing H1-5-294 zone, thus allowing semi-detached buildings. The whole as shown on plan number F 5/8, file number 2018-04B-03 attached to the present by-law as Appendix “III” as if it was herein reproduced in full.

SECTION II
AMENDMENTS TO SPECIFICATIONS CHARTS

ARTICLE 2 Specifications charts from Appendix A of by-law CA29 0040 are modified as follows:

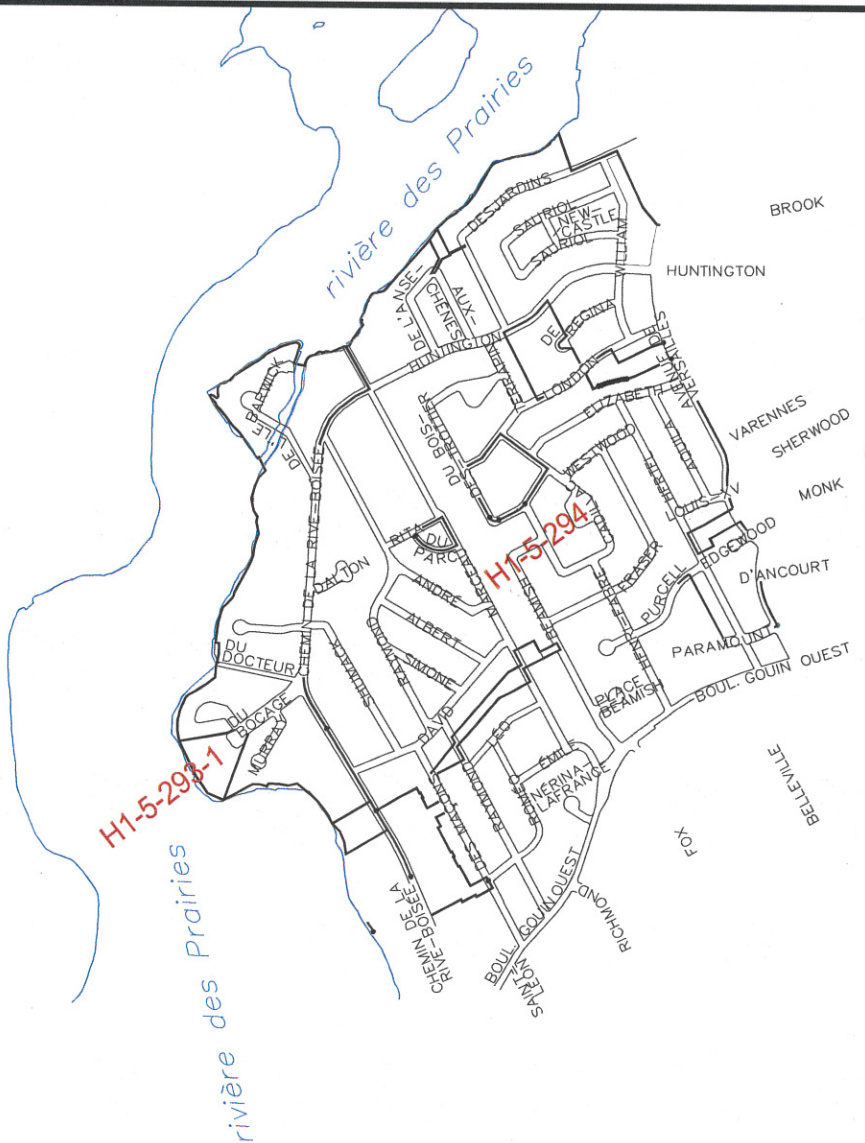
- 1° by inserting H1-5-293-1 specifications chart in sequence after H1-5-293 chart from Appendix A, in order to increase the minimum surface area and depth of the lots and to reduce the land use ratio and the build/land ratio.

The specifications chart of H1-5-293-1 zone is attached to the present by-law as Appendix “IV”, as if it was herein reproduced in full.

- 2° by inserting H1-5-293-2 specifications chart in sequence after H1-5-293-1 chart from Appendix A, in order to increase the minimum surface area and depth of the lots and to reduce the land use ratio and the build/land ratio.

The specifications chart of H1-5-293-1 zone is attached to the present by-law as Appendix “V”, as if it was herein reproduced in full.

ARTICLE 3 The present by-law comes into force according to law.



AMENDEMENT	DATE
PROJET DE REGLEMENT ET AVIS DE MOTION	____/____/____
# RES. C.A.	____/____/____
CONSULTATION ET ADOPTION DU SECOND PROJET DE REGLEMENT	____/____/____
DEMANDE D'APPROBATION	____/____/____
ADOPTION DU REGLEMENT	____/____/____
APPROBATION REFERENDAIRE	____/____/____
REGISTRE (STYL & A LIEU)	____/____/____
C.E./CERTIFICAT DE CONFORMITE'	____/____/____
PROMULGATION DU REGLEMENT	____/____/____

ZONAGE PROPOSÉ ANNEXE I

**ARRONDISSEMENT DE
PIERREFONDS-ROXBORO**
Aménagement urbain et
services aux entreprises

LOT (S) **1.841.894 à 1.841.896,**
1.841.901 & 1.841.904
.....
.....

Règlement CA29 0040- ____

PLAN NO. F 5/8
DATE 2016-09-20
ÉCHELLE aucune

PRÉPARÉ PAR:

APPROUVÉ PAR:

DOSSIER NO. : 2018-04B-01



AMENDEMENT	DATE
PROJET DE REGLEMENT ET AVIS DE MOTION	_____
# RES. CA.	_____
CONSULTATION ET ADOPTION DU SECOND PROJET DE REGLEMENT	_____
DEMANDE D'APPROBATION	_____
ADOPTION DU REGLEMENT	_____
APPROBATION REFERENDAIRE	_____
REGISTRE (SILY A LIEU)	_____
C.E./CERTIFICAT DE CONFORMITE	_____
PROMULGATION DU REGLEMENT	_____

ZONAGE PROPOSÉ ANNEXE II

**ARRONDISSEMENT DE
PIERREFONDS-ROXBORO**
Aménagement urbain et
services aux entreprises

LOT (S)
 1.842.827, 1.842.828, 1.842.830
 à 1.842.832, 1.842.922, 1.842.923, 2.861.587
 2.936.432 & 2.936.433

Règlement CA29 0040- ___

PLAN NO. F 5/8

DATE 2016-09-20

ÉCHELLE aucune

PRÉPARÉ PAR: _____

APPROUVÉ PAR: _____

DOSSIER NO. : 2018-04B-02



AMENDEMENT	DATE
PROJET DE REGLEMENT ET AVIS DE MOTION	_____ / ____ / ____
# RES. CA.	_____
CONSULTATION ET ADOPTION DU SECOND PROJET DE REGLEMENT	_____ / ____ / ____
DEMANDE D'APPROBATION	_____ / ____ / ____
ADOPTION DU REGLEMENT	_____ / ____ / ____
APPROBATION REFERENDAIRE	_____ / ____ / ____
REGISTRE (STY Y A LIEU)	_____ / ____ / ____
C.E./CERTIFICAT DE CONFORMITE	_____ / ____ / ____
PROMULGATION DU REGLEMENT	_____ / ____ / ____

ZONAGE PROPOSÉ ANNEXE III

**ARRONDISSEMENT DE
PIERREFONDS-ROXBORO**
Aménagement urbain et
services aux entreprises

LOT (S)
..... **2.861.586**

Règlement CA29 0040- ____

PLAN NO. F 5/8

DATE 2016-09-20

ÉCHELLE aucune

PRÉPARÉ PAR:

APPROUVÉ PAR:

DOSSIER NO. : 2018-04B-03

ANNEXE IV : NOUVELLES GRILLES PROPOSÉES

USAGES PERMIS

ZONE: H1-5-293-1

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

NORMES PRESCRITES (LOTISSEMENT)

6	TERRAIN								
7	SUPERFICIE (m ²)	min.	1000						
8	PROFONDEUR (m)	min.	45						
9	LARGEUR (m)	min.	15						

NORMES PRESCRITES (ZONAGE)

10	STRUCTURE								
11	ISOLÉE		*						
12	JUMELÉE								
13	CONTIGUÉ								
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.	/8						
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.	0,04/0,4						
27	BÂTI/TERRAIN (C.E.S.)	min./max.	/0,25						
28	DIVERS								
29	TYPE D'ENTREPOSAGE EXTÉRIEUR	Article 332							

DISPOSITIONS PARTICULIÈRES

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ANNEXE V : NOUVELLES GRILLES PROPOSÉES

USAGES PERMIS

ZONE: H1-5-293-2

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

NORMES PRESCRITES (LOTISSEMENT)

6	TERRAIN									
7	SUPERFICIE (m ²)	min.	1000							
8	PROFONDEUR (m)	min.	45							
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.	/8							
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.	0,04/0,4							
27	BÂTI/TERRAIN (C.E.S.)	min./max.	/0,25							
28	DIVERS									
29	TYPE D'ENTREPOSAGE EXTÉRIEUR	Article 332								

DISPOSITIONS PARTICULIÈRES

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