

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

**SECOND DRAFT BY-LAW NUMBER CA29 0040-38 ENTITLED:**

SECOND DRAFT 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

**1. Object of the draft and referendum application**

Following the regular sitting held on January 14, 2019, 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 create 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 and to insert 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;
- to create 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 and to insert 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;
- to withdraw lot 2 861 586 of the cadastre of Quebec from H1-5-293 zone and to include it to existing H1-5-294 zone, thus allowing semi-detached buildings.

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 the concerned zone H1-5-293 or in one of its contiguous zones E-5-291-1, A-5-292 or H1-5-294 located in the Pierrefonds-Roxboro Borough or in zones R1-290, R1-289 and R1-288 located in the l'Île-Bizard-Sainte-Geneviève Borough, as shown in sketch attached to the present notice to form an integral part hereof.

**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 February 1<sup>st</sup>, 2019 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 **January 14, 2019;**

**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 **January 14, 2019**, 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**

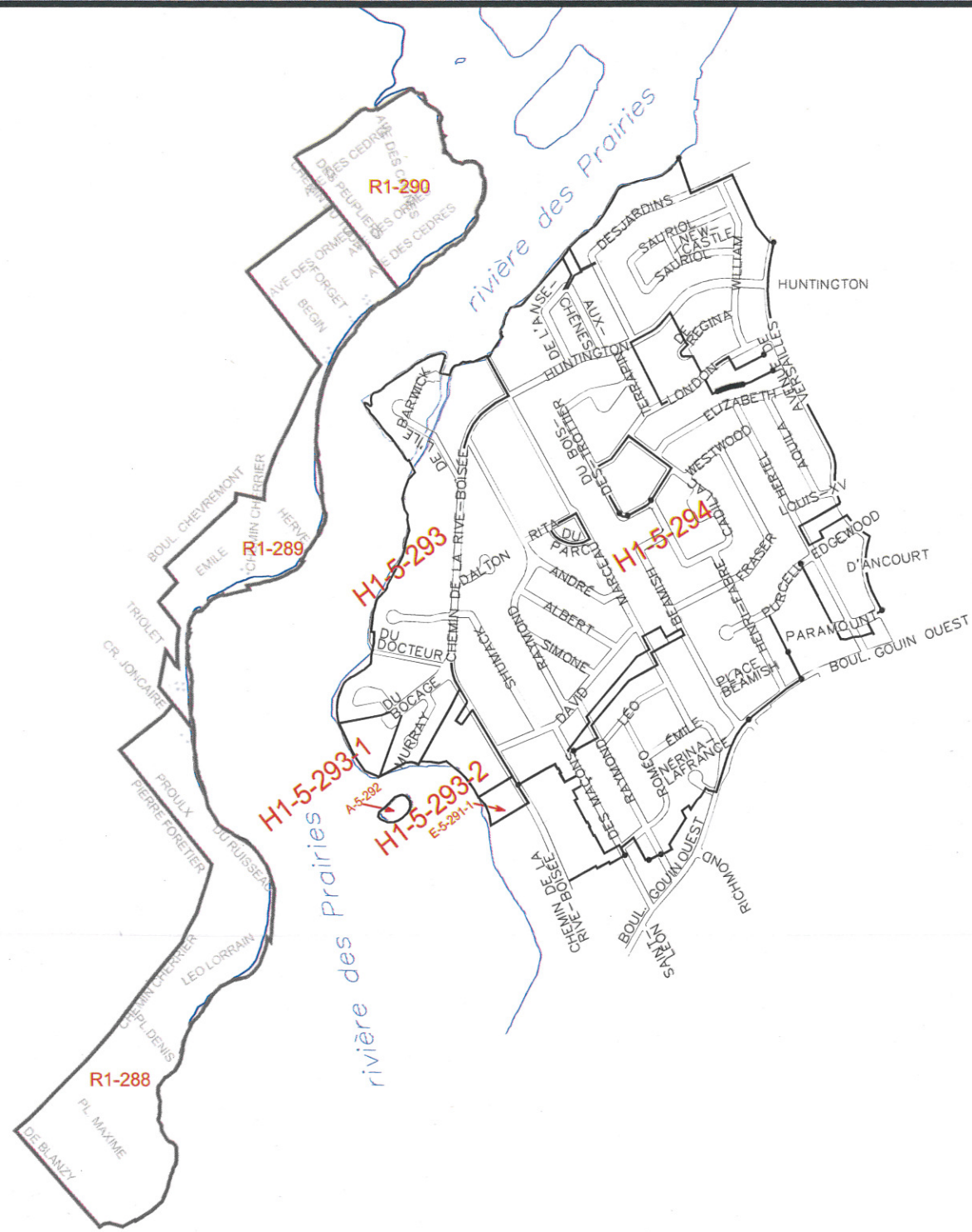
This draft by-law may be consulted during business hours, Monday to Thursday, from 8 a.m. to noon and from 1 p.m. to 4:45 p.m., on Friday, from 8 a.m. to noon. It is also available on the page of “Public Notices” on the Borough’s website at [www.ville.montreal.qc.ca/pierrefonds-roxboro](http://www.ville.montreal.qc.ca/pierrefonds-roxboro).

GIVEN IN MONTREAL, Borough of Pierrefonds-Roxboro  
this twenty-third day of January of the year 2019.

The secretary of the Borough

Suzanne Corbeil, Attorney

/rl



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 (S'IL Y 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 à 1.841.904 & 2.861.586

**Règlement CA29 0040 - 38**

PLAN NO. F 5/8  
 DATE 2019-01-10  
 ÉCHELLE aucune

PRÉPARÉ PAR: *Stève Pomeroy*  
 APPROUVÉ PAR: *M. King*

DOSSIER NO. : 2018-04B-01

## ANNEXE II : NOUVELLE GRILLE PROPOSÉE

### 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 <sup>2</sup> )	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 <sup>2</sup> )	min./max.								
22	SUPERFICIE DE PLANCHER (m <sup>2</sup> )	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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### NOTES

## ANNEXE III : NOUVELLE GRILLE PROPOSÉE

### 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 <sup>2</sup> )	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 <sup>2</sup> )	min./max.								
22	SUPERFICIE DE PLANCHER (m <sup>2</sup> )	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							
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### DISPOSITIONS PARTICULIÈRES

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### NOTES

