

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

SECOND DRAFT RESOLUTION APPROVING THE SPECIFIC PROPOSAL PP-2019-004 AUTHORIZING, FOR THE IMMOVABLE LOCATED AT 17700 TO 17704 BOULEVARD GOUIN OUEST, ON LOT 1 347 130, THE OCCUPANCY OF THE MAIN EXISTING BUILDING BY A MAXIMUM OF 3 DWELLING UNITS INSTEAD OF 2, LIMIT PRESCRIBED BY THE ZONING BY-LAW IN H2-3-159 ZONE, IN WHICH THE IMMOVABLE SITS

1. Object of the draft and referendum application

Following the regular sitting held on August 5, 2019, the council of the Borough of Pierrefonds-Roxboro adopted a second draft resolution entitled as hereinabove.

This second draft contains a provision that may be the object of an application from interested parties of the concerned and contiguous zones to request that a resolution containing said provision be submitted to their approval in compliance with the Act respecting elections and referendums in municipalities.

The provision that may be the object of an application is the following:

- to authorize, for the immovable located at 17700 to 17704 boulevard Gouin Ouest, on lot 1 347 130, the occupancy of the main existing building by a maximum of 3 dwelling units instead of 2, limit prescribed by the zoning by-law in H2-3-159 zone, in which the immovable sits.

Such an application requires that the resolution containing this provision 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 H2-3-159 or one of its contiguous zones C-3-130, H2-3-131, C-3-132, H1-3-126, C-3-129, H1-3-160, H3-3-157, H2-3-156 and C-3-155, as described in the sketch attached to the present notice to be part of it.

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, August 23, 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 **August 5, 2019**:

- . be of full age, Canadian citizen and not be under curatorship;

AND

- . be domiciled in one of the abovementioned zones, 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 (Chapter F-2.1) located in one of the abovementioned zones.
- 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 **August 5, 2019**, is of full age and Canadian citizen and who is not under curatorship.

4. Lack of applications

The provision of the second draft resolution that will not have been the object of a valid application may be included in a resolution that will not have to be approved by qualified voters.

5. Consultation of the draft and description of the zones

This draft resolution 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, and during opening hours for the register. 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 fourteenth day of August of the year 2019.

The Acting Secretary of the Borough

Johanne Palladini

/rl

Extrait authentique du procès-verbal d'une séance du conseil d'arrondissement	Genuine Extract from the minutes of a Borough Council Sitting	
Séance ordinaire du lundi 5 août 2019 à 19 h	Résolution: CA19 29 0209	Regular sitting of Monday August 5, 2019 at 7 p.m.

SECOND PROJET DE RÉSOLUTION
PP-2019-004
17700 À 17704, BOUL. GOUIN OUEST

SECOND DRAFT RESOLUTION
PP-2019-004
17700 À 17704, BOUL. GOUIN OUEST

ATTENDU qu'une assemblée de consultation publique du comité consultatif d'urbanisme a été tenue le 3 avril 2019 à 19 h, à l'issue de laquelle le projet particulier a été recommandé par ledit comité;

WHEREAS a public consultation meeting of the Urban Planning Advisory Committee has been held on April 3, 2019 at 7 p.m., at the end of which the specific proposal was recommended by said committee;

ATTENDU que le premier projet de résolution a été adopté à la séance du 27 juin 2019;

WHEREAS the first draft resolution has been adopted at the June 27, 2019 sitting;

ATTENDU QU'une assemblée de consultation a été tenue le 5 août 2019 à 18 h 30;

WHEREAS a public consultation meeting was held on August 5, 2019 at 6:30 p.m.;

**Il est proposé par
la conseillère Louise Leroux
appuyé par
le conseiller Benoit Langevin**

**It was moved by
Councillor Louise Leroux
seconded by
Councillor Benoit Langevin**

ET RÉSOLU

AND RESOLVED

D'ADOPTER, en vertu du règlement CA29 0045 sur les projets particuliers de construction et d'occupation d'un immeuble (PPCMOI), le second projet de résolution visant à autoriser au 17700 à 17704, boulevard Gouin Ouest, sur le lot 1 347 130, l'occupation du bâtiment principal existant par 3 logements au lieu du maximum de 2 logements prescrit au règlement de zonage en vigueur pour la zone H2-3-159 dans laquelle l'immeuble est situé.

TO ADOPT, by virtue of by-law CA29 0045 concerning specific construction and occupancy proposals for an immovable (PPCMOI), second draft resolution authorizing, for the immovable located at 17700 to 17704 boulevard Gouin Ouest, on lot 1 347 130, the occupancy of the main existing building by a maximum of 3 dwelling units instead of 2, limit prescribed by the zoning by-law in H2-3-159 zone, in which the immovable sits.

D'ASSORTIR l'acceptation du présent PPCMOI aux conditions suivantes :

TO MAKE the acceptance of the present PPCMOI subject to the following conditions :

- a) L'aménagement d'une bande végétalisée le long des lignes latérales de lot en cour avant, autant que le permettent les espaces de stationnement requis ;
- b) Que les demandes de permis et autorisations nécessaires à la réalisation du projet soient effectuées dans les 12 mois suivant l'entrée en vigueur du présent PPCMOI;

- a) The implementation of vegetal strips in the front yard, along lateral lot lines, covering the largest area possible, given the parking requirements;
- b) That all permit requests and authorizations necessary for the project be filed within 12 months following the entry into force of the present PPCMOI;

conditions à défaut desquelles la présente résolution deviendra sans effet.

D'OBLIGER le requérant à respecter toutes les conditions prévues ci-dessus, sans quoi, à défaut de se conformer aux obligations résultant de la présente résolution, les dispositions pénales du Règlement sur les projets particuliers de construction, de modification ou d'occupation d'un immeuble (CA29 0045), s'appliqueront.

En cas de contradiction avec les dispositions énoncées dans le Règlement de zonage de l'arrondissement de Pierrefonds-Roxboro CA29 0040, les critères de la présente résolution prévalent. Toutes autres dispositions dudit règlement continuent à s'appliquer.

QU'un avis public annonçant la possibilité de faire une demande de participation à un référendum soit publié conformément à la loi

ADOPTÉ À L'UNANIMITÉ

40.03 1197794010

Yves GIGNAC

Maire d'arrondissement substitut
Acting Mayor of the Borough

Signée électroniquement le 6 août 2019

COPIE CERTIFIÉE CONFORME, le 6 août 2019

Johanne PALLADINI
Secrétaire d'arrondissement substitut
Acting Secretary of the Borough

without which, the present resolution will cease to be in effect.

TO REQUEST the applicant to respect all the conditions set above and, failure to comply by the obligations resulting from hereby resolution, the penal law provisions of By-law on specific construction, alteration or occupancy proposals for an immovable (CA29 0045), will apply.

In case of conflict with the provisions and standards stated in the zoning by-law CA29 0040 of the Borough of Pierrefonds-Roxboro, the criteria of this resolution prevail. All other dispositions of the zoning by-law CA29 0040 will continue to apply.

THAT a public notice, proclaiming that applications to a referendum may be received, be published according to the provisions of the law.

UNANIMOUSLY ADOPTED

Johanne PALLADINI

Secrétaire d'arrondissement substitut
Acting Secretary of the Borough

USAGES PERMIS
ZONE: H2-3-159

1	CATÉGORIES D'USAGES									
2	CATÉGORIES D'USAGES PERMIS	h1	h1	h2	h2					
3	USAGES SPÉCIFIQUES EXCLUS OU PERMIS									
4	USAGE SPÉCIFIQUE EXCLU									
5	USAGE SPÉCIFIQUE PERMIS									

NORMES PRESCRITES (LOTISSEMENT)

6	TERRAIN									
7	SUPERFICIE (m ²)	min.	450	225	500	450				
8	PROFONDEUR (m)	min.	27	27	27	27				
9	LARGEUR (m)	min.	15	7	18	15				

NORMES PRESCRITES (ZONAGE)

10	STRUCTURE									
11	ISOLÉE		*		*					
12	JUMELÉE					*				
13	CONTIGUË			*						
14	MARGES									
15	AVANT(m)	min.	6	6	6	6				
16	LATÉRALE(m)	min.	2	2	3	3				
17	ARRIÈRE(m)	min.	7	7	7	7				
18	BÂTIMENT									
19	HAUTEUR (ÉTAGES)	min./max.	1/2	2/2	2/2	2/2				
20	HAUTEUR (m)	min./max.	/8	/8	5/	5/				
21	SUPERFICIE D'IMPLANTATION (m ²)	min./max.								
22	SUPERFICIE DE PLANCHER (m ²)	min./max.								
23	LARGEUR DU MUR AVANT (m)	min.	7	6	8	8				
24	RAPPORTS									
25	LOGEMENT/BÂTIMENT	min./max.			2/2	2/2				
26	PLANCHER/TERRAIN (C.O.S.)	min./max.	0,35/1,15	0,35/1,15	0,35/1,15	0,35/1,15				
27	BÂTI/TERRAIN (C.E.S.)	min./max.	/0,5	/0,5	/0,5	/0,5				
28	DIVERS									
29	TYPE D'ENTREPOSAGE EXTÉRIEUR	Article 332								

DISPOSITIONS PARTICULIÈRES

	(1)	a.347								
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NOTES

(1): Un seul usage faisant partie de la catégorie h1 à structure isolée est permis dans la zone.
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