

**Public Notice**



**PUBLIC CONSULTATION MEETING  
ON DRAFT BY-LAW NUMBER CA29 0043-2 ENTITLED**

BY-LAW NUMBER CA29 0043-2 MODIFYING BY-LAW NUMBER CA29 0043 REGARDING CONDITIONAL USES IN ORDER TO ALLOW THE USES PRINTING AND EDITION ARTISAN WORKSHOP AND SIGN MAKING ARTISAN WORKSHOP IN ALL ZONES WHERE THE USE CATEGORY “SINGLE-FAMILY HOUSING” (H1) WITH A DETACHED STRUCTURE IS AUTHORIZED

TO ALL PERSONS WHO MIGHT BE INTERESTED IN PIERREFONDS-ROXBORO BOROUGH'S DRAFT BY-LAW NUMBER **CA29 0043-2**:

NOTICE is hereby given by the undersigned:

THAT the Borough Council, following the adoption by resolution number CA20 29 0053 at the regular sitting held on March 9, 2020 of the draft by-law entitled as hereinabove, will hold a public consultation meeting on **Monday, April 6, 2020, at 6 p.m.**, at the **Gerry Robertson Community Center**, located at **9665, 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 by-law CA29 0043 regarding conditional uses in order to allow the uses printing and edition artisan workshop and sign making artisan workshop in all zones where the use category “Single-family Housing” (H1) with a detached structure is authorized.

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 City's website at <http://montreal.ca/>

GIVEN IN MONTREAL, BOROUGH OF PIERREFONDS-ROXBORO  
This sixteenth day of March of the year 2020.

The secretary of the Borough

Suzanne Corbeil, Attorney

/rl

PROVINCE DE QUÉBEC

VILLE DE MONTRÉAL

ARRONDISSEMENT DE PIERREFONDS-ROXBORO

FIRST DRAFT BY-LAW CA29 0043-2

BY-LAW NUMBER CA29 0043-2 MODIFYING BY-LAW CA 29 0043 RELATIVE TO  
CONDITIONAL USES IN ORDER TO ALLOW THE USES PRINTING AND EDITION  
ARTISAN WORKSHOP AND SIGN MAKING ARTISAN WORKSHOP IN ALL  
ZONES WHERE THE USE CATEGORY “SINGLE-FAMILY HOUSING” (H1) WITH  
A DETACHED STRUCTURE IS AUTHORIZED

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At the Borough of Pierrefonds-Roxboro regular sitting held in the borough hall located at 13665, boulevard de Pierrefonds in said borough, on March 9, 2020, 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  
    Louise Leroux

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

Councillor Benoit Langevin is absent.

Mr. Dominique Jacob, Director of the Borough and M<sup>e</sup> Suzanne Corbeil, Secretary of the Borough were also present.

WHEREAS article 113 of the Act respecting land use planning and development (R. R.S.Q., chapter A-19.1),

THE BOROUGH COUNCIL ENACTS THE FOLLOWING:

ARTICLE 1     Chapter 3 of by-law CA29 0043 is modified by adding section 7 as follows:

**SECTION 7: ARTISAN WORKSHOP**

**30.4 AREA OF APPLICATION**

The provisions of the present section apply in all zones identified in the zoning by-law where the use category “Single-family housing (h1)” with a detached structure is authorized.

**30.5 CONDITIONAL USES THAT MAY BE AUTHORIZED**

Printing and edition artisan workshop (3018) and sign making artisan workshop (9831).

### **30.6 APPLICABLE EVALUATION CRITERIA FOR THE CONDITIONAL USE “ARTISAN WORKSHOP”**

The evaluation of an “artisan workshop” conditional use authorization application referred to in this section must take into account the following criteria:

- 1° The conditional use must be exercised inside a main building.
- 2° The conditional use must not result in exterior storage or outdoor display.
- 3° The main building must preserve the appearance of a single-family housing.
- 4° The conditional use planning should not entail the addition of a door on the main façade of the main building.
- 5° The exterior layouts, including parking areas, galleries, porches, balconies, terraces, sheds, fences and other accessory constructions must be comparable to what is normally built or installed for a single-family housing;
- 6° The floor area occupied by the business cannot exceed 25 % of the total floor area of the main building.
- 7° The conditional use is carried out by the occupant of the main building. The use operation does not require the employment of additional staff.
- 8° No showcase facing outwards is allowed.
- 9° Exercising the additional use does not entail nuisance that may inconvenience adjacent housing;

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