

Public Notice



PROMULGATION

BY-LAW CA29 0042-1

NOTICE is given that the following by-law was adopted at the regular sitting of the Borough of Pierrefonds-Roxboro council held on February 10, 2020 and was approved by the Director of the Service de la mise en valeur du territoire on March 12, 2020 in accordance with the certificate of conformity issued on March 17, 2020:

BY-LAW CA29 0042-1

BY-LAW MODIFYING BY-LAW CA29 0042 RELATIVE TO SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMS IN ORDER TO REMOVE THE OBLIGATION TO PROVIDE A FINANCIAL GUARANTEE FOR THE LANDSCAPING OF RESIDENTIAL GROUPS H1 AND H2 AND TO ADD ANNEX G SUMMARIZING THE PROJECT, REQUIRED FOR AN APPLICATION FOR APPROVAL

This by-law became effective on March 17, 2020 and is available for consultation on the Borough's website at the following address: <https://montreal.ca/>.

GIVEN IN MONTREAL, BOROUGH OF PIERREFONDS-ROXBORO
this twenty-sixth day of the month of March of the year two thousand twenty.

The secretary of the Borough

Suzanne Corbeil, Attorney

/rl

PROVINCE DE QUÉBEC

VILLE DE MONTRÉAL
ARRONDISSEMENT DE PIERREFONDS-ROXBORO

BY-LAW CA 29 0042-1

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At the Borough of Pierrefonds-Roxboro regular sitting held at the Borough Hall located at 13665, boulevard de Pierrefonds in Pierrefonds, on February 10, 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 Benoit Langevin Louise Leroux

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^e Suzanne Corbeil, were also present.

THE BOROUGH COUNCIL ENACTS THE FOLLOWING:

The by-law CA29 0042 is modified as follows:

ARTICLE 1 Article 19 “Financial conditions” is modified as follows:

- a) The 2nd subparagraph of 1st paragraph is replaced by the following:
 - 2° provide a financial guarantee in the form of a certified cheque for any project involving multifamily residential housing (h3) and collective housing (h4), and groups associated with business, industry, community and institutional. If there is a new construction, the request should be accompanied by a financial guarantee, established according to the chart below for any outdoor landscaping;
- b) The chart “Financial guarantees for any exterior development” is modified as follows:
 - 1) by repealing the two first lines about the financial guarantees required for the residential single-family group H1 and the residential group (H2);

- 2) by removing at the 3rd line, the words “more than five housing”;

ARTICLE 2 Article 20 “Information and documents required for approval of an application” is modified as follows:

a) Subparagraph g) of paragraph 3 is replaced by the following:

g) A chart (annex G) summarizing the following project elements:

- 1- Land area (area, width, depth);
- 2- Area footprint of the buildings;
- 3- Current and proposed floor area;
- 4- Coating materials percentage for each façade;
- 5- Calculation of the coverage ratio and of the floor area ratio;
- 6- Front, side and rear setbacks;
- 7- Number of housing, rooms or premises and number of floors;
- 8- Number of parking spaces required and provided as well as compensation calculations, if necessary;
- 9- Total required and provided amenities area;
- 10- Total required and provided storage area;
- 11- Total required and provided waste area;
- 12- Altimetric levels of the basement, garage, ground floor and ceiling of last floor;
- 13- Percentage of green spaces and mineralized spaces in front yard;
- 14- Any element derogating from urbanism by-laws;

ARTICLE 3 Annex G “Project summary chart” is added to by-law CA29 0042 as follows:

ANNEX G – PROJECT SUMMARY CHART

Project summary chart

Address

No. of lot(s)

LAND					
Lot	Area	Width	Depth		
Required					
Actual					
Setbacks	Front	Side	Rear		
Required					
Provided					
Front yard	% grassed	% mineralized			
Required					
Provided					
Amenity area	Total area				
Required					
Provided					
BUILDING					
Number of floors					
Required					
Provided					
Number of apartments	less than 3 rooms	3 rooms and more			
Number of commercial premises, if applicable					
Storage	Required area	Provided area			
Waste premises	Required area	Provided area			
Number of parking spaces	Standard	Shared	Small spaces	In tandem	Compensated
Required					
Provided					
Area footprint					
Floors area	Basement	1	2	Other	Total
Existing floors					
Proposed floors					

Total floor area					
Implementation report	%				
Floor area ratio					
Coverage ratio					
Coatings	Front façade(%)	Left side (%)	Right side (%)	Rear (%)	
Openings					
Masonry					
Others					
Altimetric levels					
Basement					
Garage					
Ground floor					
Ceiling of last floor					
Derogating elements					

ARTICLE 4 The present by-law comes into force according to the Law.