

Public Notice



WRITTEN CONSULTATIONS MINOR EXEMPTIONS N^{OS} 3001817174 AND 3001818558

PUBLIC NOTICE is given that the Borough of Pierrefonds-Roxboro must process the following two minor exemptions requests:

Study	Place of exemption
DM 3001817174	10410, boulevard Gouin Ouest

Allow in residential C-7-428 zone, for a twin structure commercial building with smaller setbacks than those required:

- a rear setback of 7.54 m instead of the required minimum of 7.6 m;
- an east side setback of 0 m and a west side setback of 0.03 m instead of the required minimum of 4 m.

Study	Place of exemption
DM 300181558	11, rue Deslauriers

Allow in residential H1-8-452 zone, for an existing single family building:

- a minimum distance smaller than the one required between a swimming pool and a lot line, namely 1.2 m from the east side lot line instead of the required minimum of 1.5 m;
- the presence of an accessory building in front yard, contrary to current regulatory provisions.

The Act respecting land use planning and development (R.S.Q., chapter A-19.1) provides that any interested person may be heard by the council regarding a minor exemption request. However, because of the COVID-19 pandemic, the minister of Health and Social Services has taken the ministerial order number n° 2020-008 which as a result prohibits the displacement of persons for this purpose.

The ministerial order n° 2020-008 stipulates:

“That any procedure which imply the displacement or gathering of citizens, including any referendum procedure, which is part of the decision-making process of a municipal body be

suspended, except when it is related to a designated high-priority act by a two-thirds majority vote from the council members; in the latter case, the procedure must be replaced by a written consultation announced 15 days before by a public notice and any act taken following such a replacement procedure is not subject to referendum approval by persons qualified to vote”.

Thus, the council of the Borough of Pierrefonds-Roxboro has resolved to designate as a high-priority act the two requests described above.

Consequently, the Borough of Pierrefonds-Roxboro launches a written public consultation for each of the files numbers 3001817174 and 3001818558.

View the presentations attached to the present notice to learn more about the requested minor exemptions.

Any person wishing to submit comments must do so in writing within 15 days from the date of the present publication at the following address: greffe.pfdsrox@ville.montreal.qc.ca making sure to indicate her first name, her name, her street address and the file for which she is giving an opinion, a comment or a question.

GIVEN IN MONTREAL, BOROUGH OF PIERREFONDS-ROXBORO
this fourteenth day of the month of May 2020.

The secretary of the Borough

Suzanne Corbeil, Attorney
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MINOR EXEMPTION REQUEST 3001817174

Address: 10410, boulevard Gouin Ouest, Pierrefonds, Lot: 1 388 645, Bois-de-Liesse District

This is a commercial building (Fidèle Arsenault) which is the subject of a building permit in May of 1986 issued by the former City of Roxboro, whose rear setback is 7.54m while the minimum required is 7.6m, and the lateral margins on the east and west sides are 0.00m while the minimum required is 4m.

The layout of the existing building does not comply with current By-Laws, obtaining a minor exemption will make the layout comply with the applicable By-Laws.



MINOR EXEMPTION REQUEST 3001818558

Address: 11, rue Deslauriers, Pierrefonds, Lot: 1 899 949, Bois-de-Liesse District

This is an in-ground swimming pool which was the subject of a certificate of authorization in August of 2015 and whose authorized installation was at least 1.5m from any land line. However, this requirement was not met since the swimming pool was located at 1.2m from the property line, and it is not possible to make corrections without completely removing the swimming pool.

The installation of the existing shed in the front yard of the main building, built in 2010, was authorized by a certificate of authorization but no longer complies with current By-Laws. Obtaining a minor exemption will make the site compliant with applicable By-Laws.

