

Public Notice



PUBLIC WRITTEN CONSULTATION

BY-LAW NUMBER CA29 0040-43

Notice is given to interested persons that at the regular sitting held April 6, 2020, the council of the Borough of Pierrefonds-Roxboro adopted first draft by-law CA29 0040-43 modifying zoning by-law CA29 0040 in order to modify the specifications chart of C-4-280 zone to add the uses « Other automotive services (only the window repair and windshield replacement service is authorized) (6419) » and « Car rental service (6353) » as well as the accompanying notes.

The public consultation meeting on this first draft by-law could not take place due to the COVID-19 pandemic. At the June 1st, 2020 regular sitting, the Borough council has authorized the replacement of the holding of the public consultation meeting by a fifteen days written consultation, announced by a public notice, in accordance with ministerial order number 2020-033 of May 7, 2020.

This first draft aims to modify the specifications chart of C-4-280 zone to add the uses « Other automotive services (only the window repair and windshield replacement service is authorized) (6419) » and « Car rental service (6353) » as well as the accompanying notes, and contains provisions subject to approval by referendum.

The documents regarding this first draft by-law are available for consultation on the Borough's website: montreal.ca/pierrefonds-roxboro.

Any person wishing to submit questions or comments must do so by writing within 15 days from the date of the present publication by e-mail or by mail making sure to indicate her first name, her name and her street address at the following coordinates: greffe.pfdsrox@ville.montreal.qc.ca or Registry division, Borough of Pierrefonds-Roxboro, 13665 boulevard de Pierrefonds, Pierrefonds, Québec, H9A 2Z4.

GIVEN IN MONTREAL, BOROUGH OF PIERREFONDS-ROXBORO
this twelfth day of the month of June 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

DRAFT BY-LAW CA29 0040-43

BY-LAW NUMBER CA 290040-43 MODIFYING ZONING BY-LAW CA29 0040 IN ORDER TO MODIFY THE SPECIFICATIONS CHART OF C-4-280 ZONE TO ADD THE USES « OTHER AUTOMOTIVE SERVICES (ONLY THE WINDOW REPAIR AND WINDSHIELD REPLACEMENT SERVICE IS AUTHORIZED) (6419) » AND « CAR RENTAL SERVICE (6353) » AS WELL AS THE ACCOMPANYING NOTES

At the Borough of Pierrefonds-Roxboro regular sitting held at the Borough Hall located at 13665, boulevard de Pierrefonds in Pierrefonds, on April 6, 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 Benoit Langevin

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:

ARTICLE 1 By-law CA29 0040 is modified by modifying the specifications chart of C-4-280 zone as follows:

- a) by replacing at the intersection of line “5 Specific use allowed” and column “c3c”, the use code “5594” by the note “(4)”;
- b) by adding the use “6419” to the note (1) of the footnotes;
- c) by modifying the note (2) by replacing the words “specific use” by “establishment”;
- d) by adding the note “(4): 5594, 6353” to the footnotes;
- e) by adding the note “(5): a single establishment 6353 is allowed in the zone” to the footnotes;
- f) by adding the use “6353: Car rental service” to the footnotes;

- g) by adding the use “6419: Other automotive services (only the window repair and windshield replacement service is authorized)” to the footnotes;

All as presented in the specifications chart of C-4-280 zone attached as annex A of the present by-law.

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

MODIFIED

PERMITTED USES

ZONE: C-4-280

1	USE CATEGORIES									
2	USE CATEGORIES PERMITTED	c1	c2	c3b	c3c					
3	SPECIFIC USES EXCLUDED OR PERMITTED									
4	SPECIFIC USE EXCLUDED									
5	SPECIFIC USE PERMITTED			(1)	(4)					

PRESCRIBED STANDARDS (SUBDIVISION)

6	LANDSITE									
7	AREA (m ²)	min.	550	550	550	550				
8	DEPTH (m)	min.	30	30	30	30				
9	WIDTH (m)	min.	18	18	18	18				

PRESCRIBED STANDARDS (ZONING)

10	STRUCTURE									
11	DETACHED		*	*	*	*				
12	SEMI-DETACHED									
13	ROWHOUSE									
14	SETBACKS									
15	FRONT (m)	min.	7,5	7,5	7,5	7,5				
16	SIDE (m)	min.	3	3	3	3				
17	REAR (m)	min.	9	9	9	9				
18	BUILDING									
19	HEIGHT (STOREYS)	min./max.	1/4	1/4	1/2	1/2				
20	HEIGHT (m)	min./max.	3/	3/	3/	3/				
21	BUILDING FOOTPRINT (m ²)	min./max.								
22	FLOOR AREA (m ²)	min./max.								
23	WIDTH OF FRONT WALL (m)	min.	8	8	8	8				
24	RATIOS									
25	DWELLING UNIT/BUILDING	min./max.								
26	FLOOR/SITE (F.A.R.)	min./max.	0,2/2	0,2/2	0,2/2	0,2/2				
27	FOOTPRINT/SITE (B.F.S.)	min./max.	/0,5	/0,5	/0,5	/0,5				
28	OTHER									
29	TYPE OF OUTDOOR STORAGE	Article 332			B	B				

PARTICULAR PROVISIONS

				(5)	(2) (3)					
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NOTES

(1): 6411, 6412, 6414 and 6418	(3): A single establishment 6419 is allowed in the zone.
(2): A single establishment 5594 is allowed in the zone.	(4) 5594, 6353
6353: Car rental service	(5) A single establishment 6353 is allowed in the zone

6412: Car wash service

5594: Retail sale of motorcycles, snowmobiles and of their accessories

6411: Car repair service

6418: Tyre repair and replacement service

6419: Other automotive services (only the window repair and windshield replacement service is authorized)

Borough of Pierrefonds-Roxboro

Zoning by-law number CA29 0040

Appendix A: Specifications chart

(CA29 0040-43; 2020-04-06)