

Public Notice



PUBLIC WRITTEN CONSULTATION

BY-LAW NUMBER CA29 0040-49

Notice is given to interested persons that at the regular sitting held January 11, 2021, the council of the Borough of Pierrefonds-Roxboro adopted first draft by-law CA29 0040-49 modifying zoning by-law CA29 0040 in order to repeal C-4-269 and C-4-270 commercial zones to create C-4-269-2 commercial zone west of boulevard Saint-Jean, between boulevard de Pierrefonds and boulevard Gouin Ouest, and to authorize the use categories “Retail sale and services” (C1), “Commercial entertainment, accommodation and restoration” (C2), “Tool or equipment rental service” (6352) and “Multifamily housing” (H3) as well as the related standards and specifications.

At this 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 2020-049.

This first draft by-law contains provisions specific to a by-law that is subject to approval by referendum.

The draft by-law concerns the zones C-4-269 and C-4-270 and the contiguous zones H1-4-267, P-4-268, C-4-273 and C-4-280.

Interested persons from the concerned zones and their contiguous zones will eventually be able to participate to a referendum approval procedure for the provisions of the draft by-law, if they make a request.

The concerned zones and their contiguous zones are illustrated on the maps attached to the present notice to form an integral part hereof.

The first draft by-law is attached to the present notice. The presentation documents of the written consultation 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.

If the application is transmitted by mail, it must absolutely be received at the above-mentioned address no later than February 20, 2021 to be considered, regardless of mailing delays.

GIVEN IN MONTREAL, BOROUGH OF PIERREFONDS-ROXBORO
this fifth day of the month of February of the year two thousand twenty one.

The secretary of the Borough

Suzanne Corbeil, Attorney

/rl

PROVINCE OF QUÉBEC

VILLE DE MONTRÉAL
BOROUGH OF PIERREFONDS-ROXBORO

BY-LAW CA29 0040-49

BY-LAW NUMBER CA 290040-49 MODIFYING ZONING BY-LAW CA29 0040 IN ORDER TO REPEAL C-4-269 AND C-4-270 COMMERCIAL ZONES TO CREATE C-4-269-2 COMMERCIAL ZONE WEST OF BOULEVARD SAINT-JEAN, BETWEEN BOULEVARD DE PIERREFONDS AND BOULEVARD GOUIN OUEST, AND TO AUTHORIZE THE USE CATEGORIES “RETAIL SALE AND SERVICES” (C1), “COMMERCIAL ENTERTAINMENT, ACCOMODATION AND RESTORATION” (C2), “TOOL OR EQUIPMENT RENTAL SERVICE” (6352) AND “MULTYFAMILY HOUSING” (H3) AS WELL AS THE RELATED STANDARDS AND SPECIFICATIONS

At the Borough of Pierrefonds-Roxboro regular sitting held by videoconference on January 11, 2021 at 7 p.m., in conformity with the Cities and Towns Act (L.R.Q., Chapter C-19), and in conformity with the ministerial orders by which the minister of Health and Social Services has implemented special measures for the municipalities in order to minimize the spreading risks associated with COVID-19, to which attend:

The Mayor of the Borough Mr. Dimitrios (Jim) Beis, Councillors Catherine Clément-Talbot, Yves Gignac, Benoit Langevin and 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, also attend by videoconference.

WHEREAS article 113 of the Land Use Planning and Development Act (RLRQ, chapter A-19.1),

THE BOROUGH COUNCIL ENACTS THE FOLLOWING:

ARTICLE 1 Zoning by-law CA29 0040 is modified as follows:

Zoning plan of Appendix C of zoning by-law CA29 0040 is modified as follows:

- a) By withdrawing lots 1 842 500, 1 842 502, 1 842 504, 3 110 435 and 5 971 196 from C-4-269 commercial zone in order to repeal said zone;
- b) By withdrawing lots 3 110 434 and 3 139 632 from C-4-270 commercial zone in order to repeal said zone; and
- c) By creating C-4-269-2 commercial zone composed of lots 1 842 500, 1 842 502, 1 842 504, 3 110 434, 3 110 435, 3 139 632 and 5 971 196.

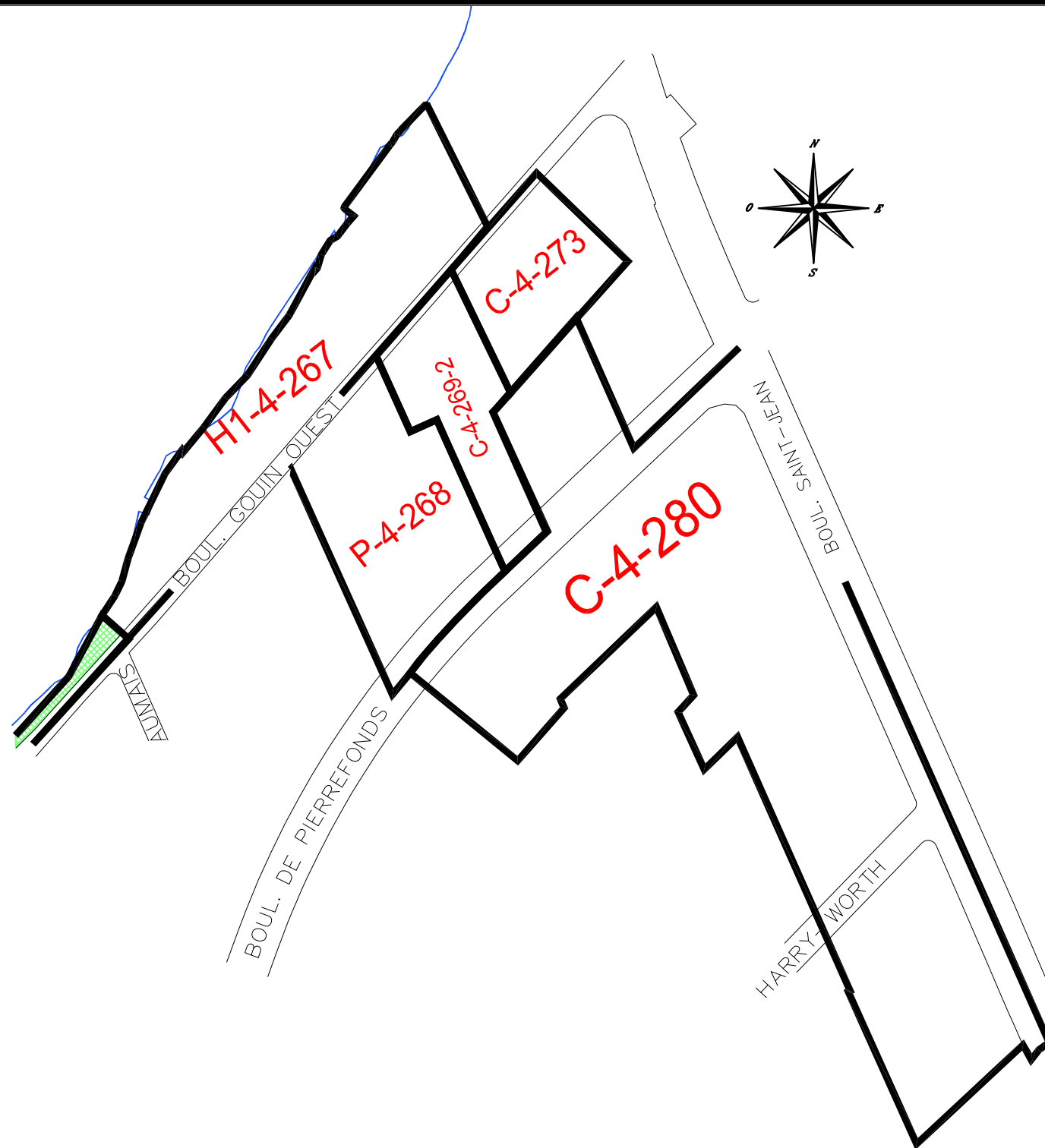
The whole as showed by plan number “F 4/8” of file number “2021-01A” attached to the present by-law as Appendix 1 to become an integral part hereof.

ARTICLE 2 The specifications charts of Appendix A of by-law CA29 0040 are modified as follows:

- 1° by repealing the C-4-269 specifications chart;
- 2° by repealing the C-4-270 specifications chart;
- 3° by inserting C-4-269-2 specifications chart to Appendix A in sequential manner, in order to authorize the use categories “Retail sale and services” (c1), “Commercial entertainment, accommodation and restoration” (c2), the use 6352 : “Tool and equipment rental service” and “Multifamily housing” (h3) as well as the related standards at the sections entitled “PRESCRIBED STANDARDS (SUBDIVISION)”, “PRESCRIBED STANDARDS (ZONING)” AND “SPECIFIC PROVISIONS”.

ARTICLE 3 Article 339 entitled “SPECIFIC PROVISIONS APPLICABLE TO C-4-270 ZONE” of by-law CA29 0040 is repealed.

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



AMENDEMENT	DATE
AVIS DE MOTION # RES. C.A.	/ /
PROJET DE RÉGLEMENT # RES. C.A.	/ /
CONSULTATION ET ADOPTION DU SECOND PROJET DE RÉGLEMENT	/ /
DEMANDE D'APPROBATION RÉFÉRENDAIRE	/ /
ADOPTION DU RÉGLEMENT # RES. C.A.	/ /
REGISTRÉ (S'IL Y A LIEU) DÉPÔT	/ /
CERTIFICAT DE CONFORMITÉ & ENTRÉE EN VIGUEUR	/ /
PROMULGATION DU RÉGLEMENT	/ /

ZONAGE PROPOSÉ ANNEXE 1

ARRONDISSEMENT DE
PIERREFONDS-ROXBORO
Aménagement urbain et
services aux entreprises

LOT (S)
1 842 500, 1 842 502, 1 842 504,
3 110 434, 3 110 435, 3 139 632 &
5 971 196

Règlement CA29 0040-

PLAN NO. F 4/8.....

DATE 2021-01-05.....

ÉCHELLE sans échelle.....

PRÉPARÉ PAR: Aline Pomerleau.....

APPROUVÉ PAR: Marco Papineau.....

DOSSIER NO. : 2021-01A.....

ANNEXE I : NOUVELLE GRILLE PROPOSÉE

USAGES PERMIS

ZONE: C-4-269-2

1	CATÉGORIES D'USAGES								
2	CATÉGORIES D'USAGES PERMIS	c1	c2	c5c	h3				
3	USAGES SPÉCIFIQUES EXCLUS OU PERMIS								
4	USAGE SPÉCIFIQUE EXCLU								
5	USAGE SPÉCIFIQUE PERMIS			6352					

NORMES PRESCRITES (LOTISSEMENT)

6	TERRAIN								
7	SUPERFICIE (m ²)	min.	550	550	550	650			
8	PROFONDEUR (m)	min.	30	30	30	27			
9	LARGEUR (m)	min.	18	18	18	22,5			

NORMES PRESCRITES (ZONAGE)

10	STRUCTURE								
11	ISOLÉE		*	*	*	*			
12	JUMELÉE								
13	CONTIGUË								
14	MARGES								
15	AVANT(m)	min.	7,5	7,5	7,5	8			
16	LATÉRALE(m)	min.	3	3	3	6			
17	ARRIÈRE(m)	min.	9	9	9	12			
18	BÂTIMENT								
19	HAUTEUR (ÉTAGES)	min./max.	1/2	1/2	1/2	4/8			
20	HAUTEUR (m)	min./max.	3/	3/	3/				
21	SUPERFICIE D'IMPLANTATION (m ²)	min./max.							
22	SUPERFICIE DE PLANCHER (m ²)	min./max.	/1000	/1000	/1000				
23	LARGEUR DU MUR AVANT (m)	min.	8	8	8	15			
24	RAPPORTS								
25	LOGEMENT/BÂTIMENT	min./max.				4/			
26	PLANCHER/TERRAIN (C.O.S.)	min./max.	0,2/2	0,2/2	0,2/2	0,2/3			
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			A				

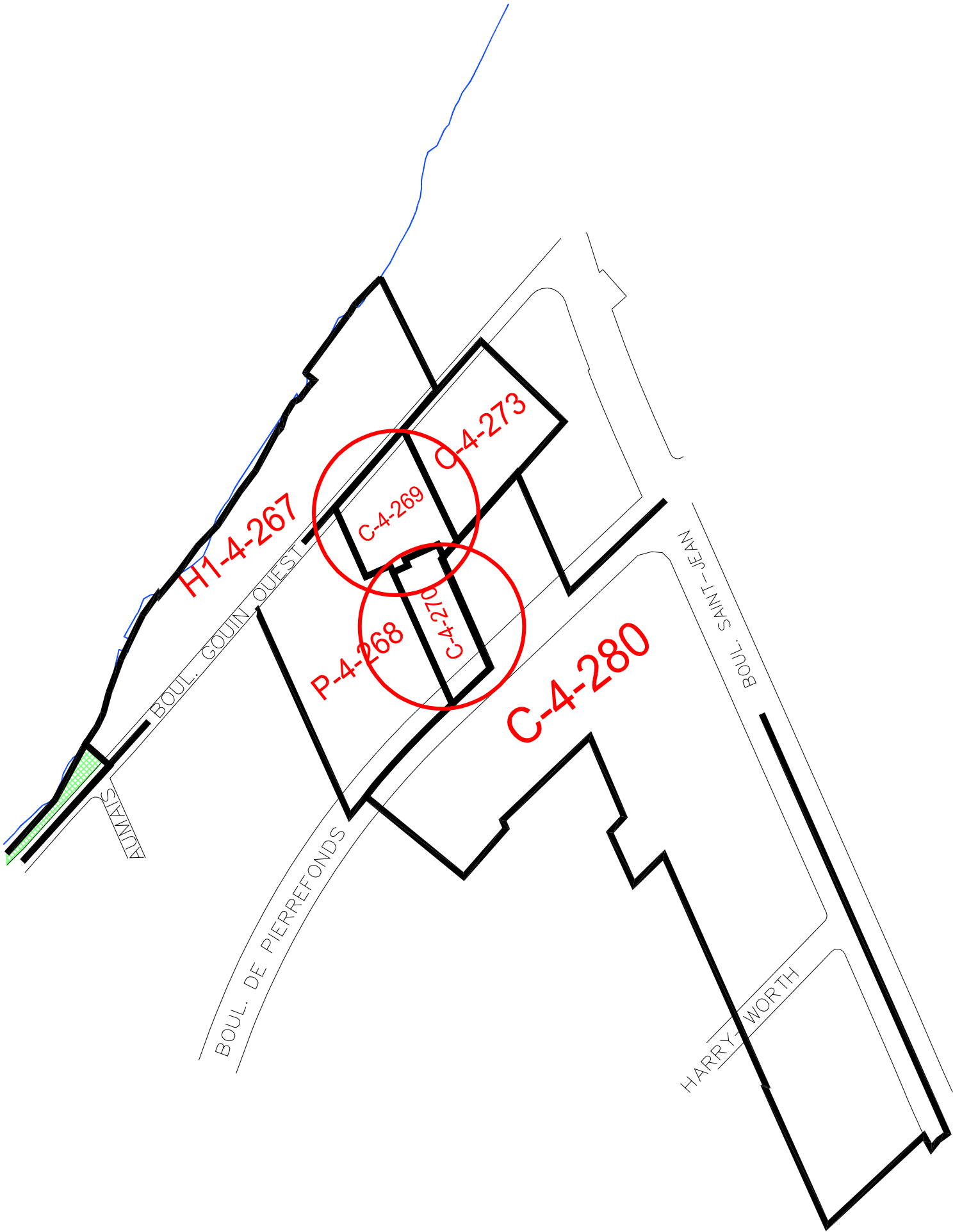
DISPOSITIONS PARTICULIÈRES

	a.327 a.339	a.327 a.339	(1)	(2)					
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NOTES

(1) Un seul usage particulier 6352 est permis dans la zone.
 (2) Nonobstant toute disposition contraire, les usages commerciaux c1 et c2 sont autorisés uniquement au rez-de-chaussée sans aucunes restrictions de superficie minimale de plancher.

6352: Service de location d'outils ou d'équipements



H1-4-267

C-4-269

C-4-273

P-4-268

C-4-270

C-4-280

AMMATS

BOUL. GOUIN OUEST

BOUL. DE PIERREFONDS

BOUL. SAINT-JEAN

HARRY-WORTH