



**TO INTERESTED PARTIES ENTITLED TO SIGN A  
REFERENDUM APPLICATION**

**SECOND DRAFT BY-LAW NUMBER CA29 0040-49 ENTITLED:**

SECOND DRAFT BY-LAW NUMBER CA29 0040-49 MODIFYING ZONING BY-LAW NUMBER CA29 0040 IN ORDER 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

**1. Object of the draft and referendum application**

Following the regular sitting held on March 8, 2021, the council of the Borough of Pierrefonds-Roxboro adopted a second draft by-law entitled as hereinabove.

This second draft contains a provision that may be the object of an application from interested parties of the concerned territory to request that a by-law containing said provision be submitted to their approval in compliance with the Act respecting elections and referendums in municipalities.

This provision is 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.

Such an application requires that the by-law containing these provisions be submitted to the approval of qualified voters in the concerned zone and in any contiguous zone from where a valid application originates.

**2. Territory concerned**

The second 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.

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

**3. Conditions and validity of an application**

3.1 To be valid, any application must:

- clearly indicate the provision being the object of the application and the zone from which it originates;
- clearly indicate the name, address and status of the petitioner next to his or her signature;
- be received in the period and in the manner prescribed by article 3.2 of the present notice;
- be signed by at least 12 interested parties from the zone where it originates or by at least the majority of them if the number of interested parties in the zone does not exceed 21.

In the context of the COVID-19 pandemic, separate applications from interested parties from a same zone and totalling the required number of signatures for this zone will be admissible.

3.2 In accordance with the ministerial order number 2020-033 and to resolution number CA20 29 0169 adopted at the December 7, 2020 sitting by the Borough council of Pierrefonds-Roxboro and which authorizes the necessary adaptations to the registration procedure, the applications must be received no later than March 30, 2021 to either of the addresses listed below:

By e-mail at [greffe.pfdsrox@ville.montreal.qc.ca](mailto:greffe.pfdsrox@ville.montreal.qc.ca)  
OR  
By mail:  
Referendum by-law CA29 0040-49  
a/s Dominique Jacob, acting secretary of the Borough  
Ville de Montréal, arrondissement de Pierrefonds-Roxboro  
13665 boulevard de Pierrefonds, Pierrefonds, Québec, H9A 2Z4.

If the application is transmitted by mail, must absolutely be received at the above-mentioned address no later than March 30, 2021 to be considered, regardless of mailing delays.

**4. Interested parties**

- 4.1 Is an interested party anyone who is not disqualified from voting and who meets the following conditions on **March 8, 2021**;
- AND**
- be of full age, Canadian citizen and not be under curatorship;
  - be domiciled in a zone from which can come a valid application, and **for at least six months**, in Quebec;
- OR**
- be, for at least twelve months, owner of an immovable or occupant of a place of business in compliance with the Act respecting municipal taxation in a zone from which can come a valid application.
- 4.2 Additional condition to undivided co-owners of an immovable or co-occupants of a place of business: be designated by means of a power of attorney signed by the majority of co-owners or co-occupants, as the one entitled to sign the application on their behalf.
- 4.3 Condition to exercise the right to sign an application by a legal person: any legal party must designate among its members, directors and employees, by resolution, someone who, on **March 8, 2021**, is of full age and Canadian citizen and who is not under curatorship.
- 4.4 Corporations, co-owners or co-occupants must provide their resolution or power of attorney along with the application.

**5. Lack of applications**

The provisions of the second draft that will not have been the object of a valid application may be included in a by-law that will not have to be approved by qualified voters.

**6. Consultation of the draft**

This draft by-law may be consulted on the page of “Public Notices” on the Borough’s website at <https://montreal.ca/>.

GIVEN IN MONTREAL, Borough of Pierrefonds-Roxboro  
this fifteenth day of March of the year 2021.

The acting secretary of the Borough

Dominique Jacob

/rl

PROVINCE OF QUÉBEC

VILLE DE MONTRÉAL  
BOROUGH OF PIERREFONDS-ROXBORO

SECOND DRAFT 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

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At the Borough of Pierrefonds-Roxboro regular sitting held by videoconference on March 8, 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 Acting Secretary of the Borough, 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.

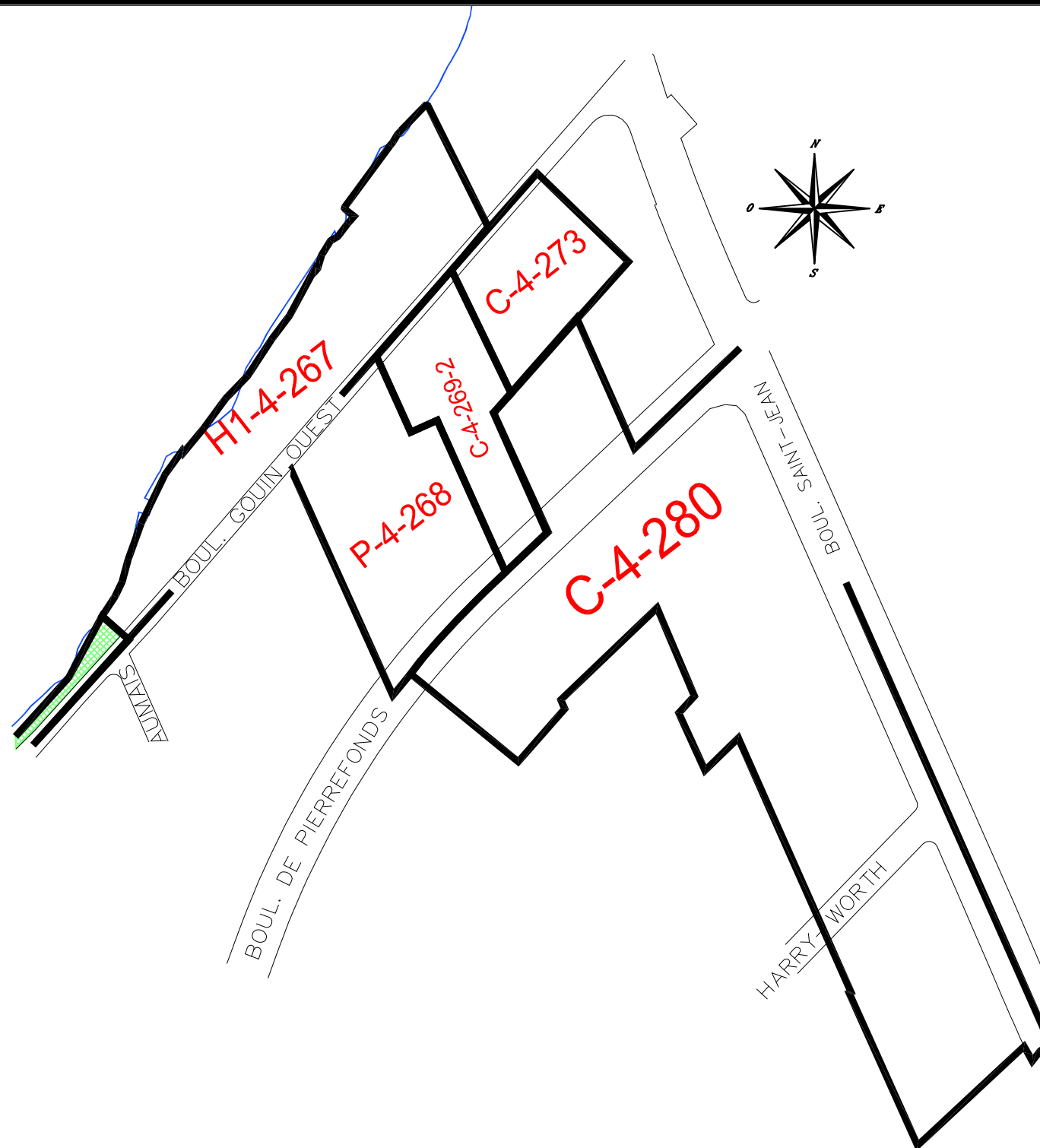
The whole as showed by plan number “F 4/8” of file number “2021-01A” attached to the present by-law as Appendix 1 to become an integral part hereof.

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”. Said chart is attached to the present by-law as Appendix 2 as if it were reproduced here at length.

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 RÉFÉRENDATAIRE	/ /
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 .....

## APPENDIX 2

### PERMITTED USED

**ZONE: C-4-269-2**

1	USE CATEGORIES									
2	USE CATEGORIES PERMITTED	c1	c2	c5c	h3					
3	SPECIFIC USES EXCLUDED OR PERMITTED									
4	SPECIFIC USE EXCLUDED									
5	SPECIFIC USE PERMITTED			6352						

### PRESCRIBED STANDARDS (SUBDIVISION)

6	LANDSITE									
7	AREA (m <sup>2</sup> )	min.	550	550	550	650				
8	DEPTH (m)	min.	30	30	30	27				
9	WIDTH (m)	min.	18	18	18	22,5				

### PRESCRIBED STANDARDS (ZONING)

10	STRUCTURE									
11	DETACHED	*	*	*	*					
12	SEMI-DETACHED									
13	ROWHOUSE									
14	SETBACKS									
15	FRONT (m)	min.	7,5	7,5	7,5	8				
16	SIDE (m)	min.	3	3	3	3				
17	REAR (m)	min.	9	9	9	12				
18	BUILDING									
19	HEIGHT (STOREYS)	min./max.	1/2	1/2	1/2	4/8				
20	HEIGHT (m)	min./max.	3/	3/	3/					
21	BUILDING FOOTPRINT (m <sup>2</sup> )	min./max.								
22	FLOOR AREA (m <sup>2</sup> )	min./max.	/1000	/1000	/1000					
23	WIDTH OF FRONT WALL (m)	min.	8	8	8	15				
24	RATIOS									
25	DWELLING UNIT/BUILDING	min./max.				4/				
26	FLOOR/SITE (F.A.R.)	min./max.	0,2/2	0,2/2	0,2/2	0,2/3				
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			A					

### PARTICULAR PROVISIONS

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

(1) Only one particular use 6352 is authorized in the zone.

(2) Notwithstanding any provision to the contrary, commercial uses c1 and c2 are permitted only on the ground floor without any restrictions on minimum floor space.

6352: Tool and equipment rental service



H1-4-267

P-4-268

C-4-269-2

C-4-273

C-4-280

BOUL. GOUIN OUEST

BOUL. DE PIERREFONDS

BOUL. SAINT-JEAN

HARRY-WORTH

ALMAIS