

Public Notice

Pierrefonds
Roxboro



TO INTERESTED PARTIES ENTITLED TO SIGN A REFERENDUM APPLICATION

SECOND DRAFT RESOLUTION NUMBER PP-2021-003 ENTITLED:

SECOND DRAFT RESOLUTION NUMBER PP-2021-003 AIMING TO AUTHORIZE, AT 13885, BOULEVARD GOUIN OUEST INTERSECTION RUE RAYMOND, A NEW 2 STOREY DETACHED SINGLE DWELLING CONSTRUCTION (H1 USE) IN THE C-5-298 ZONE ON PROJECTED LOT 6 363 354 FRONTING ON RUE RAYMOND

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 resolution 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 authorize a new 2 storey detached single dwelling construction (H1 use) in the C-5-298 zone on projected lot 6 363 354 fronting on rue Raymond.

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 resolution concerns the zone C-5-298 and the contiguous zones H1-5-294, H2-5-320, H3-5-296 and P-5-317-1.

The concerned zones and their contiguous zones are illustrated on the map 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

OR

By mail:

Referendum PPCMOI resolution PP-2021-003

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 resolution that will not have to be approved by qualified voters.

6. Consultation of the draft

This draft resolution 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



Extrait authentique du procès-verbal d'une séance du conseil d'arrondissement

Genuine Extract from the minutes of a Borough Council Sitting

Séance ordinaire du lundi
8 mars 2021 à 19 h

Résolution: CA21 29 0061

Regular sitting of Monday
March 8, 2021 at 7 p.m.

PP-2021-003 –
DÉPÔT DU PROCÈS-VERBAL DE
CONSULTATION ÉCRITE

PP-2021-003 –
TABLING OF THE MINUTES OF THE WRITTEN
CONSULTATION

Il est proposé par
le conseiller Yves Gignac
appuyé par
la conseillère Catherine Clément-Talbot

ET RÉSOLU

DE prendre acte du dépôt du procès-verbal de la consultation écrite relative au PP-2021-003 visant à autoriser l'implantation d'un nouveau bâtiment unifamilial isolé – H1 de 2 étages dans la zone C-5-298 au 13885, boulevard Gouin Ouest sur le lot projeté 6 363 354 ayant front sur la rue Raymond, et ce, nonobstant toute disposition contraire inscrite au règlement de zonage CA29 0040, tenue du 10 au 25 février 2021 conformément aux dispositions de l'arrêté ministériel numéro 2020-049 pris par le ministre de la Santé et des Services sociaux en vertu de la Loi sur la santé publique.

ADOPTÉ À L'UNANIMITÉ

40.07 1215999002

Dimitrios (Jim) BEIS

Maire d'arrondissement
Mayor of the Borough

Signée électroniquement le 9 mars 2021

COPIE CERTIFIÉE CONFORME, le 9 mars 2021

It was moved by
Councillor Yves Gignac
seconded by
Councillor Catherine Clément-Talbot

AND RESOLVED

TO acknowledge the tabling of the minutes of the written consultation regarding PP-2021-003 authorizing a new 2 storey detached single dwelling construction (H1 use) in the C-5-298 zone on projected lot 6 363 354 fronting on rue Raymond, and that, notwithstanding any contradicting provisions of the zoning by-law CA29 0040, held from February 10 to 25, 2021 according to the provisions of the ministerial order number 2020-049 taken by the minister of Québec Health and Social Services according to the Public Health Act.

UNANIMOUSLY ADOPTED

Dominique JACOB

Secrétaire d'arrondissement substitut
Acting Secretary of the Borough

Dominique JACOB
Secrétaire substitut d'arrondissement
Substitute Secretary of the Borough

| Extrait authentique du procès-verbal d'une séance du conseil d'arrondissement | Genuine Extract from the minutes of a Borough Council Sitting |
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| Séance ordinaire du lundi 8 mars 2021 à 19 h | Résolution: CA21 29 0062 |

PP-2021-003 –
13885, BOULEVARD GOUIN OUEST
INTERSECTION RUE RAYMOND – SECOND
PROJET DE RÉSOLUTION

ATTENDU qu'une assemblée de consultation publique du comité consultatif d'urbanisme a été tenue le 9 décembre 2020 à 19 h, à l'issue de laquelle le projet particulier a été recommandé par ledit comité;

ATTENDU QUE le premier projet de résolution a été adopté à la séance du 8 février 2021 par la résolution numéro CA21 29 0035;

ATTENDU QU'une consultation écrite a été tenue du 10 au 25 février 2021 conformément aux dispositions de l'arrêté ministériel numéro 2020-049;

ATTENDU QUE le procès-verbal de cette consultation écrite a été déposé en séance;

ATTENDU QUE l'arrêté ministériel 2020-033 du 7 mai 2020 prévoit notamment la possibilité de poursuivre toute procédure d'approbation référendaire en apportant toute adaptation nécessaire afin d'empêcher le déplacement et le rassemblement de citoyens;

Il est proposé par
la conseillère Catherine Clément-Talbot
appuyé par
le conseiller Benoit Langevin

ET RÉSOLU

D'adopter, en vertu du règlement CA29 0045 sur les projets particuliers de construction et d'occupation d'un immeuble (PPCMOI), le second projet de résolution visant à autoriser l'implantation d'un nouveau bâtiment unifamilial isolé – H1 de 2 étages dans la zone C-5-298 au 13885, boulevard Gouin Ouest sur le lot projeté 6 363 354 ayant front sur la rue Raymond, et ce, nonobstant toute disposition contraire inscrite au règlement de zonage CA29 0040;

PP-2021-003 –
13885, BOULEVARD GOUIN OUEST
INTERSECTION RUE RAYMOND –
SECOND DRAFT RESOLUTION

WHEREAS a public consultation meeting of the Urban Planning Advisory Committee has been held on December 9, 2020 at 7 p.m., at the end of which the specific proposal was recommended by said committee;

WHEREAS the first draft resolution has been adopted at the February 8, 2021 sitting by resolution number CA21 29 0035;

WHEREAS a written consultation was held from February 10 to 25, 2021 according to the provisions of the ministerial order number 2020-049;

WHEREAS the minutes of this written consultation has been tabled at the sitting;

WHEREAS the May 7, 2020 ministerial order number 2020-033 thereof provides the possibility to pursue any referendum approval procedure by bringing any necessary adaptation in order to prevent the displacement and gathering of citizens;

It was moved by
Councillor Catherine Clément-Talbot
seconded by
Councillor Benoit Langevin

AND RESOLVED

TO adopt, by virtue of by-law CA29 0045 concerning specific construction and occupancy proposals for an immovable (SCOAPI), second draft resolution authorizing a new 2 storey detached single dwelling construction (H1 use) in the C-5-298 zone on projected lot 6 363 354 fronting on rue Raymond, and that, notwithstanding any contradicting provisions of the zoning by-law CA29 0040;

| | |
|---|---|
| DE permettre un usage résidentiel unifamilial isolé (h1) sur le site, situé dans la zone C-5-298; | TO allow a detached single dwelling use (h1) on the site, located in zone C-5-298; |
| D'établir la hauteur maximale du bâtiment à 2 étages; | TO establish maximum building height at 2 storeys; |
| D'établir la superficie minimale du terrain à 450 mètres carrés; | TO establish the requirement of a maximum lot area of 450 square meters; |
| D'établir la profondeur minimale du lot à 22 mètres et la largeur minimale du lot à 15 mètres. | TO establish the minimum depth of the lot at 22 meters and the minimum width of the lot at 15 meters. |
| D'établir la marge de recul avant minimale à 6 mètres; | TO establish the front setback at a minimum of 6 meters; |
| D'établir les marges de recul latérales minimales à 2 mètres; | TO establish lateral setback at a minimum of 2 meters; |
| D'établir la marge de recul arrière minimale à 6 mètres; | TO establish the backyard setback at a minimum of 6 meters; |
| D'établir la hauteur maximum de la construction à 8 mètres; | TO establish the maximum height of the construction at 8 meters; |
| D'établir le coefficient d'emprise au sol (CES) à un minimum de 0,20 et à un maximum de 0,50; | TO establish the coverage ratio at a minimum of 0,20 and a maximum of 0,50; |
| D'établir le coefficient d'occupation du sol (COS) à un minimum de 0,20 et un maximum de 0,70; | TO establish the floor area ratio (F.A.R.) at a minimum of 0,20 and a maximum of 0,70; |
| D'exiger un plan identifiant la position des arbres existants ainsi que leurs diamètres et leurs essences; | TO require a plan identifying the position of existing trees, their diameters and species; |
| D'exiger le remplacement de tous les arbres qui seront abattus par des arbres d'une hauteur minimale de 2 mètres nonobstant les exigences prévues au règlement de zonage CA 290040 et que le plan d'aménagement paysager soit approuvé par la Direction - Développement du territoire et études techniques; | TO require the replacement of any trees that will be felled by trees of a minimum height of 2 metres notwithstanding the requirements of Zoning By-law CA 290040 and that the landscaping plan be approved by the "Direction - Territory Development and Technical Studies"; |
| D'exiger la protection des arbres conservés lors de la construction. | TO require the protection of trees retained during construction. |
| D'assortir l'acceptation du présent PPCMOI aux conditions suivantes : | TO make the acceptance of the present specific construction project subject to the following conditions : |
| QUE les demandes de permis et autorisations nécessaires à la réalisation du projet soient effectuées dans les 24 mois suivant l'entrée en vigueur du présent PPCMOI; | THAT the permit and necessary authorizations for the present project be requested during the 24 months following the entry into force of the present SCOAPI; |
| D'obliger le requérant à respecter toutes les conditions prévues ci-dessus, sans quoi, à défaut de se conformer aux obligations résultant de la présente résolution, les dispositions pénales du Règlement sur les projets particuliers de construction, de modification ou d'occupation d'un immeuble (CA29 0045), s'appliqueront; | TO require the applicant to respect all the conditions set above and, failure to comply by the obligations resulting from hereby resolution, the penal law provisions of By-law on specific construction, alteration or occupancy proposals for an immovable (CA29 0045), will apply; |

En cas de contradiction avec les dispositions énoncées dans le Règlement de zonage de l'arrondissement de Pierrefonds-Roxboro CA29 0040, les critères de la présente résolution prévalent. Toutes autres dispositions dudit règlement continuent à s'appliquer;

DE poursuivre la procédure d'adoption de ce projet de résolution conformément aux règles de l'arrêté ministériel 2020-033 du 7 mai 2020, en apportant les adaptations nécessaires à la procédure référendaire, notamment en établissant un processus à distance d'enregistrement des personnes habiles à voter et, le cas échéant, en organisant la tenue d'un référendum par correspondance, selon les modalités prévues par le Règlement sur le vote par correspondance (chapitre E-2.2, r.3).

ADOPTÉ À L'UNANIMITÉ

40.08 1215999002

Dimitrios (Jim) BEIS

Maire d'arrondissement
Mayor of the Borough

Signée électroniquement le 9 mars 2021

COPIE CERTIFIÉE CONFORME, le 9 mars 2021

Dominique JACOB
Secrétaire substitut d'arrondissement
Substitute Secretary of the Borough

In case of conflict with the provisions and standards stated in the zoning by-law CA29 0040 of the Borough of Pierrefonds-Roxboro, the criteria of this resolution prevail. All other dispositions of the zoning by-law CA29 0040 will continue to apply;

TO pursue the adoption procedure of this draft resolution in accordance with the rules of the May 7, 2020 ministerial order number 2020-033, by bringing the necessary adaptations to the referendum procedure, namely by establishing a remotely registration process of the qualified voters and, if need be, by organizing the holding of a referendum by correspondence, according to the conditions provided by the By-law on absentee voting (chapter E-2.2, r.3).

UNANIMOUSLY ADOPTED

Dominique JACOB

Secrétaire d'arrondissement substitut
Acting Secretary of the Borough

