

**TO INTERESTED PARTIES ENTITLED TO SIGN AN
APPLICATION FOR REFERENDUM APPROVAL**

SECOND DRAFT RESOLUTION NUMBER PP-2021-005 ENTITLED:

SECOND DRAFT RESOLUTION NUMBER PP-2021-005 AUTHORIZING, FOR THE IMMOVABLE LOCATED AT 10406 BOULEVARD GOUIN OUEST, ON LOT 1 388 636 OF THE CADASTRE DU QUÉBEC, THE OCCUPANCY OF THE EXISTING MAIN BUILDING BY 3 DWELLINGS INSTEAD OF THE MAXIMUM OF 2 DWELLINGS PRESCRIBED IN THE ZONING BY-LAW IN FORCE IN C-7-428 ZONE, IN WHICH THE IMMOVABLE SITS AND TO ESTABLISH THE RELATED STANDARDS, NOTWITHSTANDING ANY CONTRADICTING PROVISION IN ZONING BY-LAW CA29 0040

1. Object of the draft and application for referendum approval

Following the regular sitting held on January 17, 2022, 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, for the immovable located at 10406 boulevard Gouin Ouest, on lot 1 388 636 of the cadastre du Québec, the occupancy of the existing main building by 3 dwellings instead of the maximum of 2 dwellings prescribed in the zoning by-law in force in C-7-428 zone, in which the immovable sits and to establish the related standards, notwithstanding any contradicting provision in Zoning By-law CA29 0040.

Such an application requires that the by-law containing this provision 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-7-428 and the contiguous zones H1-7-401, H1-7-399-1, C-7-424, C-7-424-1, H1-7-427, H1-7-431 and C-7-432.

The concerned zone 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 September 8, 2020 sitting by the Borough council of Pierrefonds-Roxboro and which authorizes the necessary adaptations to the registration procedure, the applications signed by at least twelve (12) interested parties, as mentioned in article 2 of the present notice, must be received no later than **January 26, 2022** to either of the addresses listed below:

By e-mail at greffe.pfdsrox@ville.montreal.qc.ca

OR

By mail:

Application for referendum participation PPCMOI resolution PP-2021-005

a/s Alice Ferrandon, 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 **January 26, 2022** 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 **January 17, 2022**;

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 **January 17, 2022**, 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/>.

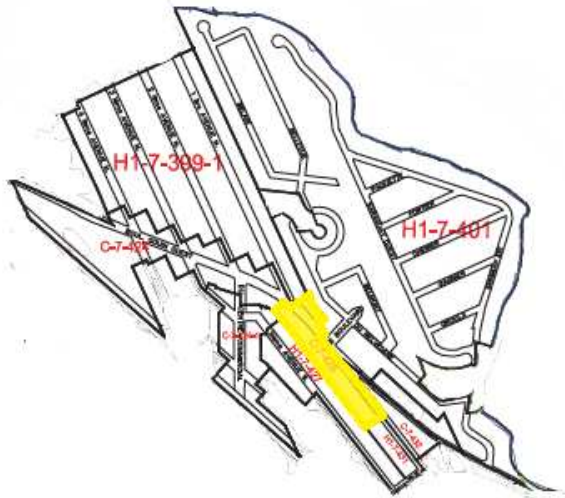
GIVEN IN MONTREAL, Borough of Pierrefonds-Roxboro
this eighteenth day of January of the year 2022.

The secretary of the Borough



Alice Ferrandon, Attorney

/rl



Zone concernée: C-7-428



Zones contiguës: H1-7-401, H1-7-399-1, C-7-424, C-7-424-1, H1-7-427, H1-7-431, C-7-432

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 17 janvier 2022 à 19 h	Résolution: CA22 29 0016	Regular sitting of Monday January 17, 2022 at 7 p.m.

PP-2021-005
10406, BOULEVARD GOUIN OUEST
SECOND PROJET DE RÉSOLUTION

PP-2021-005
10406, BOULEVARD GOUIN OUEST
SECOND DRAFT RESOLUTION

ATTENDU qu'une assemblée de consultation publique du comité consultatif d'urbanisme a été tenue le 9 juin 2021 à 19 h, à l'issue de laquelle le projet particulier a été recommandé par ledit comité;

WHEREAS a public consultation meeting of the Urban Planning Advisory Committee has been held on June 9, 2021 at 7 p.m., at the end of which the specific proposal was recommended by said committee;

ATTENDU QUE le premier projet de résolution a été adopté à la séance du 6 décembre 2021 par la résolution numéro CA21 29 0276;

WHEREAS the first draft resolution has been adopted at the December 6, 2021 sitting by resolution number CA21 29 0276;

ATTENDU QU'une consultation écrite a été tenue du 9 au 23 décembre 2021 conformément aux dispositions de l'arrêté ministériel numéro 2021-054 du 16 juillet 2021;

WHEREAS a written consultation was held from December 9 to 23, 2021 according to the provisions of the July 16, 2021 ministerial order number 2021-054;

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

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

ATTENDU QUE l'arrêté ministériel 2021-054 du 16 juillet 2021 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;

WHEREAS the July 16, 2021 ministerial order number 2020-054 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;

ATTENDU QU'à la suite du dépôt et de l'adoption du premier projet de résolution, des modifications ont été apportées et qu'une nouvelle copie de la résolution a été distribuée;

WHEREAS following the tabling and adoption of the first draft resolution, amendments were made and a new copy of the resolution was distributed;

**Il est proposé par
le conseiller
appuyé par
le conseiller**

**It was moved by
Councillor
seconded by
Councillor**

ET RÉSOLU

AND RESOLVED

D'ADOPTER, en vertu du règlement CA29 0045 sur les projets particuliers de construction, de modification ou d'occupation d'un immeuble (PPCMOI), le second projet de résolution visant à autoriser, au 10406, boulevard Gouin, sur le lot 1 388 636 du cadastre du Québec, l'occupation du bâtiment principal existant par 3 logements au lieu du maximum de 2 logements prescrit au règlement de zonage en vigueur pour la zone C-7-428 dans laquelle l'immeuble est située et d'établir les normes s'y rattachant et ce, nonobstant toute disposition contraire inscrite au règlement de zonage CA29 0040;

TO ADOPT, by virtue of by-law CA29 0045 concerning specific construction, alteration or occupancy proposals for an immovable (SCAOPI), a second draft resolution authorizing, for the immovable located at 10406 boulevard Gouin Ouest, on lot 1 388 636 of the cadastre du Québec, the occupancy of the existing main building by 3 dwellings instead of the maximum of 2 dwellings prescribed in the zoning by-law in force in zone C-7-428, in which the immovable sits and to establish the standards relating thereto, notwithstanding any provision to the contrary contained in zoning by-law CA29 0040;

DE permettre un rapport logement \ bâtiment maximum de 3;

TO allow a maximum dwelling unit/building ratio of 3;

DE permettre une structure de bâtiment jumelée;

TO allow a semi-detached building structure;

DE permettre une superficie minimale du terrain à 570 mètres carrés;

TO allow a minimum lot area of 570 square meters;

DE permettre une largeur minimale du lot à 15 mètres;

TO allow a minimum lot width of 15 meters;

DE permettre une marge latérale gauche (côté sud-est) à 0 mètre;

TO allow a left side setback (south-east side) at 0 meter;

DE permettre que la cour avant du terrain soit gazonnée ou autrement paysagée à l'aide de végétaux à 25%;

TO allow the front yard of a landsite be grassed or otherwise landscaped with plants and vegetation at 25%;

DE permettre un ratio des aires d'agrément à 28 m2 par logement;

TO allow a minimum leisure area at 28 square meters per unit;

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 :

a) Que le garage privé existant soit démoli;

a) That the existing private garage be demolished;

b) Qu'une clôture en maille de chaîne soit installée afin de délimiter la cour latérale droite adjacente au 10408, boulevard Gouin Ouest dont le rez-de-chaussée est occupé par usage commercial. La clôture doit avoir une hauteur de 2 mètres et être ajourée au maximum à 20 % de sa surface. Des conifères doivent être plantés le long de la clôture ou des lattes doivent être installées sur la clôture afin d'assurer l'opacité requise;

b) That a chain link fence be installed to delineate the right side yard adjacent to 10408, boulevard Gouin Ouest whose ground floor is occupied by commercial use. The fence must be 2 metres high and have visual openings over a maximum of 20% of its surface. Conifers must be planted along the fence or slats should be installed on the fence to ensure required opacity;

c) Qu'un plan d'aménagement paysager des cours avant et latérale droite indiquant, entre autres, l'ajout de verdure et au moins un arbre ou des arbustes en cour avant ainsi qu'une aire de stationnement fonctionnelle soit déposé et approuvé par la Direction Développement du territoire et études techniques;

c) That a landscaping plan of the front and right side yards indicating, among other things, the addition of greenery and at least one tree or shrubs in front yard as well as a functional parking area be submitted and approved by the "Direction Développement du territoire et études techniques";

d) Que les travaux de remplacement du revêtement extérieurs et des fenêtres soient complétés;

d) That exterior cladding and window replacement work be completed;

e) Que les poutres d'acier en saillie existantes sur l'élévation latérale droite du bâtiment soient retirées ou coupées; et

e) That the existing projecting steel beams on the right side elevation of the building be removed or cut; and

f) 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.

f) That the permit and necessary authorizations for the present project be requested during the 24 months following the entry into force of the present SCAOPI

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

TO REQUEST 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

particuliers de construction, de modification ou d'occupation d'un immeuble (CA29 0045), s'appliqueront;

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 2021-054 du 16 juillet 2021, 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

40.04 1218707020

Dimitrios (Jim) BEIS

Maire d'arrondissement
Mayor of the Borough

Signée électroniquement le 18 janvier 2022

COPIE CERTIFIÉE CONFORME, le 18 janvier 2022

Alice FERRANDON
Secrétaire d'arrondissement
Secretary of the Borough

for an immovable (CA29 0045), will apply;

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 July 16, 2021 ministerial order number 2021-054, 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

Alice FERRANDON

Secrétaire d'arrondissement
Secretary of the Borough