

**PUBLIC CONSULTATION MEETING
ON DRAFT BY-LAW NUMBER CA29 0040-52 ENTITLED**

BY-LAW NUMBER CA29 0040-52 MODIFYING ZONING BY-LAW NUMBER CA29 0040 IN ORDER TO MAKE VARIOUS CORRECTIONS AND ADJUSTMENTS TO ARTICLE 70 CONCERNING ADDITIONAL AUTHORIZED USES FOR THE “SINGLE-FAMILY DWELLING (H1)”, “TWO AND THREE FAMILY DWELLING (H2)” AND “MULTI-FAMILY DWELLING (H3)” USES, TO ARTICLE 73 ON THE GENERAL PROVISIONS APPLICABLE TO AN ADDITIONAL USE, TO ARTICLE 75 ON THE SPECIFIC PROVISIONS APPLICABLE TO AN ADDITIONAL “SERVICE BUSINESS” USE AND TO ARTICLE 76 ON THE SPECIFIC PROVISIONS APPLICABLE TO AN ADDITIONAL USE “FAMILY DAYCARE SERVICE”

TO ALL PERSONS WHO MIGHT BE INTERESTED IN PIERREFONDS-ROXBORO BOROUGH'S DRAFT BY-LAW NUMBER CA29 0040-52:

NOTICE is hereby given by the undersigned:

THAT the Borough Council, following the adoption by resolution number CA22 29 0205 at the regular sitting held on August 1, 2022 of the draft by-law entitled as hereinabove, will hold a public consultation meeting on **Monday, September 26, 2022, at 7 p.m.**, at the Borough Hall, located at 13665, boulevard de Pierrefonds, in conformity with the provisions of the Act respecting land use planning and development (R.S.Q. c. A-19.1).

THAT the object of draft by-law is to modify zoning by-law CA29 0040 in order to make various corrections and adjustments to article 70 concerning additional authorized uses for the “Single-family dwelling (H1)”, “Two and three family dwelling (H2)” and “Multi-family dwelling (H3)” uses, to article 73 on the general provisions applicable to an additional use, to article 75 on the specific provisions applicable to an additional “Service business” use and to article 76 on the specific provisions applicable to an additional use “Family daycare service”.

THAT in the course of this public meeting the Mayor of the Borough or another member of the Council will explain this draft by-law and the consequences of its adoption, and also hear parties who wish to express their concerns.

THAT this draft by-law contains a provision relating to a by-law that is susceptible to be approved by referendum, which applies to the entire territory of the Borough of Pierrefonds-Roxboro.

Interested persons may participate in a referendum approval procedure for the provisions of the proposed by-law, if so requested.

THAT this draft by-law is available for consultation on the “public notices” page of the Borough's website at <https://montreal.ca>.

GIVEN IN MONTREAL, BOROUGH OF PIERREFONDS-ROXBORO
This thirteenth day of September of the year 2022.

The secretary of the Borough



Pier-Luc Bisailon-Landry, Attorney
/rl

PROVINCE OF QUEBEC

VILLE DE MONTRÉAL
BOROUGH OF PIERREFONDS-ROXBORO

SECOND DRAFT BY-LAW CA29 0040-52

BY-LAW NUMBER CA29 0040-52 MODIFYING ZONING BY-LAW CA29 0040 IN ORDER TO MAKE VARIOUS CORRECTIONS AND ADJUSTMENTS TO ARTICLE 70 CONCERNING ADDITIONAL AUTHORIZED USES FOR THE “SINGLE FAMILY DWELLING (H1)”, “TWO AND THREE FAMILY DWELLING (H2)” AND “MULTI-FAMILY DWELLING (H3)” USES, TO SECTION 73 ON THE GENERAL PROVISIONS APPLICABLE TO AN ADDITIONAL USE, TO SECTION 75 ON THE SPECIFIC PROVISIONS APPLICABLE TO AN ADDITIONAL “SERVICE BUSINESS” USE AND TO SECTION 76 ON THE SPECIFIC PROVISIONS APPLICABLE TO AN ADDITIONAL USE “FAMILY DAYCARE SERVICE”

At the Borough of Pierrefonds-Roxboro regular sitting held on September 12, 2022 at 7 p.m., in conformity with the Cities and Towns Act (L.R.Q., Chapter C-19), to which attend:

The Mayor of the Borough Mr. Dimitrios (Jim) Beis, Councillors Catherine Clément-Talbot, Chahi (Sharkie) Tarakjian, 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^c Alice Ferrandon, also attend the sitting.

HAVING REGARD to sections 113 and 123 to 137.17 of the Act respecting land use planning and development (RLRQ, chapter A-19.1),

WHEREAS the zoning by-law in force in the Borough of Pierrefonds-Roxboro number CA29 0040 came into force on July 19, 2010;

WHEREAS it is necessary to modify it again in order to make various corrections and adjustments to reflect the evolution of the reality of the territory of the Borough of Pierrefonds-Roxboro;

THE BOROUGH COUNCIL ENACTS THE FOLLOWING:

ARTICLE 1: Interpretation of the present by-law

This by-law amends zoning by-law number CA29 0040 of the Borough of Pierrefonds-Roxboro and its successive amendments. The present by-law is understood to include the relevant interpretative and administrative provisions of the by-law it amends, as if they were reproduced here.

ARTICLE 2: Table of contents

The table of contents of by-law CA29 0040 is adjusted to reflect amendments, additions and deletions of articles so that it remains accurate as to the chapters, sections and article numbers to which it refers.

ARTICLE 3

The existing article 70 entitled “ADDITIONAL USES PERMITTED FOR USES IN THE “SINGLE-FAMILY (H1)”, “TWO-FAMILY AND THREE-FAMILY (H2)” AND “MULTI-FAMILY (H3)” USAGE CATEGORIES” is amended by replacing the existing subsection 2 with the following subsection AND “MULTI-FAMILY DWELLING (H3)” is amended by replacing the existing paragraph 2 with the following paragraph:

“2° A service business, which is limited to the following uses:

a) Office of a professional practicing one of the following professions governed by the Professional Code (L.R.Q., c. C-26):

- acupuncturist
- certified administrator
- agronomist
- architect
- land surveyor
- lawyer
- chiropractor
- accountant
- guidance counselor
- human resources and industrial relations consultant
- dietitian-nutritionist
- occupational therapist
- certified appraiser
- judicial officers
- geologist
- engineer
- forestry engineer
- interpreter
- speech therapist
- notary
- professional technologist, except a technologist connected with a medical, health, paramedical or therapeutic service
- physiotherapist
- psychoeducator
- psychologist
- sexologist
- terminologist
- marital therapist
- translator

social worker
urban planner

- b) Massage therapist
- c) Landscape Architect
- d) Business office related to the administration of a company (office only);
- e) Environmental Services Office;
- f) Repealed
- g) Repealed
- h) Repealed
- i) Computer Department
- j) Administration and business consulting services
- k) Repealed
- l) Music education
- m) Seamstress
- n) Telework
- o) Repealed
- p) Repealed”

ARTICLE 4

Existing article 73 entitled “GENERAL PROVISIONS APPLICABLE TO AN ADDITIONAL USE” is amended by replacing subparagraph (c) of existing subsection 4 with the following subparagraph:

“4° c) There can be only one additional use per dwelling unit.”

ARTICLE 5

The existing article 75 entitled “SPECIAL PROVISIONS APPLICABLE TO AN ADDITIONAL “SERVICE COMMERCE” USE” is amended by the following article 75:

“In addition to the conditions applicable under Section 73, an additional “service business” use is subject to the following conditions:

- 1° Only a person living in the dwelling may work for the business. The business may not employ a person who is not domiciled in the dwelling.
- 2° The floor area occupied by the business cannot exceed 25% of the total floor area of the dwelling or 25 m², whichever is more restrictive.
- 3° No sales of outside products or goods are permitted on site.
- 4° No display windows facing the exterior are permitted.
- 5° Repealed.”

ARTICLE 6

Existing article 76 entitled “SPECIAL PROVISIONS APPLICABLE TO AN ADDITIONAL USE “FAMILY CHILD CARE SERVICE”” is amended by replacing existing subsection 5 with the following subsection:

“2° The child care facility may not be located on a floor immediately above a dwelling unit.”

ARTICLE 7: Entry into force

This by-law comes into force in accordance with the Law.