



PUBLIC NOTICE OF CORRECTION

REQUEST TO PARTICIPATE IN A REFERENDUM  
SECOND DRAFT BY-LAW NUMBER CA29 0040-53

NOTICE is hereby given by the undersigned:

THAT an error was made in the public notice requesting participation in a referendum on the second draft bylaw number CA29 0040-53 amending zoning bylaw CA29 0040 in order to reduce the number of storeys to six (6) in zones H3-4-272-2, H4-4-282, H4-5-295, P-5-317, P 5-317-1 and P-5-328 for use categories higher than six (6) storeys, increase the number of storeys to six (6) in zones H4-4-282, H4-5-295, C-5-316, C-5-318 and H4-5-319 for use categories lower than six (6) storeys and create zone H4-5-290-1, published on October 11, 2022.

THAT in the table of concerned zones and contiguous zones, H4-5-295 be added to section 5 and H3-4-272-2, C5-316, C5-218 and P-5-317 be added to sections 10 and 11. The complete table should read as follows:

Second draft by-law number CA29 0040-53 amending zoning by-law CA29 0040	Concerned zones	Contiguous zones	Entire territory
Article 1	H3-4-272-2	H1-4-267 C-4-273 C-4-274 H-4-5-290	
Article 2	H4-4-282	C-4-281 P-5-328	
Article 3	H4-5-295	P-5-291 H3-5-296 H4-5-290 P-5-317 C-5-318 P-5-317-1	
Article 4	C-5-316	C-4-274 P-5-317 H-4-5-290	
Article 5	P-5-317	C-4-274 C-4-275 C-4-280 C-4-281 P-5-328 P-5-317-1 H4-5-319 C-5-318 H4-5-290 H4-5-295 C-5-316	
Article 6	P-5-317-1	H3-5-296 C-5-298 H2-5-320 H3-5-329 P-5-328 P-5-317 H4-5-319 C-5-318 H4-5-295	

Article 7	C-5-318	H3-5-296 H4-5-295 H4-5-290 P-5-317 H4-5-319 P-5-317-1 H3-5-296	
Article 8	H4-5-319	C-5-318 P-5-317-1 P-5-317	
Article 9	P-5-328	C-4-281 H2-5-320 H3-5-329 P-5-330 H1-5-331 H4-4-282 P-5-317 P-5-317-1	
Article 10	H4-5-290	C-4-274 P-5-291 E-5-291-1 H4-5-295 H3-4-272-2 C-5-316 C-5-318 P-5-317	
Article 11	H4-5-290	C-4-274 P-5-291 E-5-291-1 H4-5-295 H3-4-272-2 C-5-316 C-5-318 P-5-317	

THAT in section 3, conditions for a valid application, the deadline for receipt of a valid application is October 27, 2022, by 7 p.m. The item should read as follows:

- (...) be received in the office of the Borough Clerk, within eight (8) days of the publication of this notice, which shall be no later than 7 p.m. on October 27, 2022.

The public notice as it should have read is attached to this notice of correction to form an integral part hereof.

MADE IN MONTREAL, BOROUGH OF PIERREFONDS-ROXBORO  
this nineteenth day of October in the year 2022.

The secretary of the Borough by interim



Pier-Luc Bisailon Landry, Attorney

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REQUEST FOR REFERENDUM APPROVAL

SECOND DRAFT BY-LAW NUMBER CA29 0040-53

NOTICE IS HEREBY GIVEN to interested persons in the Borough of Pierrefonds-Roxboro to sign an application to participate in a referendum:

1. Purpose of the project and request for referendum approval

Following the public consultation meeting held on September 26, 2022, the Borough Council adopted, at the meeting held on October 4, 2022, the second draft of by-law number CA29 0040-53 amending zoning by-law CA29 0040 for the purpose of reducing the number of storeys to six (6) in zones H3-4-272-2, H4-4-282, H4-5-295, P-5-317, P 5-317-1 and P-5-328 for the categories of uses higher than six (6) storeys, increase the number of storeys to six (6) in zones H4-4-282, H4-5-295, C-5-316, C-5-318 and H4-5-319 for the categories of uses lower than six (6) storeys, and create the H4-5-290-1 zone.

This second draft contains provisions that may be requested by interested persons in the territory concerned to submit the by-law containing them for the approval of certain qualified voters in accordance with the Act respecting elections and referendums in municipalities.

2. Description of the territory

An application relating to the provisions subject to referendum approval may come from the concerned zones and from contiguous zones located in the Borough of Pierrefonds-Roxboro.

Second draft by-law number CA29 0040-53 amending zoning by-law CA29 0040	Concerned zone	Contiguous zone	Overall territory
Article 1	H3-4-272-2	H1-4-267 C-4-273 C-4-274 H-4-5-290	
Article 2	H4-4-282	C-4-281 P-5-328	
Article 3	H4-5-295	P-5-291 H3-5-296 H4-5-290 P-5-317 C-5-318 P-5-317-1	
Article 4	C-5-316	C-4-274 P-5-317 H-4-5-290	
Article 5	P-5-317	C-4-274 C-4-275 C-4-280 C-4-281 P-5-328 P-5-317-1 H4-5-319 C-5-318 H4-5-290 H4-5-295 C-5-316	

Article 6	P-5-317-1	H3-5-296 C-5-298 H2-5-320 H3-5-329 P-5-328 P-5-317 H4-5-319 C-5-318 H4-5-295	
Article 7	C-5-318	H3-5-296 H4-5-295 H4-5-290 P-5-317 H4-5-319 P-5-317-1 H3-5-296	
Article 8	H4-5-319	C-5-318 P-5-317-1 P-5-317	
Article 9	P-5-328	C-4-281 H2-5-320 H3-5-329 P-5-330 H1-5-331 H4-4-282 P-5-317 P-5-317-1	
Article 10	H4-5-290	C-4-274 P-5-291 E-5-291-1 H4-5-295 H3-4-272-2 C-5-316 C-5-318 P-5-317	
Article 11	H4-5-290	C-4-274 P-5-291 E-5-291-1 H4-5-295 H3-4-272-2 C-5-316 C-5-318 P-5-317	

The effect of such a request will be to submit the draft by-law to the approval of the qualified voters of the concerned zones and those of the contiguous zones from which a valid request originates.

### 3. Conditions of validity of an application

To be valid, all applications must:

- clearly identify the **provisions** subject to referendum approval
- identify the **zone** where it originates;
- be signed by at least **twelve (12)** interested persons in the area from which it originates or by at least a majority of them if the number of interested persons in the area does not exceed 21;
- be received in the office of the Borough Clerk, within eight (8) days of the publication of this notice, which shall be no later than 7 p.m. October 27, 2022.

In addition, each signatory must be an interested person as described in Section 4.

The signatory (who must be of age as of October 4, 2022) indicates, next to his or her signature, his or her name in capital letters, telephone number, address, apartment number and the capacity in which he or she is a person interested in signing (see section 4 to this effect: resident, owner or co-owner, occupant or co-occupant of a place of business, representative of a legal person).

4. Requirements to be a person interested in signing an application

- 4.1 An interested person is any person who, on October 4, 2022, is not disqualified from voting, is of full age, is a Canadian citizen, is not under curatorship and meets one of the following two conditions;
- is domiciled in a zone from which an application may originate and has been in Quebec for at least six (6) months;

– is, for at least 12 months, the owner of an immovable or the occupant of a place of business, within the meaning of the Act respecting municipal taxation (R.S.Q., chapter F-2.1), located in a zone from which an application may originate.
- 4.2 Additional condition for undivided co-owners of an immovable and co-occupants of a place of business: to be designated, by means of a power of attorney signed by a majority of the co-owners or co-occupants, as the person entitled to sign the application on their behalf and to be entered on the referendum list, if applicable **This power of attorney must be filed before or at the same time as the application.**
- 4.3 An additional condition to the right to sign an application by a corporation is that the corporation must have designated, by resolution, one of its members, directors and employees who, on October 4, 2022, is of the age of majority, is a Canadian citizen, is not under curatorship and is not disqualified from voting by law. **Such resolution must be filed before or at the same time as the application.**

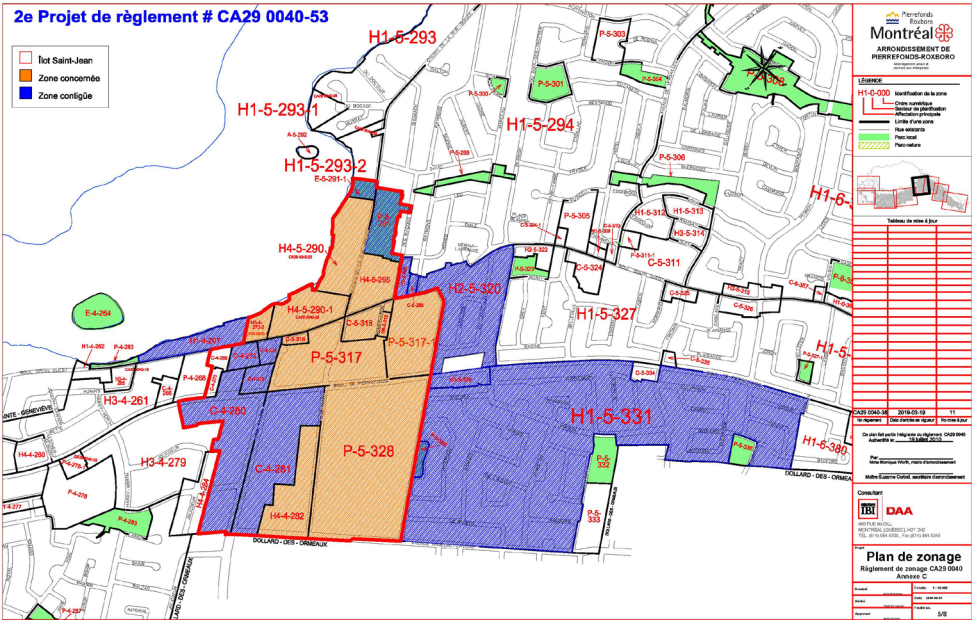
Except in the case of a person designated as a representative of a legal person, no person may be considered to be interested in more than one capacity in accordance with section 531 of the Act respecting elections and referendums in municipalities (R.R.Q., chapter E-2.2).

5. Absence of applications

Any provisions of these second draft by-laws that have not been validly applied for may be included in a by-law that does not require approval by those entitled to vote.

6. Consultation of the draft by-law

This second draft by-law and the detailed illustration of the concerned zones and the contiguous zones can be consulted at the Accès Montréal office, Monday to Thursday from 8 a.m. to noon and from 1 p.m. to 4:45 p.m., and Friday from 8 a.m. to noon. It is also available on the “public notices” page of the Borough's website at [montreal.ca/pierrefonds-roxboro](http://montreal.ca/pierrefonds-roxboro). Any person who requests it may obtain a copy of the second draft by-laws free of charge.



DONE IN MONTREAL, Borough of Pierrefonds-Roxboro  
this twelfth day of October in the year 2022.



Pier-Luc Bisailon Landry, Attorney  
Secretary of the Borough by interim

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PROVINCE OF QUEBEC

VILLE DE MONTRÉAL  
BOROUGH OF PIERREFONDS-ROXBORO

SECOND DRAFT BY-LAW CA29 0040-53

BY-LAW NUMBER CA29 0040-53 MODIFYING ZONING BY-LAW CA29 0040 IN ORDER TO REDUCE THE NUMBER OF FLOORS TO SIX (6) IN ZONES H3-4-272-2, H4-4-282, H4-5-295, P-5-317, P-5-317-1 AND P-5-328 FOR USE CATEGORIES EXCEEDING SIX (6) STOREYS, INCREASE THE NUMBER OF STOREYS TO SIX (6) IN ZONES H4-4-282, H4-5-295, C-5-316, C-5-318 AND H4-5-319 FOR USE CATEGORIES OF LESS THAN SIX (6) STOREYS AND CREATE H4-5-290-1 ZONE

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At the Borough of Pierrefonds-Roxboro regular sitting held on October 4, 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 by interim, M<sup>e</sup> Pier-Luc Bisaillon-Landry, also attend the sitting.

WHEREAS a notice of motion of this by-law was given on August 1, 2002;

WHEREAS the îlot Saint-Jean presents a potential for consolidation and densification of the built form on a human scale;

WHEREAS, in 2019, the Borough undertook the development of the 2020-2025 strategic vision for the Pierrefonds-Roxboro identity core, which was the subject of a vast collaborative process in which Borough officials, the city council, as well as the population took part;

WHEREAS all of these orientations were the subject of a detailed planning process for the central sector, including the îlot Saint-Jean in 2015;

WHEREAS this planning process has identified the desire to design buildings whose volume is limited to the scale of human perceptions in the identity heart of the îlot Saint-Jean;

WHEREAS the Borough Council supports this approach in the desire to maintain the densification of the residential area while considering the relationship of heights to make the area more lively and to influence the well-being of the citizens;

HAVING REGARD TO section 113 of the Act respecting land use planning and development (RLRQ, chapter A-19.1),

THE BOROUGH COUNCIL ENACTS THE FOLLOWING:

ARTICLE 1 The specifications chart for the H3-4-272-2 zone is modified as follows:

- a) by replacing the numbers 4/10 with the numbers 4/6 at the intersection of line number 19, height ( storeys ) and column h3;

The whole as presented in the specifications chart for H3-4-272-2 zone attached as Appendix A to the present by-law.

ARTICLE 2 The specifications chart for the H4-4-282 zone is modified as follows:

- a) by replacing the numbers 5/8 with the numbers 5/6 at the intersection of line number 19, height ( storeys ) and column h3;
- b) by replacing the numbers 3/4 with the numbers 3/6 at the intersection of line number 19, height ( storeys ) and column h3;
- c) by replacing the numbers 3/4 with the numbers 3/6 at the intersection of line number 19, height ( storeys ) and column h3;
- d) by replacing the numbers 4/8 with the numbers 4/6 at the intersection of line number 19, height ( storeys ) and column h4;

The whole as presented in the specifications chart for H4-4-282 zone attached as Appendix A to the present by-law.

ARTICLE 3 The specifications chart for the H4-5-295 zone is modified as follows:

- a) by replacing the numbers 3/4 with the numbers 3/6 at the intersection of line number 19, height ( storeys ) and column h3;
- b) by replacing the numbers 5/12 with the numbers 5/6 at the intersection of line number 19, height ( storeys ) and column h3;
- c) by replacing the numbers 3/4 with the numbers 3/6 at the intersection of line number 19, height ( storeys ) and column h3;
- d) by replacing the numbers 4/12 with the numbers 4/6 at the intersection of line number 19, height ( storeys ) and column h4;

The whole as presented in the specifications chart for H4-5-295 zone attached as Appendix A to the present by-law.



ARTICLE 4 The specifications chart for the C-5-316 zone is modified as follows:

- a) by replacing the numbers 1/2 with the numbers 1/6 at the intersection of line number 19, height ( storeys ) and columns c1, c2, c3b;

The whole as presented in the specifications chart for C-5-316 zone attached as Appendix A to the present by-law.

ARTICLE 5 The specifications chart for the P-5-317 zone is modified as follows:

- a) by replacing the numbers 1/16 with the numbers 1/6 at the intersection of line number 19, height ( storeys ) and columns h3, c1, c2, p1, p2c, p2d, p3a, p3b;

The whole as presented in the specifications chart for P-5-317 zone attached as Appendix A to the present by-law.

ARTICLE 6 The specifications chart for the P-5-317-1 zone is modified as follows:

- a) by replacing the numbers 1/12 with the numbers 1/6 at the intersection of line number 19, height ( storeys ) and columns p2c, p2d ;

The whole as presented in the specifications chart for P-5-317-1 zone attached as Appendix A to the present by-law.

ARTICLE 7 The specifications chart for the C-5-318 zone is modified as follows:

- a) by replacing the numbers 1/2 with the numbers 1/6 at the intersection of line number 19, height ( storeys ) and column p2d;
- b) by replacing the numbers 1/3 with the numbers 1/6 at the intersection of line number 19, height ( storeys ) and column c1, c2;

The whole as presented in the specifications chart for C-5-318 zone attached as Appendix A to the present by-law.

ARTICLE 8 The specifications chart for the H4-5-319 zone is modified as follows:

- a) by replacing the numbers 1/2 with the numbers 1/6 at the intersection of line number 19, height ( storeys ) and columns h1, h4;

The whole as presented in the specifications chart for H4-5-319 zone attached as Appendix A to the present by-law.

ARTICLE 9 The specifications chart for the P-5-328 zone is modified as follows:

- a) by replacing the numbers 1/8 with the numbers 1/6 at the intersection of line number 19, height ( storeys ) and columns c2b, p2b, p2c, p2d;

The whole as presented in the specifications chart for P-5-328 zone attached as Appendix A to the present by-law.

ARTICLE 10 The zoning map in schedule C of zoning by-law number CA29 0040 is amended to create zone H4-5-290-1 from a portion of zone H4-5-290.

The whole as shown on the zoning plan attached as Schedule B to this by-law.

ARTICLE 11 The specifications chart H4-5-290-1 set out in schedule C to this by-law is added following the specifications chart H4-5-290 set out in schedule A to zoning by-law number CA29 0040.

The whole as presented in the specifications chart for zone H4-5-290-1 attached as Appendix C to this by-law.

ARTICLE 12 This by-law comes into force in accordance with the Law.