

**PUBLIC CONSULTATION MEETING
ON DRAFT BY-LAW NUMBER CA29 0040-57 ENTITLED**

By-law number CA29 0040-57 modifying zoning by-law CA29 0040 for the purpose of adding the use "multi-family dwelling (h3)" in zone H2-3-176 as well as the related standards

TO ALL PERSONS WHO MIGHT BE INTERESTED IN PIERREFONDS-ROXBORO BOROUGH'S DRAFT BY-LAW NUMBER **CA29 0040-57**:

NOTICE is hereby given by the undersigned:

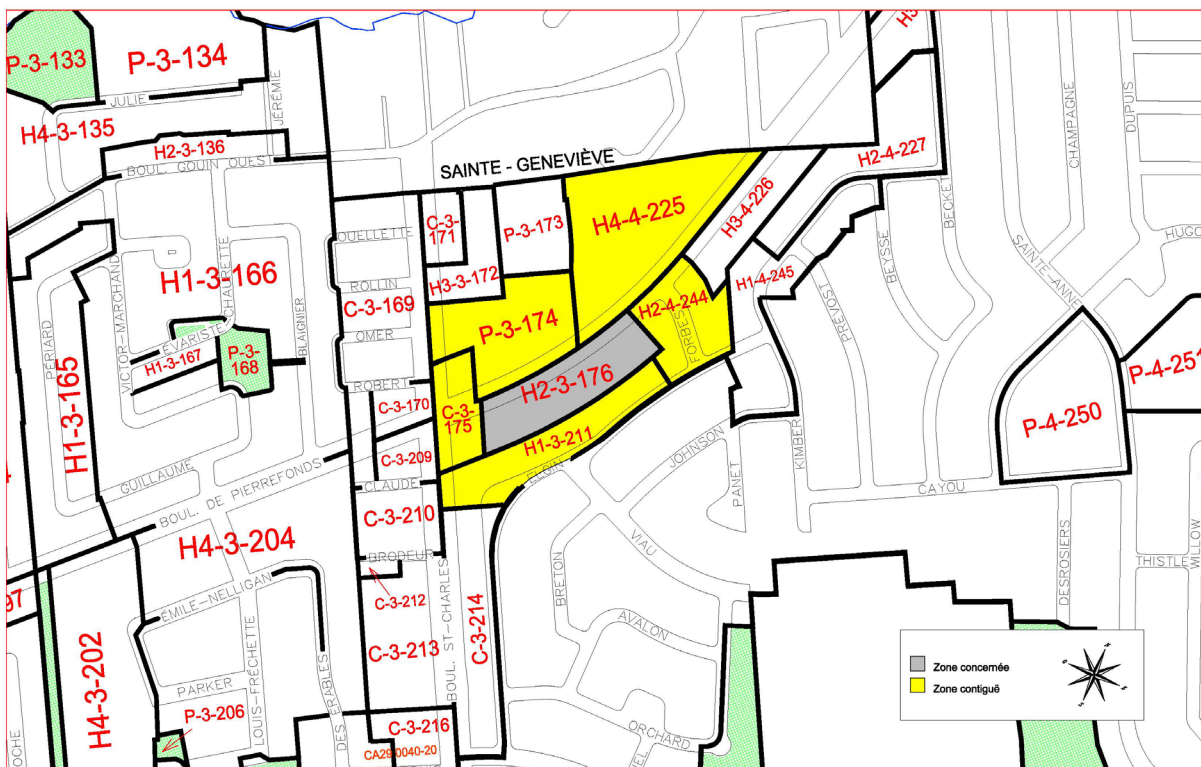
THAT the Borough Council, following the adoption by resolution at the regular sitting held on February 6, 2023 of the draft by-law entitled as hereinabove, will hold a public consultation meeting on **Monday, March 6, 2023, at 6 p.m.**, at the Borough Hall, located at 13665, boulevard de Pierrefonds, 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 0040-57 modifying zoning by-law CA29 0040 for the purpose of adding the use "multi-family dwelling (h3)" in zone H2-3-176 as well as the related standards.

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 provisions relating to a by-law that is susceptible to be approved by referendum.

This draft by-law concerns **the zone H2-3-176 and adjoining zones P-3-174, C-3-175, H1-3-211, H2-4-244 and H4-4-225** as shown below:



Interested persons in those zones and their contiguous zones as identified on the above plans will be able to participate in a registry for the provisions of the proposed by-law, all in accordance with the Act respecting elections and referendums in municipalities (chapter E-2.2).

THAT this draft by-law is available for consultation on the "**Agendas and Minutes**" page of the Borough's website at <https://montreal.ca>.

In case of any discrepancy or difference between the French and English versions, the French version shall prevail.

GIVEN IN MONTREAL, BOROUGH OF PIERREFONDS-ROXBORO
This twentieth day of February of the year 2023.

The secretary of the Borough



Carl St-Onge, Attorney

/rl

PROVINCE OF QUEBEC

VILLE DE MONTRÉAL

BOROUGH OF PIERREFONDS-ROXBORO

FIRST DRAFT BY-LAW CA29 0040-57

BY-LAW NUMBER CA29 0040-57 MODIFYING ZONING BY-LAW CA29 0040 IN ORDER TO ADD THE "MULTI-FAMILY DWELLING (H3)" USE IN THE H2-3-176 ZONE AS WELL AS THE RELATED STANDARDS

At the Borough of Pierrefonds-Roxboro regular sitting held on February 6, 2023, 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 Carl St-Onge, also attend the sitting.

WHEREAS a notice of motion of this by-law was given on February 6, 2023;

HAVING REGARD to section 113 of the Act respecting land use planning and development (RLRQ, c. A-19.1);

THE BOROUGH COUNCIL ENACTS THE FOLLOWING:

Zoning by-law CA290 040 is amended as follows:

ARTICLE 1 The specification chart in Appendix A of zoning by-law number CA29 0040 for zone H2-3-176 is amended as follows:

- a) By adding the use “multi-family dwelling (h3)”
- b) By adding the following subdivision standards:
 - minimum area: 500 square meters
 - minimum depth: 27 meters
 - minimum width: 18 meters
- c) By adding the following zoning standards:
 - detached structure
 - front setback: 7.5 meters
 - side setback: 3 meters
 - rear setback: 9 meters
 - building height (storeys) : 2 minimum, 2 maximum
 - minimum width of the front wall: 9 meters
 - dwelling unit/building ratio: 4 minimum, 8 maximum
 - floor/site ratio (F.A.R.): 0.7 maximum
 - footprint/site ratio (B.F.S.): 0.35 maximum

The whole as presented in the schedule of specifications chart H2-3-176 attached as Appendix 1 to this by-law.

ARTICLE 2

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