



**PUBLIC CONSULTATION MEETING
ON DRAFT BY-LAW NUMBER CA29 0040-65 ENTITLED**

By-law number CA29 0040-65 amending zoning by-law CA29 0040 to allow the use “5511 – Retail sale of new and used motor vehicles” and “6411 – Automobile repair service (garage)” in zone C-4-270 and to adjust the applicable specifications

TO ALL PERSONS WHO MIGHT BE INTERESTED IN PIERREFONDS-ROXBORO BOROUGH'S DRAFT BY-LAW NUMBER **CA29 0040-65**:

NOTICE is hereby given by the undersigned:

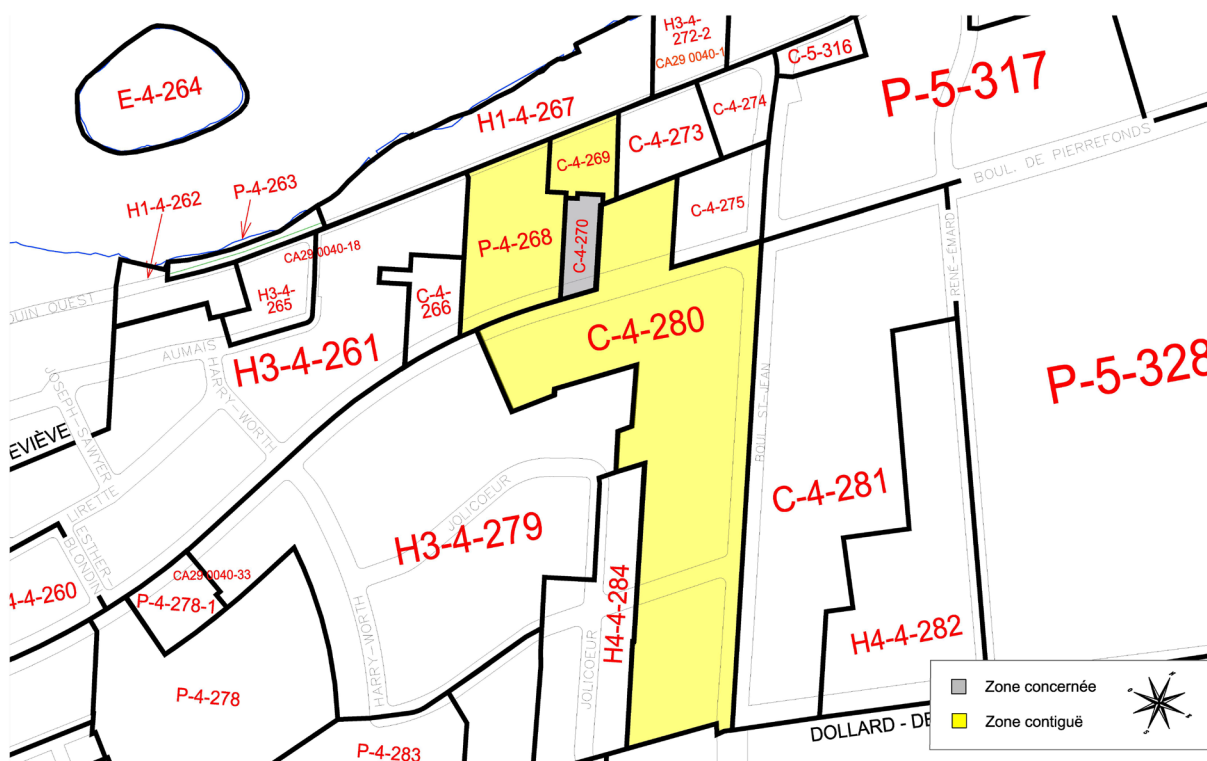
THAT the Borough Council, following the adoption by resolution at the regular sitting held on September 9, 2024 of the draft by-law entitled as hereinabove, will hold a public consultation meeting on **Tuesday, October 1st, at 7 p.m.**, at the Borough Hall, located at 13665, boulevard de Pierrefonds, 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 first draft by-law is to modify zoning by-law CA29 0040 of the Pierrefonds-Roxboro Borough to allow the use “5511 – Retail sale of new and used motor vehicles” and “6411 – Automobile repair service (garage)” in zone C-4-270 and to adjust the applicable specifications.

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 C-4-270 and adjoining zones C-4-269, C-4-280 and P-4-268** as shown below:



Interested persons in that zone 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 nineteenth day of September of the year 2024.

The secretary of the Borough



M^e Jean-François Gauthier, MBA

/rl

PROVINCE OF QUEBEC

VILLE DE MONTRÉAL
BOROUGH OF PIERREFONDS-ROXBORO

FIRST DRAFT BY-LAW CA29 0040-65

BY-LAW NUMBER CA29 0040-65 AMENDING ZONING BY-LAW CA29 0040 SO AS TO PERMIT THE “NEW AND USED MOTOR VEHICLE REPAIR” USE IN ZONE C-4-270 AND “6411 - AUTOMOBILE REPAIR SERVICE (GARAGE)” IN ZONE C-4-270 AND TO ADJUST THE APPLICABLE SPECIFICATIONS

At the Borough of Pierrefonds-Roxboro regular sitting held on September 9, 2024 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 Jean-François Gauthier, also attend the sitting.

WHEREAS a notice of motion of this by-law was given on September 9, 2024;

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:

Zoning by-law CA290 040 is amended as follows:

ARTICLE 1 Article 339 “Specific provisions applicable to zone C-4-270” of Zoning By-law CA29 0040 is replaced by the following:

“339. PROVISIONS APPLICABLE TO ZONE C-4-270

In zone C-4-270, the following provisions apply:

- 1° The minimum number of off-street parking spaces required is 22 spaces.
- 2° The minimum lateral setback applicable at the east end of the main building is 0.16 meters.
- 3° Awnings, awnings, canopies and eaves forming part of the main building may be less than 0.75 meters from the east lot line.
- 4° The access to the lot and the access road may be located at distances of less than 1 meter from the west side lot line and less than 1.2 meters from the main building.
- 5° The minimum width of the access road is set at 3 meters.

- 6° A strip of grass or otherwise planted vegetation, at least 0.9 meters wide, must be laid out between the access road and the west property line.
- 7° In the side yard on the west side of the main building, trees must be planted in the grass strip. Trees must be spaced a maximum of 5 meters apart.
- 8° For use 5511 – Sale of new and used motor vehicles:
 - i. Electric vehicle charging stations are permitted in all yards.
 - ii. The required number of docking berths or handling space is set at 0.
 - iii. Authorized exterior cladding materials for walls may be a maximum of more than 20% aluminum or metal per wall, and a minimum of no more than 80% brick or stone per wall.”

ARTICLE 2 The specifications chart for zone C-4-270 in Appendix A of the by-law is amended by adding the specifically authorized use “5511 - Retail sale of new and used motor vehicles” to the “c3c” category of uses and related specifications, as shown in Appendix 1 of this by-law.

ARTICLE 3 This by-law shall come into force in accordance with the Law.