

**REQUEST FOR REFERENDUM APPROVAL
(REQUEST FOR REGISTRY)**

SECOND DRAFT BY-LAW NUMBER CA29 0040-66

By-law number CA29 0040-66 modifying zoning by-law CA29 0040 in order to add the use “Restaurant with restricted service (establishment serving customers who order at the counter or by telephone and pay before eating) (5813)” in zone C 4 276 and the resulting standards and specifications

NOTICE IS HEREBY GIVEN to interested persons in **the zone C-4-276 and adjoining zones H1-4-239, C-4-259, H4-4-260, P-4-278, H1-4-277, C-4-242, H1-4-285 and H1-4-246** likely to be interested in this second draft by-law

1. Purpose of the second draft by-law and referendum approval

Following the public consultation meeting held on Monday, December 2 2024, the Borough Council adopted, at the sitting held on December 2, 2024, the second draft of by-law number CA29 0040-66 modifying zoning by-law CA29 0040 in order to add the use “Restaurant with restricted service (establishment serving customers who order at the counter or by telephone and pay before eating) (5813)” in zone C 4 276 and the resulting standards and specifications.

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.

Thus, a request may be made with respect to the following provision contained in the second draft by-law, namely:

- In Section 2, which modifies the Specifications chart for zone C-4-276, Appendix A, by adding the specifically authorized use “Restaurant with restricted service (establishment serving customers who order at the counter or by telephone and pay before eating) (5813)”.

If the request is valid, this means that the second by-law containing this provision must be submitted for approval, by opening a register, to the qualified voters of the zone to which it applies and of any contiguous zone from which the valid request concerning this provision originates.

2. Description of the territory

An application relating to provisions subject to referendum approval may come from C-4-276 zone and its contiguous zones H1-4-239, C-4-259, H4-4-260, P-4-278, H1-4-277, C-4-242, H1-4-285 and H1-4-246.

Such a request will have the effect of submitting these provisions to the approval of the qualified voters of the concerned zone and of the contiguous zones from which the request originates.

3. Conditions of validity of an application

To be valid, all applications must:

- clearly identify the **provision** 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 no later than 4:30 p.m. on **December 17, 2024**, at either of the following addresses:

By mail or in person:

a/s Jean-François Gauthier, Secretary of the Borough
Department of Citizen Relations, Administrative Services and Registry
Pierrefonds-Roxboro Borough Hall
13665, boulevard de Pierrefonds
Pierrefonds (Québec) H9A 2Z4

By e-mail : greffe.pfdsrox@montreal.ca

If the application is sent by mail, it must be received at the address indicated at the latest on **December 17, 2024**, before 7 p.m. to be considered, regardless of postal deadlines.

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

The signatory (who must be of age as of December 2, 2024) 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 December 2, 2024, 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 December 2, 2024, 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.**

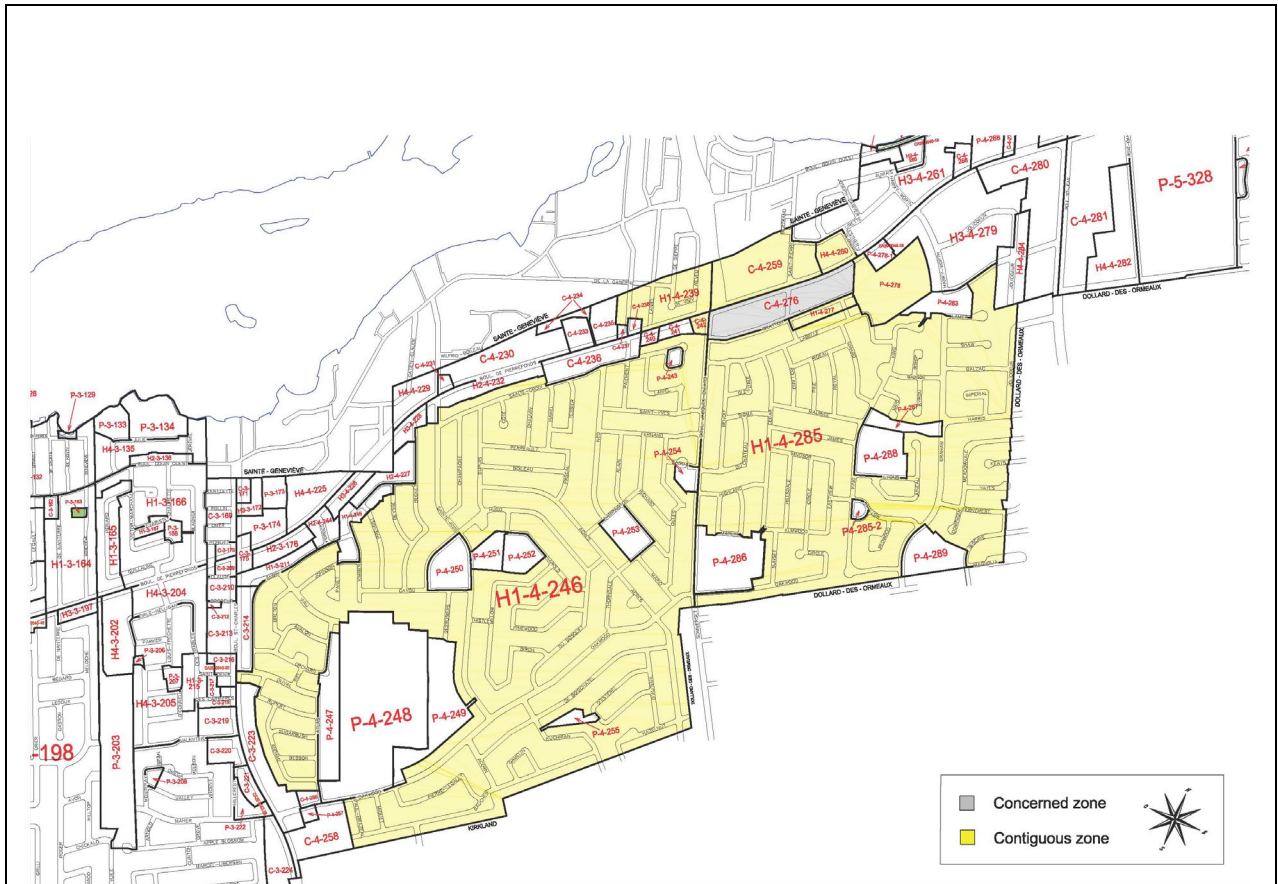
Except in the case of a person designated as a representative of a legal person, no person may be considered to be interested in more than one capacity in accordance with section 531 of the Act respecting elections and referendums in municipalities (R.R.Q., chapter E-2.2).

5. Absence of applications

Any provision of this second draft by-law that has 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 4:30 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. Any person who requests it may obtain a copy of the second draft by-laws free of charge.



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

DONE IN MONTREAL, Borough of Pierrefonds-Roxboro
this ninth day of December in the year 2024.

The secretary of the Borough,

M^e Jean-François Gauthier, MBA

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PROVINCE OF QUEBEC

VILLE DE MONTRÉAL
BOROUGH OF PIERREFONDS-ROXBORO

SECOND DRAFT BY-LAW CA29 0040-66

BY-LAW AMENDING ZONING BY-LAW CA29 0040 IN ORDER TO ADD THE USE “RESTAURANT WITH RESTRICTED SERVICE (ESTABLISHMENT SERVING CUSTOMERS WHO ORDER AT THE COUNTER OR BY TELEPHONE AND PAY BEFORE EATING) (5813)” IN ZONE C 4 276

At the Borough of Pierrefonds-Roxboro regular sitting held on December 2, 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.

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 Section 346 of by-law CA29 0040 entitled “SPECIFIC PROVISIONS APPLICABLE TO ZONE C-4-276” is modified by withdrawing paragraph 7.

ARTICLE 2 The specifications chart in Appendix A of zoning by-law number CA29 0040 for zone C-4-276 is modified as follows:

- a) By adding permitted use category “c2d”
- b) By adding the specific permitted use “5813”
- c) By adding the following subdivision standards:
 - minimum area: 2 000 square meters
 - minimum depth: 70 meters
 - minimum width: 18 meters
- d) By adding the following zoning standards:
 - detached structure
 - front setback: 7.5 meters
 - side setback: 3 meters

- rear setback: 9 meters
- building number of storeys: 1 minimum, 2 maximum
- building height (m): 3 meters minimum
- minimum front wall width: 8 meters
- building footprint to site (B.F.S.): 0.1 minimum, 2 maximum
- floor area ratio (F.A.R.): 0.5 maximum

e) By adding section 346 to special provisions

f) By adding the use “5813: Restaurant with restricted service (establishment serving customers who order at the counter or by telephone and pay before eating)” to the footnotes.

All as set forth in specifications chart C-4-276 attached hereto as Appendix 1.

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