

## **PUBLIC CONSULTATION MEETING ON DRAFT BY-LAW 1700-50**

TO ALL INDIVIDUALS CONCERNED BY DRAFT BY-LAW 1700-50 ENTITLED: "BY-LAW MODIFYING ZONING BY-LAW, AS AMENDED, SO AS TO:

- Raise fines;
- Transfer "sale of auto parts (installation excluded) and video club" uses from the "neighbourhood business group of uses (c2)" to the "local business group of uses (c1)";
- Specify standards pertaining to solarium and greenhouse;
- Replace, for parking development purposes, the requirement to provide a concrete border at one meter from the property line with the requirement to provide a dense evergreen hedge at the entrance of the parking;
- Include the public right-of-way in the calculation of the number of trees to plant in the front yard;
- Harmonize the words "decorative iron fence" and "wrought iron fence";
- Require, in non-residential sectors, green chain-link fences for tennis courts, area for retail sale of outdoor products, dog run, community garden, sport activity area and school yard;
- Include low walls to the section pertaining to maintenance;
- Specify safety regulations for swimming pools and spas;
- Repeal the recourse by site planning and architectural integration program for non compliant telecommunication antenna;
- Require the concealment of swimming pool heat pumps;
- Prohibit the use of lattice for railings;
- Require, for private commercial terraces, decorative iron railings with landscaping;
- Modify Zoning Plan 2/2 so as to expand Zone H02-105 from Zone H02-104;
- Modify the grid of uses and standards H02-17 so as to reduce, from 1.50 to 1.30, the minimum floor space ratio;
- Modify the grids of uses and standards C02-60 and C02-61 so as to include certain commercial uses;
- Modify the grids of uses and standards C03-16, H03-58 and H03-79 so as to rectify the regulation reference pertaining to sport centre;
- Modify the grid of uses and standards H02-105 so as to allow the construction of a 4-storey building and establish the floor area ratio at 3.00."

NOTICE is hereby given by the undersigned:

THAT the Verdun Borough Council, further to the adoption, by resolution, at its regular meeting held on October 3, 2006, of first draft by-law entitled: "By-law modifying Zoning By-law 1700, as amended, so as to:

- Raise fines;

- Transfer “sale of auto parts (installation excluded) and video club” uses from the “neighbourhood business group of uses (c2)” to the “local business group of uses (c1)”;
- Specify standards pertaining to solarium and greenhouse;
- Replace, for parking development purposes, the requirement to provide a concrete border at one meter from the property line with the requirement to provide a dense evergreen hedge at the entrance of the parking;
- Include the public right-of-way in the calculation of the number of trees to plant in the front yard;
- Harmonize the words “decorative iron fence” and “wrought iron fence”;
- Require, in non-residential sectors, green chain-link fences for tennis courts, area for retail sale of outdoor products, dog run, community garden, sport activity area and school yard;
- Include low walls to the section pertaining to maintenance;
- Specify safety regulations for swimming pools and spas;
- Repeal the recourse by site planning and architectural integration program for non compliant telecommunication antenna;
- Require the concealment of swimming pool heat pumps;
- Prohibit the use of lattice for railings;
- Require, for private commercial terraces, decorative iron railings with landscaping;
- Modify Zoning Plan 2/2 so as to expand Zone H02-105 from Zone H02-104;
- Modify the grid of uses and standards H02-17 so as to reduce, from 1.50 to 1.30, the minimum floor space ratio;
- Modify the grids of uses and standards C02-60 and C02-61 so as to include certain commercial uses;
- Modify the grids of uses and standards C03-16, H03-58 and H03-79 so as to rectify the regulation reference pertaining to sport centre;
- Modify the grid of uses and standards H02-105 so as to allow the construction of a 4-storey building and establish the floor area ratio at 3.00.”

shall hold a public consultation meeting on Tuesday, November 7, 2006, at 6:00 p.m., in room 205 of the Verdun Borough Hall, 4555 Verdun Street, Verdun Borough, in accordance with the provisions of An Act respecting land use planning and development (R.S.Q., c. A-19.1);

THAT the objectives of these modifications are to:

1. Raise fines;
2. Transfer “sale of auto parts (installation excluded) and video club” uses from the “neighbourhood business group of uses (c2)” to the “local business group of uses (c1)”;
3. Specify standards pertaining to solarium and greenhouse;
4. Replace, for parking development purposes, the requirement to provide a concrete border at one meter from the property line with the requirement to provide a dense evergreen hedge at the entrance of the parking;
5. Include the public right-of-way in the calculation of the number of trees to plant in the front yard;
6. Harmonize the words “decorative iron fence” and “wrought iron fence”;

7. Require, in non-residential sectors, green chain-link fences for tennis courts, area for retail sale of outdoor products, dog run, community garden, sport activity area and school yard;
8. Include low walls to the section pertaining to maintenance;
9. Specify safety regulations for swimming pools and spas;
10. Repeal the recourse by site planning and architectural integration program for non compliant telecommunication antenna;
11. Require the concealment of swimming pool heat pumps;
12. Prohibit the use of lattice for railings;
13. Require, for private commercial terraces, decorative iron railings with landscaping;
14. Modify Zoning Plan 2/2 so as to expand Zone H02-105 from Zone H02-104;
15. Modify the grid of uses and standards H02-17 so as to reduce, from 1.50 to 1.30, the minimum floor space ratio;
16. Modify the grids of uses and standards C02-60 and C02-61 so as to include the following commercial uses:
  - Dry Goods Sales;
  - Specialized and Professional Services;
  - Community Services;
  - Arts and Crafts;
  - Personal Services;
  - Restaurant Services;
  - Production and Distribution Centre.
17. Modify the grids of uses and standards C03-16, H03-58 and H03-79 so as to rectify the regulation reference pertaining to sport centre;
18. Modify the grid of uses and standards H02-105 so as to allow the construction of a 4-storey building and establish the floor area ratio at 3.00."

THAT items 1 and 3 to 13 of this draft by-law concern the entire territory and items 2 and 14 to 18 concern the zones shown on the attached plan;

THAT during this public consultation meeting, the Borough Mayor shall explain this draft by-law as well as the consequences of its adoption, and shall hear individuals interested in voicing their opinion on this matter;

THAT this draft by-law may be consulted at the Verdun Borough Hall, room 102, 4555 Verdun Street, during regular office hours, Monday through Friday, from 9:00 a.m. to 5:00 p.m.

Given at Montréal, Verdun Borough, Québec  
on this 15<sup>th</sup> day of October 2006

Louise Hébert  
Borough Council Secretary and  
Director of the Borough Office

