

PUBLIC CONSULTATION MEETING

Draft By-law number CA29 0042-4 to amend By-law CA29 0042 concerning site planning and architectural integration plans in order to specify which elements of an already approved program may be subject to a minor modification

TO ALL PERSONS WHO MIGHT BE INTERESTED IN PIERREFONDS-ROXBORO BOROUGH'S DRAFT BY-LAW NUMBER CA29 0042-4:

NOTICE is hereby given by the undersigned:

THAT the Borough Council, following the adoption by resolution at the regular sitting held on April 13, 2026, of the draft by-law entitled as hereinabove, will hold a public consultation meeting on **Monday, May 4, 2026, at 7 p.m.**, in the council room located at 13 665, 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 CA29 0040-72 is to amend By-law CA29 0042 concerning site planning and architectural integration plans in order to specify which elements of an already approved program may be subject to a minor modification.

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 does not contain provisions relating to a by-law that is susceptible to be approved by referendum

THAT this draft by-law is available for consultation on the "**Public Notice**" 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 twenty-first day of April of the year 2026.

The Secretary of the Borough



M^e Jean-François Gauthier, MBA, OMA

/rl

VILLE DE MONTRÉAL – BOROUGH OF PIERREFONDS-ROXBORO

By-law CA29 0042-4 to amend By-law CA29 0042 concerning site planning and architectural integration plans in order to specify which elements of an already approved project may be subject to a minor modification

Notice of motion:	April 13, 2026
Adoption of the draft by-law:	April 13, 2026
Adoption of the by-law:	May 4, 2026
Public Notice:	
Entry into force:	
Effective date:	

PROVINCE DE QUÉBEC

VILLE DE MONTRÉAL
BOROUGH OF PIERREFONDS-ROXBORO

DRAFT BY-LAW CA29 0042-4

BY-LAW CA29 0042-4 TO AMEND BY-LAW CA29 0042 CONCERNING SITE PLANNING AND ARCHITECTURAL INTEGRATION PLANS IN ORDER TO SPECIFY WHICH ELEMENTS OF AN ALREADY APPROVED PROJECT MAY BE SUBJECT TO A MINOR MODIFICATION

At a regular sitting of the Borough Council of Pierrefonds-Roxboro, held on April 13, 2026, at 7 p.m., in accordance with the Cities and Towns Act (R.S.Q., Chapter C-19), attended by:

The Mayor of Borough, Mr. Dimitrios (Jim) Beis and council members Mrs. Sophie Mohsen, Mr. Chahi (Sharkie) Tarakjian, Mr. Benoit Langevin, and Mrs. Louise Leroux, all of whom constituted a quorum under the chairmanship of the Mayor of Borough, Mr. Dimitrios (Jim) Beis.

Mr. Dominique Jacob, the director of the Borough, and the Secretary of the Borough, M^e Jean-François Gauthier, are also present.

Pursuant to section 145.15 of the Act respecting land use planning and urban planning (RLRQ, chapter A-19.1),

BOROUGH COUNCIL ENACTS AS FOLLOWS:

By-law CA29 0042 is amended as follows:

ARTICLE 1 General provisions

The existing Section 23, entitled “MODIFICATION OF A PREVIOUSLY APPROVED PROGRAM,” is replaced by the following section:

“It is possible to make a minor amendment to a site planning and architectural integration program that has already been approved by the Borough Council. When the competent authority determines that the nature of the request is minor, the amendment does not require Council approval but must still be reviewed and signed by the designated representatives.”

The following items, listed non-exhaustively, may be considered minor:

- 1° The color of a coating material;
- 2° Change in the type of exterior cladding material;
- 3° The dimensions of an opening, provided they do not exceed twice the approved width;

- 4° Planting areas included in a landscaping design;
- 5° Any changes to the landscaping plan;
- 6° The location of a building, structure, or auxiliary facility;
- 7° An amended subdivision;
- 8° The extension of a building smaller than 50 m²;
- 9° “A change in the height of a building of approximately one meter.”

ARTICLE 2. This by-law comes into force in accordance with the Law.