



PUBLIC NOTICE

TO CONCERNED INDIVIDUALS WHO ARE ELIGIBLE TO SIGN A REQUEST FOR REFERENDUM APPROVAL

DRAFT BY-LAW 1700-63

ENTITLED "BY-LAW MODIFYING ZONING BY-LAW 1700, AS AMENDED, SO AS TO:

- Specify the height of garages and garden sheds;
- Eliminate the provisions of section 85 applicable to the location of air conditioning units and heat pumps;
- Include the ban on front yard storage of tires to the chart of uses, buildings, construction and accessory equipment applicable to setbacks and yards;
- Modify landscape standards applicable to ground mounted transformer, disconnect cabinet or junction box;
- Modify the one-way entrance and alley prescribed width applicable to 60° and 90° angled parking space and include the entrance and alley minimum width applicable to "h4 - multifamily housing" use;
- Include the "prestige industry" group of uses to the prescribed parking requirement applicable to bikes;
- Modify installation standards applicable to air conditioning units, heat pumps or generators in main buildings;
- Limit the use of paint or stain on exterior brick wall surfaces;
- Modify section 162 so as to prohibit the replacement of exterior clay bricks with other siding materials;
- Modify section 163 on exterior siding materials permitted on main buildings with designated "housing" use or "commercial" use by specifying building materials accepted on exterior walls;
- Include section 169.1 on exterior siding materials permitted for all buildings with zero (0) yard setback;
- Modify section 174 so as to require the complete removal of polyethylene and all hardware material on April 15 of each year at the latest;
- Clarify the wording of section 181 applicable to rooftop mechanical structures;
- Modify section 186.1 so as to include installation standards applicable to a solarium and veranda;
- Include transformation and preservation standards applicable to carriage entrances;
- Specify a maximum height for railings;
- Require a certificate of commercial occupancy for a bed and breakfast located in buildings with designated "housing" use;
- Include standards applicable to the storage of tires in the "sale/leasing of new and used vehicles" and "specialized services for car repairs and maintenance" groups of uses;
- Modify standards applicable to restaurant outdoor terrace;
- Prohibit the installation of front yard fences in Zones H01-02, H01-03, H01-05, H01-08, H01-28, H01-31, C01-88 and C01-89;
- Prohibit the use of paint or stain on exterior clay brick walls in L'Île-des-Soeurs neighbourhood;
- Include exterior siding materials approved for a porch, balcony, gallery, patio and other constructions applicable to L'Île-des-Soeurs neighbourhood;
- Include section 265.2 concerning porch, balcony, gallery, patio and other constructions applicable to L'Île-des-Soeurs neighbourhood;
- Prohibit the installation of front yard fences in L'Île-des-Soeurs neighbourhood;

- Require that privacy screens in L'Île-des-Soeurs neighbourhood consist of greenery and non opaque decorative wrought iron only;
- Include standards applicable to pergola in L'Île-des-Soeurs neighbourhood;
- Include a section prohibiting the installation of above ground swimming pools in L'Île-des-Soeurs neighbourhood;
- Modify section 270 so as to permit garden sheds without the swimming pool accessory requirement in L'Île-des-Soeurs neighbourhood;
- Modify installation standards applicable to air conditioning units, heat pumps or generators in main buildings located in L'Île-des-Soeurs neighbourhood;
- Repeal section 270.8 concerning the obligation to require installation approval of non-compliant air conditioning units, heat pumps or generators;
- Modify the prescribed maximum signage surface applicable to construction site directional signs;
- Include signs on posts to the list of prohibited signs with the exception of directional signs;
- Repeal section 308 concerning signs on posts;
- Modify section 312 concerning signage standards applicable to boulevard René-Lévesque and include a retroactive standard prohibiting signs on the window area of buildings located on boulevard René-Lévesque;
- Repeal under item 8 of section 313, the wording referring to window signs;
- Specify documents to include with the site plan request for the installation of telecommunication network broadcast antenna;
- Repeal subsections 5, 6, 7 and 9 of section 1, chapter 9, so as to remove the obligation to submit a site plan prior to a building permit request for a fence or a wall exceeding the prescribed height, prior to a building permit request for a garden shed in the backyard of houses in L'Île-des-Soeurs neighbourhood, prior to a permit request for a front yard parking space or parking space on vacant land, prior to the installation of a heat pump, air conditioning unit or generator in backyards, front or side yards, on a balcony or a use included in the h1, h2 and h3 group of uses consisting of condominiums as well as a use included in the h4 group of uses;
- Modify subsection 8 of section 1, chapter 9, so as to remove the obligation to submit a document with the site plan request concerning Structures Métropolitaines Inc. housing stock;
- Modify the definition of *veranda*;
- Include the definition of *solarium*;
- Repeal the definition of *supervised residence*;
- Replace Zone number P03-110 with Zone number P03-119 as shown on Zoning Plan 1/2 of schedule B;
- Modify schedule C so as to repeal the grid of uses and standards P03-110 and include the grid of uses and standards P03-119;
- Modify the grid of uses and standards C03-16 so as to rectify the uses permitted in said zone.”

1. Object of the Draft By-law and Request for Referendum Approval

Further to the public consultation meeting held on Tuesday, May 6, 2008, on Draft By-law 1700-63, the borough council adopted, the same day, a second draft by-law number 1700-63 entitled: “By-law modifying Zoning By-law 1700, as amended, so as to:

- Specify the height of garages and garden sheds;
- Eliminate the provisions of section 85 applicable to the location of air conditioning units and heat pumps;
- Include the ban on front yard storage of tires to the chart of uses, buildings, construction and accessory equipment applicable to setbacks and yards;
- Modify landscape standards applicable to ground mounted transformer, disconnect cabinet or junction box;
- Modify the one-way entrance and alley prescribed width applicable to 60° and 90° angled parking space and include the entrance and alley minimum width applicable to “h4 - multifamily housing” use;

- Include the “prestige industry” group of uses to the prescribed parking requirement applicable to bikes;
- Modify installation standards applicable to air conditioning units, heat pumps or generators in main buildings;
- Limit the use of paint or stain on exterior brick wall surfaces;
- Modify section 162 so as to prohibit the replacement of exterior clay bricks with other siding materials;
- Modify section 163 on exterior siding materials permitted on main buildings with designated “housing” use or “commercial” use by specifying building materials accepted on exterior walls;
- Include section 169.1 on exterior siding materials permitted for all buildings with zero (0) yard setback;
- Modify section 174 so as to require the complete removal of polyethylene and all hardware material on April 15 of each year at the latest;
- Clarify the wording of section 181 applicable to rooftop mechanical structures;
- Modify section 186.1 so as to include installation standards applicable to a solarium and veranda;
- Include transformation and preservation standards applicable to carriage entrances;
- Specify a maximum height for railings;
- Require a certificate of commercial occupancy for a bed and breakfast located in buildings with designated “housing” use;
- Include standards applicable to the storage of tires in the “*sale/leasing of new and used vehicles*” and “*specialized services for car repairs and maintenance*” groups of uses;
- Modify standards applicable to restaurant outdoor terrace;
- Prohibit the installation of front yard fences in Zones H01-02, H01-03, H01-05, H01-08, H01-28, H01-31, C01-88 and C01-89;
- Prohibit the use of paint or stain on exterior clay brick walls in L’Île-des-Soeurs neighbourhood;
- Include exterior siding materials approved for a porch, balcony, gallery, patio and other constructions applicable to L’Île-des-Soeurs neighbourhood;
- Include section 265.2 concerning porch, balcony, gallery, patio and other constructions applicable to L’Île-des-Soeurs neighbourhood;
- Prohibit the installation of front yard fences in L’Île-des-Soeurs neighbourhood;
- Require that privacy screens in L’Île-des-Soeurs neighbourhood consist of greenery and non opaque decorative wrought iron only;
- Include standards applicable to pergola in L’Île-des-Soeurs neighbourhood;
- Include a section prohibiting the installation of above ground swimming pools in L’Île-des-Soeurs neighbourhood;
- Modify section 270 so as to permit garden sheds without the swimming pool accessory requirement in L’Île-des-Soeurs neighbourhood;
- Modify installation standards applicable to air conditioning units, heat pumps or generators in main buildings located in L’Île-des-Soeurs neighbourhood;
- Repeal section 270.8 concerning the obligation to require installation approval of non-compliant air conditioning units, heat pumps or generators;
- Modify the prescribed maximum signage surface applicable to construction site directional signs;
- Include signs on posts to the list of prohibited signs with the exception of directional signs;
- Repeal section 308 concerning signs on posts;
- Modify section 312 concerning signage standards applicable to boulevard René-Lévesque and include a retroactive standard prohibiting signs on the window area of buildings located on boulevard René-Lévesque;
- Repeal under item 8 of section 313, the wording referring to window signs;
- Specify documents to include with the site plan request for the installation of telecommunication network broadcast antenna;

- Repeal subsections 5, 6, 7 and 9 of section 1, chapter 9, so as to remove the obligation to submit a site plan prior to a building permit request for a fence or a wall exceeding the prescribed height, prior to a building permit request for a garden shed in the backyard of houses in L'Île-des-Soeurs neighbourhood, prior to a permit request for a front yard parking space or parking space on vacant land, prior to the installation of a heat pump, air conditioning unit or generator in backyards, front or side yards, on a balcony or a use included in the h1, h2 and h3 group of uses consisting of condominiums as well as a use included in the h4 group of uses;
- Modify subsection 8 of section 1, chapter 9, so as to remove the obligation to submit a document with the site plan request concerning Structures Métropolitaines Inc. housing stock;
- Modify the definition of *veranda*;
- Include the definition of *solarium*;
- Repeal the definition of *supervised residence*;
- Replace Zone number P03-110 with Zone number P03-119 as shown on Zoning Plan 1/2 of schedule B;
- Modify schedule C so as to repeal the grid of uses and standards P03-110 and include the grid of uses and standards P03-119;
- Modify the grid of uses and standards C03-16 so as to rectify the uses permitted in said zone.”

Thus, the following provisions included in this second draft by-law may be the subject of a request from concerned individuals so that a by-law which includes such provisions may be submitted for approval by certain individuals qualified to vote, in accordance with the Act respecting elections and referendums in municipalities:

- Specify the height of garages and garden sheds;
- Eliminate the provisions of section 85 applicable to the location of air conditioning units and heat pumps;
- Include the ban on front yard storage of tires to the chart of uses, buildings, construction and accessory equipment applicable to setbacks and yards;
- Modify landscape standards applicable to ground mounted transformer, disconnect cabinet or junction box;
- Modify the one-way entrance and alley prescribed width applicable to 60° and 90° angled parking space and include the entrance and alley minimum width applicable to “h4 - multifamily housing” use;
- Include the “prestige industry” group of uses to the prescribed parking requirement applicable to bikes;
- Modify installation standards applicable to air conditioning units, heat pumps or generators in main buildings;
- Modify section 186.1 so as to include installation standards applicable to a solarium and veranda;
- Include standards applicable to the storage of tires in the “*sale/leasing of new and used vehicles*” and “*specialized services for car repairs and maintenance*” groups of uses;
- Modify standards applicable to restaurant outdoor terrace;
- Include exterior siding materials approved for a porch, balcony, gallery, patio and other constructions applicable to L'Île-des-Soeurs neighbourhood;
- Include section 265.2 concerning porch, balcony, gallery, patio and other constructions applicable to L'Île-des-Soeurs neighbourhood;
- Require that privacy screens in L'Île-des-Soeurs neighbourhood consist of greenery and non opaque decorative wrought iron only;
- Include standards applicable to pergola in L'Île-des-Soeurs neighbourhood;
- Include a section prohibiting the installation of above ground swimming pools in L'Île-des-Soeurs neighbourhood;
- Modify section 270 so as to permit garden sheds without the swimming pool accessory requirement in L'Île-des-Soeurs neighbourhood;

- Modify installation standards applicable to air conditioning units, heat pumps or generators in main buildings located in L'Île-des-Soeurs neighbourhood;
- Repeal section 270.8 concerning the obligation to require installation approval of non-compliant air conditioning units, heat pumps or generators;
- Replace Zone P03-110 with Zone P03-119 as shown on Zoning Plan 1/2 of schedule B;
- Modify schedule C so as to repeal the grid of uses and standards P03-110 and include the grid of uses and standards P03-119;
- Modify the grid of uses and standards C03-16 so as to rectify the uses permitted in said zone.”

The object of such a request is so that the by-law including such provisions is submitted for approval by individuals who are eligible to vote in the borough, more particularly the zone affected under section 41.2 shown on the attached plan as well as those adjacent to Zone C03-16.

Information concerning persons qualified to sign a request on each of the draft by-law's provisions may be obtained at room 102 of the borough hall located at 4555 rue de Verdun, Monday through Friday, from 9:00 a.m. 5:00 p.m.

2. Conditions for a Request's Validity

To be valid, all requests must:

- clearly indicate the provisions for which they are the subject of and the zone where these requests are from;
- be received at the borough office on Monday, May 26, 2008, at the latest;
- be signed by at least 12 concerned individuals residing in the zone or at least by the majority of them, if the number of concerned individuals in the zone is not higher than 21.

3. Concerned Individuals

3.1 Concerned individuals are people who are not affected by any incapacity to vote and who, on May 6, 2008, met the following conditions:

- be of age, a Canadian citizen and not under guardianship;
- be domiciled, owner of an immovable or occupant of a business place in the zone where a request may originate from.

3.2 Additional condition for joint co-owners of an immovable and for co-occupants of a business place: be designated, by power of attorney signed by the majority of co-owners or co-occupants, as the person who has the right to sign the request on their behalf.

3.3 Condition to exercise the right to sign a request by a moral person: moral persons should designate, by resolution amongst their members, administrators and employees, a person who, on May 6, 2008, was of age, a Canadian citizen and not under guardianship.

4. Absence of Requests

Provisions of the second draft by-law which will not be the subject of a validity request shall be included in a by-law that will not have to be approved by persons eligible to vote.

5. Consultation of the Draft By-law

The second draft by-law may be consulted at room 102 of the borough hall, 4555 rue de Verdun, Monday through Friday, from 9:00 a.m. to 5:00 p.m.

Given at Montréal, arrondissement de Verdun, Québec,
this May 18, 2008

Mireille Campisi
Substitute borough secretary

