

**PUBLIC CONSULTATION MEETING
ON DRAFT BY-LAW 1700-71**

TO QUALIFIED VOTERS WHO MIGHT BE INTERESTED IN DRAFT BY-LAW 1700-71 ENTITLED: "BY-LAW MODIFYING ZONING BY-LAW 1700, AS AMENDED, SO AS TO:

- Eliminate the obligation to provide parking spaces to renovated buildings or new occupancy;
- Authorize the use of soldered aluminum for front fences;
- Specify the location of dog enclosures in the standards applicable to fences;
- Include to the "housing" group of uses a provision prohibiting dwelling unit below the established grade;
- Modify standards applicable to the storage of residual materials and recycling bins;
- Replace section 158 pertaining to window and door treatments;
- Authorize the use of fibrocement imitating brick or stone for rear exterior surfaces;
- Include zones subjected to biogas control;
- Include the obligation to maintain in good condition biogas control systems;
- Authorize glass or plexiglas railings in L'Île-des-Sœurs neighbourhood;
- Authorize glass or plexiglas and wrought iron privacy screens in L'Île-des-Sœurs neighbourhood;
- Specify the public nature of playgrounds in the standards applicable to fences;
- Eliminate the requirement pertaining to pergola attached to main building in L'Île-des-Sœurs neighbourhood;
- Specify the public nature of dog enclosures in the standards applicable to fences in L'Île-des-Sœurs neighbourhood;
- Modify the minimum distance between the swimming pool and the woodland boundaries;
- Include special provisions applicable to Zones H03-22, H03-24, H03-25, H03-26, H03-40, H03-49, H03-55, H02-100, H02-102 and H02-112 so as to specify authorized exterior materials for main buildings;
- Include standards pertaining to "tow zone" signs;
- Include the obligation to integrate borough policies to the analysis of site planning and architectural integration program;
- Modify the grid of uses and standards C02-60 so as to authorize the "h2 - family housing", "h3 - multiplex housing" and "h4 - multifamily housing" group of uses;
- Repeal the grid of uses and standards C02-61;
- Modify the grid of uses and standards C03-99 so as to allow "real estate agency" use of the "local business – c1" group of uses;
- Modify Zoning Plan 2/2 so as to eliminate Zone C02-61 and integrate said zone to Zone C02-60."

NOTICE is hereby given by the undersigned:

THAT the borough council, further to the adoption, by resolution, at its regular meeting held on June 2, 2009, of draft by-law 1700-71, shall hold a public consultation meeting on Tuesday, July 7, 2009, at 6:00 p.m., in room 205 of the borough hall located at 4555 rue de Verdun, in accordance with the provisions of An Act respecting land use planning and development (R.S.Q., c. A-19.1);

THAT the object of draft by-law is to:

- Eliminate the obligation to provide parking spaces to renovated buildings or new occupancy;
- Authorize the use of soldered aluminum for front fences;
- Specify the location of dog enclosures in the standards applicable to fences;
- Include to the "housing" group of uses a provision prohibiting dwelling unit below the established grade;
- Modify standards applicable to the storage of residual materials and recycling bins;
- Replace section 158 pertaining to window and door treatments;
- Authorize the use of fibrocement imitating brick or stone for rear exterior surfaces;
- Include zones subjected to biogas control;
- Include the obligation to maintain in good condition biogas control systems;
- Authorize glass or plexiglas railings in L'Île-des-Sœurs neighbourhood;
- Authorize glass or plexiglas and wrought iron privacy screens in L'Île-des-Sœurs neighbourhood;
- Specify the public nature of playgrounds in the standards applicable to fences;
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- Modify the minimum distance between the swimming pool and the woodland boundaries;
- Include special provisions applicable to Zones H03-22, H03-24, H03-25, H03-26, H03-40, H03-49, H03-55, H02-100, H02-102 and H02-112 so as to specify authorized exterior materials for main buildings;
- Include standards pertaining to "tow zone" signs;
- Include the obligation to integrate borough policies to the analysis of site planning and architectural integration program;
- Modify the grid of uses and standards C02-60 so as to authorize the "h2 - family housing", "h3 - multiplex housing" and "h4 - multifamily housing" group of uses;
- Repeal the grid of uses and standards C02-61;
- Modify the grid of uses and standards C03-99 so as to allow "real estate agency" use of the "local business – c1" group of uses;
- Modify Zoning Plan 2/2 so as to eliminate Zone C02-61 and integrate said zone to Zone C02-60.

THAT this draft by-law applies to the entire borough territory, particularly to the zones shown on the attached plan pertaining to changes to group of uses;

THAT in the course of this public meeting, the borough mayor shall explain this draft by-law as well as the consequences of its adoption, and also hear parties who wish to express their concerns;

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

Given at Montréal, arrondissement de Verdun, Québec
this June 18, 2009

Louise Hébert
Borough Council Secretary and
Director of the Borough Office

MODIFICATION AU RÈGLEMENT DE ZONAGE - RÈGLEMENT 1700-71 AVIS PUBLIC

