

**PUBLIC CONSULTATION MEETING
ON DRAFT BY-LAW 1700-74**

TO QUALIFIED VOTERS WHO MIGHT BE INTERESTED IN DRAFT BY-LAW 1700-74 ENTITLED: "BY-LAW MODIFYING ZONING BY-LAW 1700, AS AMENDED, SO AS TO:

- Eliminate the obligation to provide renovated buildings or new occupancy with parking spaces;
- Establish standards for the replacement of trees cut down;
- Authorize the use of soldered aluminum for front yard fences;
- Specify the location of dog enclosures in the standards applicable to fences;
- Include, to the "housing" group of uses, a provision prohibiting dwelling units below the established grade;
- Modify standards applicable to the storage of residual materials and recycling bins;
- Repeal the possibility to submit a request for approval by site planning and architectural integration program (SPAIP) for air conditioning units;
- Replace section 158 pertaining to window and door treatments;
- Authorize the use of fibrocement imitating brick or stone for rear exterior wall finishes;
- Include zones subjected to biogas control;
- Include the obligation to maintain in good condition biogas control systems;
- Authorize glass or plexiglass railings in L'Île-des-Sœurs neighbourhood;
- Authorize glass or plexiglass 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;
- Authorize wire mesh to conceal air conditioning units 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;
- Modify tree planting requirements in zones adjacent to L'Île-des-Sœurs woodlands;
- 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 building material;
- Include standards pertaining to parking lot "tow zone" signs;
- Include the obligation to integrate borough policies to the analysis of site planning and architectural integration program (SPAIP);
- Modify the definition of inground swimming pool;
- 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, modify the boundary of Zone C02-51 in favour of Zone H02-59.

NOTICE is hereby given by the undersigned:

THAT the borough council, further to the adoption, by resolution, at its regular meeting held on December 1, 2009, of said draft by-law entitled "By-law modifying Zoning By-law 1700, as amended" shall hold a public consultation meeting on Tuesday, February 2, 2010, 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 this draft by-law is to:

- Eliminate the obligation to provide renovated buildings or new occupancy with parking spaces;
- Establish standards for the replacement of trees cut down;
- Authorize the use of soldered aluminum for front yard fences;
- Specify the location of dog enclosures in the standards applicable to fences;
- Include, to the "housing" group of uses, a provision prohibiting dwelling units below the established grade;
- Modify standards applicable to the storage of residual materials and recycling bins;
- Repeal the possibility to submit a request for approval by site planning and architectural integration program (SPAIP) for air conditioning units;
- Replace section 158 pertaining to window and door treatments;
- Authorize the use of fibrocement imitating brick or stone for rear exterior wall finishes;
- Include zones subjected to biogas control;
- Include the obligation to maintain in good condition biogas control systems;
- Authorize glass or plexiglass railings in L'Île-des-Sœurs neighbourhood;
- Authorize glass or plexiglass 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;
- Authorize wire mesh to conceal air conditioning units 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;
- Modify tree planting requirements in zones adjacent to L'Île-des-Sœurs woodlands;
- 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 building material;
- Include standards pertaining to parking lot "tow zone" signs;
- Include the obligation to integrate borough policies to the analysis of site planning and architectural integration program (SPAIP);
- Modify the definition of inground swimming pool;
- 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, modify the boundary of Zone C02-51 in favour of Zone H02-59.

THAT this draft by-law applies to the zones shown on the attached map;

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 January 21, 2010

Louise Hébert
Director of the borough office and
Borough council secretary

MODIFICATION AU RÈGLEMENT DE ZONAGE - RÈGLEMENT 1700-74 AVIS PUBLIC

