

**REQUEST FOR REFERENDUM APPROVAL  
(REQUEST FOR REGISTRY)**

**SECOND DRAFT BY-LAW NUMBER CA29 0040-68**

**By-law number CA29 0040-68 modifying zoning by-law CA29 0040 in order to add a multi-family dwelling (h3) use in zone C-7-424-1 with the specific standards and provisions applicable thereto**

NOTICE IS HEREBY GIVEN to interested persons in **the zone C-7-424-1 and adjoining zones C-7-424, C-7-428, P-7-423, P-7-445, H1-7-442, H1-7-427, H1-7-429 and H3-7-426** likely to be interested in this second draft by-law

**1. Purpose of the second draft by-law and referendum approval**

Following the public consultation meeting held on Wednesday, February 19, 2025, the Borough Council adopted, at the sitting held on March 3, 2025, the second draft of by-law number CA29 0040-68 modifying zoning by-law CA29 0040 in order to add a multi-family dwelling (h3) use in zone C-7-424-1 with the specific standards and provisions applicable thereto.

This second draft contains provisions that may be requested by interested persons in the territory concerned to submit the by-law containing them for the approval of certain qualified voters in accordance with the Act respecting elections and referendums in municipalities.

Thus, a request may be made with respect to the following provisions contained in the second draft by-law, namely:

- In Section 1, which modifies the Specifications chart for zone C-7-424-1, Appendix A, by adding a multi-family dwelling (h3) use with the specific standards and provisions applicable thereto:
  - a) By removing the use sub-categories p2b et p2c and their associated standards;
  - b) By adding the “multi-family (h3) dwelling” use category;
  - c) By adding the related subdivision standards for h3;
  - d) By adding the following associated zoning h3 standards
- In section 2 that adds article 347.01 at the specific provisions applicable to the zone C-7-424-1 in order to provide for different standards concerning the use “Housing (h)” at paragraphs 1 to 5.

If the request is valid, this means that the second by-law containing this provision must be submitted for approval, by opening a register, to the qualified voters of the zone to which it applies and of any contiguous zone from which the valid request concerning this provision originates.

**2. Description of the territory**

An application relating to provisions subject to referendum approval may come from C-7-424-1 zone and its contiguous zones C-7-424, C-7-428, P-7-423, P-7-445, H1-7-442, H1-7-427, H1-7-429 and H3-7-426.

Such a request will have the effect of submitting these provisions to the approval of the qualified voters of the concerned zone and of the contiguous zones from which the request originates.

### 3. Conditions of validity of an application

To be valid, all applications must:

- clearly identify the **provision** subject to referendum approval;
- identify the **zone** where it originates;
- be signed by at least **twelve (12)** interested persons in the area from which it originates or by at least a majority of them if the number of interested persons in the area does not exceed 21;
- be received in the office of the Borough Clerk no later than 4:30 p.m. on **April 22, 2025**, at either of the following addresses:

By mail, e-mail or in person:

a/s Jean-François Gauthier, Secretary of the Borough  
Department of Citizen Relations, Administrative Services and Registry  
Pierrefonds-Roxboro Borough Hall  
13665, boulevard de Pierrefonds  
Pierrefonds (Québec) H9A 2Z4

By e-mail : [greffe.pfdsrox@montreal.ca](mailto:greffe.pfdsrox@montreal.ca)

If the application is sent by mail, it must be received at the address indicated at the latest on **April 22, 2025**, before 7 p.m. to be considered, regardless of postal deadlines.

In addition, each signatory must be an interested person as described in Section 4.

The signatory (who must be of age as of April 7, 2025) indicates, next to his or her signature, his or her name in capital letters, telephone number, address, apartment number and the capacity in which he or she is a person interested in signing (see section 4 to this effect: resident, owner or co-owner, occupant or co-occupant of a place of business, representative of a legal person).

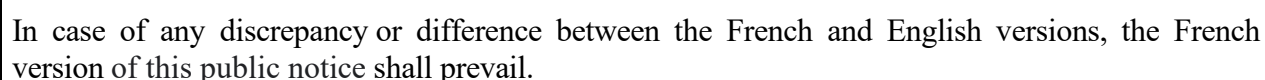
### 4. Requirements to be a person interested in signing an application

- 4.1 An interested person is any person who, on April 7, 2025, is not disqualified from voting, is of full age, is a Canadian citizen, is not under curatorship and meets one of the following two conditions:
  - is domiciled in a zone from which an application may originate and has been in Quebec for at least six (6) months;
  - is, for at least 12 months, the owner of an immovable or the occupant of a place of business, within the meaning of the Act respecting municipal taxation (R.S.Q., chapter F-2.1), located in a zone from which an application may originate.
- 4.2 Additional condition for undivided co-owners of an immovable and co-occupants of a place of business: to be designated, by means of a power of attorney signed by a majority of the co-owners or co-occupants, as the person entitled to sign the application on their behalf and to be entered on the referendum list, if applicable **This power of attorney must be filed before or at the same time as the application.**
- 4.3 An additional condition to the right to sign an application by a corporation is that the corporation must have designated, by resolution, one of its members, directors and employees who, on April 7, 2025, is of the age of majority, is a Canadian citizen, is not under curatorship and is not disqualified from voting by law. **Such resolution must be filed before or at the same time as the application.**

Except in the case of a person designated as a representative of a legal person, no person may be considered to be interested in more than one capacity in accordance with section 531 of the Act respecting elections and referendums in municipalities (R.R.Q., chapter E-2.2).

Any provision of this second draft by-law that has not been validly applied for may be included in a by-law that does not require approval by those entitled to vote.

This second draft by-law and the detailed illustration of the concerned zones and the contiguous zones can be consulted at the Accès Montréal office, Monday to Thursday from 8 a.m. to noon and from 1 p.m. to 4:30 p.m., and Friday from 8 a.m. to noon. It is also available on the “public notices” page of the Borough's website at **montreal.ca\pierrefonds-roxboro**. Any person who requests it may obtain a copy of the second draft by-laws free of charge.



The secretary of the Borough,

M<sup>e</sup> Jean-François Gauthier, MBA

PROVINCE OF QUEBEC

VILLE DE MONTRÉAL

BOROUGH OF PIERREFONDS-ROXBORO

SECOND DRAFT BY-LAW CA29 0040-68

BY-LAW AMENDING ZONING BY-LAW CA29 0040 IN ORDER TO ADD A MULTI-FAMILY DWELLING (H3) USE IN ZONE C-7-424-1 WITH THE SPECIFIC STANDARDS AND PROVISIONS APPLICABLE THERETO

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At the Borough of Pierrefonds-Roxboro regular sitting held on March 3, 2025 at 7 p.m., in conformity with the Cities and Towns Act (L.R.Q., Chapter C-19), to which attend:

The Mayor of the Borough Mr. Dimitrios (Jim) Beis, Councillors Catherine Clément-Talbot, Chahi (Sharkie) Tarakjian, Benoit Langevin and Louise Leroux, all members of the Council and forming a quorum under the chairmanship of the Mayor of the Borough, Mr. Dimitrios (Jim) Beis.

The Director of the Borough, Mr. Dominique Jacob, and the Secretary of the Borough, M<sup>e</sup> Jean-François Gauthier, also attend the sitting.

GIVEN section 113 of the Act respecting land use planning and development (RSQ, c. A-19.1);

THE BOROUGH COUNCIL ENACTS THE FOLLOWING:

Zoning by-law CA290 040 is amended as follows:

ARTICLE 1 The specifications chart in Appendix A of zoning by-law number CA29 0040 for zone C-7-424-1 is modified as follows:

- a) By removing the use sub-categories p2b et p2c and their associated standards.
- b) By adding the “multi-family (h3) dwelling” use category
- c) By adding the following related subdivision standards (h3):
  - minimum area: 600 square meters
  - minimum depth: 30 meters
  - minimum width: 20 meters
- d) By adding the following associated zoning (h3) standards:
  - construction: detached / semi-detached
  - front setback: 6 meters
  - side setback: 3 meters
  - rear setback: 3 meters
  - building height (storeys): 2 minimum, 2 maximum
  - building height (m):
  - minimum width of front wall:
  - floor area ratio (FAR): 0.5 maximum
  - building footprint to site (BFS): 1 minimum, 2 maximum
- e) By adding the reference “a.331” in the section “special provisions” under use categories c1, c2 and h3.
- f) By adding the reference “a.347.01” in the section “special provisions” under use categories c1, c2, h3 and under use sub-category p2d.

The whole as presented in the specifications chart C-7-424-1 attached as Appendix 1 to the present by-law.

ARTICLE 2 Article 347.01 entitled “specific provisions applicable to the zone C-7-424-1” is added after article 347 and should read as follows:

“In zone C-7-424-1, the following provisions apply:

- 1- All new construction must include a use of the “Housing (h)” group in accordance with the provisions set out in the specifications chart.
- 2- A minimum of 60% of the first floor of a new construction, with the exception of common areas, premises pertaining to uses in the Housing (h) group and circulation areas leading to dwellings, must be occupied by a use or combination of uses in the Commercial (c) or Community (p) group authorized in the specifications chart.
- 3- Where applicable, suites occupied by a “Commercial (c)” or “Community (p)” group use must be served by a separate entrance from those occupied by a “Housing (h)” group use in the same building.
- 4- A building whose use is part of the “Commercial (c)” or “Community (p)” group may not be located on a storey above a storey occupied by uses of the “Housing (h)” group.
- 5- In an existing building, the conversion of a ground-floor whose use is part of the “Commercial (c)” or “Community (P)” group to a “Housing (h)” group is prohibited.

However, such a conversion is permitted on floors above the first floor, in accordance with the provisions of the zone’s specifications chart.

ARTICLE 3 This by-law shall come into force in accordance with the Law.

**PERMITTED USES**
**ZONE: C-7-424-1**

1	USE CATEGORIES						
2	USE CATEGORIES PERMITTED	h3	c1	c2	p3a	p2d	
3	SPECIFIC USES EXCLUDED OR PERMITTED						
4	SPECIFIC USE EXCLUDED						
5	SPECIFIC USE PERMITTED				672	(3)	

**PRESCRIBED STANDARDS (SUBDIVISION)**

6	LANDSITE						
7	AREA (m²) min.	600	600	600	600	1000	
8	DEPTH (m) min.	30	30	30	30	30	
9	WIDTH (m) min.	20	20	20	20	30	

**PRESCRIBED STANDARDS (ZONING)**

10	STRUCTURE						
11	DETACHED	*	*	*	*	*	
12	SEMI-DETACHED	*	*	*	*		
13	ROWHOUSE						
14	SETBACKS						
15	FRONT (m) min.	6	6	6	6	6	
16	SIDE (m) min.	3	4	4	4	3	
17	REAR (m) min.	3	3	3	3	3	
18	BUILDING						
19	HEIGHT (STOREYS) min./max.	2/2	1/2	1/2	1/2	1/2	
20	HEIGHT (m) min./max.		/10				
21	BUILDING FOOTPRINT (m²) min./max.						
22	FLOOR AREA (m²) min./max.						
23	WIDTH OF FRONT WALL ( m) min.					15	
24	RATIOS						
25	DWELLING UNIT/BUILDING min./max.						
26	FLOOR/SITE (F.A.R.) min./max.	1/2	0,2/1	0,2/2	0,2/2	0,2/2	
27	FOOTPRINT/SITE (B.F.S.) min./max.	/0,5	/0,4	/0,5	/0,5	/0,5	
28	OTHER						
29	TYPE OF OUTDOOR STORAGE Article 332						

**PARTICULAR PROVISIONS**

	a.331 a.347.01	a.211 a.331 a.347.01	a.211 a.331 a.347.01	a.220	a.331 a.220 a.347.01	
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**NOTES**

(3): 711 et 6920  
 711: Cultural activity  
 672: Preventive duties and related activities 6920: Charity service