

Public Notice



PUBLIC NOTICE

NOTICE TO REGISTER

To qualified voters having the right to be entered on the referendum list of the zone C-7-424-1 and adjoining zones H1-7-427 et H1-7-429

NOTICE IS HEREBY GIVEN THAT during the regular sitting of Borough Council held on April 7, 2025, the Borough Council adopted the following second draft resolution CA25 29 0094:

By-law 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

As this resolution contains provisions that are subject to referendum approval, qualified voters entitled to be registered on the referendum list of the concerned area (concerned zone C-7-424-1, that is, a section of rue du Centre-Commercial, between boulevard Gouin Ouest and the railroad tracks) and contiguous zones H1-7-427 and H1-7-429, that is, part of boulevard Gouin Ouest and of 1^{ère} Rue 2^e Rue, 3^e Avenue Sud and 4^e Avenue Sud, as well as 9^e Avenue, please refer to the map below), may request that this by-law be submitted to a referendum by entering their name, address and qualification and apposing their signature in the register open for this purpose.

The register will be open from 9 a.m. to 7 p.m. on **May 15, 2025**, at the Borough Hall located at 13665, boulevard de Pierrefonds.

The result of the registration procedure will be made known on May 15, 2025, after 7 p.m. or as soon as it becomes available.

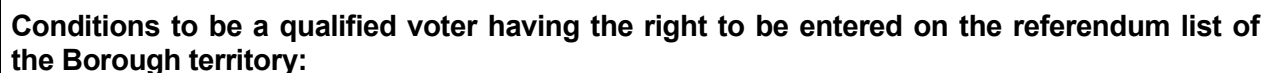
Qualified voters entering their name must establish their identity by presenting one of the following documents:

- health insurance card issued by the Régie de l'assurance maladie du Québec;
- driver's license or probationary license issued by the Société de l'assurance automobile du Québec;
- Canadian passport,
- certificate of Indian Status or Canadian Forces identification card.

The number of applications needed for a referendum to be held is **34**. If the required number of signatures is not attained, the second draft by-law shall be deemed approved by the persons qualified to vote.

The second draft by-law resolution which is the subject of the register is attached to this public notice and may be consulted at the Borough Hall located at 13 665, boulevard de Pierrefonds, during office hours, as well as during registration hours.

The map below illustrates the concerned area, which consists of the concerned zone **C-7-424-1** in gray and the contiguous zones **H1-7-427** and **H1-7-429** in yellow:



1. Every person who, on April 7, 2025, was not disqualified from voting under the Act respecting elections and referendums in municipalities and meets the following requirements:
 - be domiciled in the Borough and be domiciled in Québec for at least 6 months;
 - be of full age, a Canadian citizen and not be under curatorship.
2. Every non-resident, sole owner of an immovable or non-resident, sole occupant of a business establishment who is not disqualified from voting and who meets the following requirements:
 - be the sole owner of an immovable or the sole occupant of a business establishment located in the Borough for at least 12 months;
 - be of full age, a Canadian citizen and not be under curatorship.

3. Every non-resident undivided co-owner of an immovable or non-resident co-occupant of a business establishment who is not disqualified from voting and meets the following requirements:

- be an undivided co-owner of an immovable or co-occupant of a business establishment located in the Borough for at least 12 months;
- be designated, for that purpose, by a proxy signed by the majority of those who are co-owners or co-occupants since at least 12 months, as the person who is entitled to sign the register on their behalf and have his name entered on the referendum list, if applicable. This proxy must be produced before or at the signing of the register.

4. Legal person:

- have designated by resolution, amongst its members, directors or employees, a person who is, on April 7, 2025, and, upon exercising this right, is of full age, a Canadian citizen, is neither under curatorship and nor disqualified from voting, under the Act. This resolution must be produced before or at the signing of the register;
- unless in the case of a person designated as a representative of a legal entity, no one may be considered to be a person concerned in more than one capacity, in accordance with section 531 of the Act respecting elections and referendums in municipalities (CQLR, chapter E-2.2).

Clarification of the address required on a request for a referendum vote

- home address, in the case of a qualified voter domiciled in the concerned zone;
- the address of the immovable, in the case of a qualified voter who is the sole owner or undivided co-owner of an immovable located in the concerned sector;
- address of business establishment, in the case of a qualified voter who is the sole occupant or co-occupant of a business establishment located in the concerned sector.

In case of any discrepancy or difference between the French and English versions, the French version shall prevail.

DONE IN MONTREAL, Borough of Pierrefonds-Roxboro
this ninth day of May in the year 2025.

Secretary of the Borough



M^e Jean-François Gauthier, MBA

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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

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^e 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

