

PROVINCE OF QUEBEC

VILLE DE MONTRÉAL  
BOROUGH OF PIERREFONDS-ROXBORO

FIRST DRAFT BY-LAW CA29 0040-54

BY-LAW NUMBER CA29 0040-54 MODIFYING APPENDIX C – ZONING PLAN OF ZONING BY-LAW CA29 0040 IN ORDER TO ADD ZONES H3-3-111-5, H3-3-111-6, H3-3-111-7, H3-3-111-8, H3-3-111-9, H3-3-111-10, H3-2-111-11, H3-2-111-12, H3-2-111-13 AND H3-3-111-14 AND MODIFYING APPENDIX A – SPECIFICATIONS CHART OF ZONING BY-LAW CA29 0040 IN ORDER TO ADD THE CHARTS OF THE ABOVE-MENTIONED ZONES

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At the Borough of Pierrefonds-Roxboro regular sitting held on September 12, 2022 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>c</sup> Alice Ferrandon, also attend the sitting.

WHEREAS the amendments to the Schéma d'aménagement et de développement de l'Agglomération de Montréal have had the effect of increasing the average minimum residential density thresholds applicable to sectors to be built and transformed;

WHEREAS, in accordance with the Land Use Planning and Development Act, the Borough is obliged to adopt a concordance by-law allowing the application of the amendments to the Montreal Urban Planning and Development Plan;

WHEREAS a notice of motion of this by-law was given on September 12, 2002.

HAVING REGARD to sections 58, 113 and 115 of the Act respecting land use planning and development (RLRQ, chapter A-19.1);

HAVING REGARD TO sections 130 and 131 of Schedule C of the Charter of the Ville de Montréal (RLRQ, chapter C-11.4).

THE BOROUGH COUNCIL ENACTS THE FOLLOWING:

Zoning by-law CA290040 is amended as follows:

ARTICLE 1 Sheets 2/8 and 3/8 of Schedule C - Zoning Plan of by-law CA29 0040 are amended as follows:

- a) by creating, from the zones H1-2-111-3, H1-3-180, P3-183 and H1-2-103, the new zones H3-3-111-5, H3-3-111-6, H3-3-111-7, H3-3-111-8, H3-3-111-9, H3-3-111-10, H3-2-111-11 H3-2-111-12, H3-2-111-13 and H3-3-111-14, all as shown on sheets 2/8 and 3/8 of the zoning plan attached as Schedule A to this by-law to form an integral part thereof.

ARTICLE 2 Appendix A - Specifications chart is amended as follows:

- a) by removing the H1-3-180 zone specifications chart;
- b) by adding specifications chart H3-3-111-5, H3-3-111-6, H3-3-111-7, H3-3-111-8, H3-3-111-9, H3-3-111-10, H3-2-111-11, H3-2-111-12, H3-2-111-13 and H3-3-111-14, all as shown in Schedule "B" to this by-law to form an integral part thereof;

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