

PUBLIC NOTICE



PUBLIC CONSULTATION MEETING

Proposed amendment to the “Schéma d'aménagement et de développement de l'agglomération de Montréal” (land use planning and development concept):

Changes to shorelines, littoral zones, flood-prone areas and major land uses; integration of the REM commuter train network and TOD (Transit-Oriented Development) zones into the concept

At its meeting of December 21, 2023, the agglomeration council adopted, by resolution CG23 0773, a draft by-law to amend the "Schéma d'aménagement et de développement de l'agglomération de Montréal" (hereinafter "the Schéma"). This draft by-law proposes to:

- Take changes to the *Act respecting land use planning and development* into account within the explanatory content of the Schéma;
- Integrate into the Schéma the Réseau express métropolitain (REM) and Transit-Oriented Development (TOD) areas identified in the “Plan métropolitain d'aménagement de Montréal”;
- Make adjustments to major land uses:
 - o The "Conservation" major land use designation is amended by the addition of the "Trade (including food and lodging) or office in regional parks" component to allow activities that are necessary in regional parks, including the restoration of certain buildings of historical interest located in major parks;
 - o The definitions of "Installation, equipment or development for extensive recreation" and "Installation, equipment or development for intensive recreation" are amended to include clarifications and additional examples;
 - o The "Large green space or recreation" major land use designation is amended by the addition of the "Business or office in Parc Olympique and Parc Jean-Drapeau" and "Major waste recovery and disposal equipment in Frédéric-Back Park" components, in order to recognize and authorize all current or planned activities for these parks, including uses that may contribute to increasing park attendance;
 - o Finally, Map 20 - Major land uses has been amended to add two areas under the "Conservation" land use designation and one area under the "Predominantly residential" land use designation. Located in Rivière-des-Prairies-Pointe-aux-Trembles borough and the town of Montréal-Est, the new "Conservation" areas are required to confirm the protection of the wetlands in these areas. The new "Predominantly residential" area, which is located in the town of Kirkland, is required to allow implementation of the future special planning program for the REM train station announced by the town of Kirkland;
- Withdraw the provisions arising from the *Protection Policy for Lakeshores, Riverbanks, Littoral Zones and Floodplains*.

Summary of the primary effects of the proposed amendments to the Schéma on targeted areas

The land use maps of the Montréal (04-047), Kirkland and Montréal-Est urban plans must be amended to comply with the new land use designations for these areas in the Schéma, as must their zoning by-laws, so that the uses authorized in the zones that correspond to the designated areas comply with the new land use designations for these areas within the Schéma. As in the case of Montréal, the zoning by-law of Rivière-des-Prairies-Pointe-aux-Trembles borough must be amended.

The residential density modulation maps within the Montréal, Baie-d'Urfé, Beaconsfield, Dollard-des-Ormeaux, Dorval, Kirkland, Mont-Royal, Pointe-Claire and Sainte-Anne-de-Bellevue urban plans must be amended to comply with the new residential density modulations in the TOD areas of the REM, as provided for in the "Plan métropolitain

d'aménagement de Montréal" and identified on Map 32 of the Schéma, as well as in their zoning bylaws. In the case of Montréal, the zoning by-laws of Ahuntsic-Cartierville, Côte-des-Neiges-Notre-Dame-de-Grâce, Outremont, Pierrefonds-Roxboro and Saint-Laurent boroughs must be amended.

The minimum residential density thresholds in the Montréal, Kirkland, Pointe-Claire and Sainte-Anne-de-Bellevue urban plans must be amended to comply with the new minimum residential density thresholds in the TOD areas of the REM, as provided for in the "Plan métropolitain d'aménagement de Montréal," for areas with residential development potential identified on Map 33 of the Schéma, as well as their zoning bylaws, so that the applicable density standards comply with these new thresholds. In the case of Montréal, the zoning by-laws of Côte-des-Neiges-Notre-Dame-de-Grâce and Pierrefonds-Roxboro boroughs must be amended.

Public consultation meeting

In accordance with section 53 of the *Act respecting land use planning and development*, the Commission sur le schéma d'aménagement et de développement de Montréal consults the population of the Montréal agglomeration when an amendment to the Schéma is requested.

The purpose of the public consultation meeting is to inform the population and inform the decision-making of the elected members of the agglomeration council.

Date and time: Friday, September 6, 2024, starting at 9:30 a.m.

Location: Montréal city hall
275 Rue Notre-Dame Est, Montréal

Webcast: The meeting will also be available via webcast, at the following link: <https://urls.fr/JUX3iZ>

At this meeting, Montréal's Service de l'urbanisme et de la mobilité will present the proposed amendment to the Schéma. The effects on the urban plans and urban planning by-laws in affected areas will also be explained. **The presentation will be followed by questions and comments from the audience.** To take part, register using the online form (available beginning August 27, 2024) or on site on September 6, starting at 9:15 a.m.

Documents

Documents needed to understand the proposed amendment, including draft by-law P-RCG 14-029-6 and its accompanying document, are available on the consultation page: <https://urls.fr/JUX3iZ>.

Anyone can get a copy of these documents by calling 514-872-3770 or by e-mail at commissions@montreal.ca.

Information

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Montreal, June 26, 2024

Montréal City Clerk

Emmanuel Tani-Moore, Esq.

PUBLICATION DATE: JUNE 26, 2024 – THE GAZETTE