

CITÉ DE DORVAL  
CITY OF DORVAL

PUBLIC NOTICE  
TO INTERESTED PERSONS HAVING THE RIGHT TO  
SIGN AN APPLICATION TO PARTICIPATE IN A REFERENDUM

Second draft by-law RCM-60A-15-2022 adopted on May 16, 2022, to further amend the Zoning By-law RCM-60A-2015.

PUBLIC NOTICE is hereby given of the following:

1. Following the public consultation meeting held on April 14, 2022, the Municipal Council has adopted, with amendments, second draft By-law RCM-60A-15-2022 entitled:

By-law to further amend Zoning By-law RCM-60A-2015 in order to correct errors and/or omissions incurred during the revision of the 2015 by-law and to enhance its regulatory provisions.

This second project aims to:

- i) Correct errors and/or omissions:

- 1° Distance between two buildings of the type h1
- 2° Height of a fence, wall, or hedge for residential zones (H)
- 3° lateral setback of a corner lot for all usage types
- 4° Garage sale for residential zoning (H)
- 5° Additional authorized usage for residential zones (H)
- 6° Usage, constructions and equipment accessories, building projections for residential zoning (H)
- 7° Maximum floor surface of 3000 m<sup>2</sup> for usage type « commercial and services I1 » of industrial type (I)
- 8° Maximum height for zones I04-14 and I04-15 of industrial park type (I)
- 9° Expansion of a derogatory construction

- ii) Enhance regulatory provisions:

- 10° Minimal distance from a lot line – adjacent or integrated garage carport for residential zoning (H)
- 11° Maximum implementation area – adjacent or integrated garage carport for residential zoning (H)
- 12° Distance of a parking area from a landline for all usage types
- 13° Parking ratio for the central urban sector (U)
- 14° Obligation to install a vegetation screen for the central urban sector (U)

- 15° Solar panel and system using solar energy except for old village (V) group
- 16° Construction work done on a waterfront property for all usage types
- 17° Urban cottage for the central urban sector (U)
- 18° Redevelopment fees for contribution to parks, playgrounds and natural spaces for all usage types

2. This second draft by-law contains provisions for which qualified voters from one of the concerned zones and those from contiguous zones to said zones may request that a by-law containing said provisions be submitted for their approval in conformity with the *Act Respecting Elections and Referendums in Municipalities*. For this purpose, a copy of the second draft by-law may be obtained, free of charge, by any person who so requests. In order to facilitate and maximize the information published with regards to this by-law, a summary of the second draft by-law is included in the present public notice. The first part of the summary concerns the provisions that may require the approval of qualified voters, while the second part of the summary concerns those provisions which do not require the approval of qualified voters.

#### **1<sup>st</sup> part of the summary:**

The provisions of the second draft By-law RCM-60A-15-2022 that may require an approval by referendum concern the following subjects:

##### **Article 2.** Provisions pertaining to zones of old-village (V) group

- a) By amending Article 77 “Provisions pertaining to ancillary uses, constructions and equipments, projections of the principal buildings” from Section 5 “Ancillary uses, buildings, constructions and equipments permitted in setbacks and yards” – By adding 1.5 m setbacks for an above-ground or underground parking

##### **Article 3.** Provisions pertaining to zones of central urban area (U) group

- a) By adding Article 156.1 “Habitable above-roof construction” used for multi-residential purposes from Section 4 “Building Architecture”
- d) By amending Article 169 “Provisions pertaining to ancillary uses, constructions and equipments, projections of the principal building” from Section 5 “Ancillary uses, buildings, constructions and equipments permitted in setbacks and yards” – By adding 1.5 m setbacks for an above-ground or underground parking
- e) By amending Article 187 “Number of parking spaces” from Section 7 “Off-street parking” – By correcting the number of off-street parking spaces for the residential use class

##### **Article 4.** Provisions pertaining to zones of commercial zones (C) group

- a) By amending Article 259 “Provisions pertaining to ancillary uses, constructions and equipments, projections of the principal building” from Section 5 “Ancillary uses, buildings, constructions and equipments permitted in setbacks and yards” – By adding 1.5 m setbacks for an above-

ground or underground parking

**Article 5.** Provisions pertaining to zones of residential neighborhoods (H)

- a) By removing Article 327 “Distance between two buildings of use category h1”
- d) By amending Article 356 “Provisions pertaining to ancillary uses, constructions and equipments, projections of the principal buildings” from Section 5 “Ancillary uses, buildings, constructions and equipments permitted in setbacks and yards
- e) By amending Article 358 “Semi-detached and integrated garages and carports” from Section 5 “Ancillary uses, buildings, constructions and equipments permitted in setbacks and yards”
- f) By amending Article 359 “Detached garages and carports” from Section 5 “Ancillary uses, buildings, constructions and equipments permitted in setbacks and yards”
- g) By amending Article 391 “Height of fences, walls and hedges” from Section 8 “Exterior Layouts”

**Article 5.1** Provisions pertaining to zones of the- airport area (Z)

- b) By amending Article 455 “Provisions pertaining to ancillary uses, constructions and equipments, projections of the principal buildings” from Section 5 “Ancillary uses, buildings, constructions and equipments permitted in setbacks and yards”

**Article 6.** Provisions pertaining to zones of the expressway business park (D) group and industrial park (I) group

- a) By amending Article 524 “Provisions pertaining to ancillary uses, constructions and equipments, projections of the principal buildings” from Section 6 “Ancillary uses, buildings, constructions and equipments permitted in setbacks and yards”– By adding 1.5 m setbacks for an above-ground or underground parking

**Article 7.** Provisions pertaining to zones of public spaces (P)

- b) By amending Article 602 “Provisions pertaining to ancillary uses, constructions and equipments, projections of the principal buildings” from Section 6 “Ancillary uses, buildings, constructions and equipments permitted in setbacks and yards”- By adding 1.5 m setbacks for an above-ground or underground parking

**Article 8.** Standards pertaining to acquired rights

- a) By amending Article 691 “Enlargement of non-conforming constructions”

**Article 10.** Modifications to the following uses and standards grid:

- a) H02-08 – Zone located in the Saint-Lawrence Court and Kathleen-Laing Place area
- b) I04-05 – Zone located in the Hymus Boulevard area
- c) I04-14 – Zone located in the Avro Avenue area
- d) I04-15 – Zone located in the Chemin de l’Aviation area

The foregoing provisions may be subject of an application to participate in a referendum. The interested persons who are entitled to sign an application in respect of a provision are those from the concerned zones and the zones which

are contiguous to them.

Given the technical issues of reproduction, you can consult, at our office or on the City's website at the address mentioned in item 6, the coloured map showing all the **concerned zones** and their **contiguous zones** affected by these amendments. In order to facilitate their localization and the identification of interested persons, some of these zones are identified according to the group of uses to which they belong, as well as the various zoning groups and zones within each of these groups.

Information as to which interested persons in a zone, including legal persons, have the right to sign an application in respect of a provision of the proposed by-law and the manner in which they may exercise that right, may be obtained at the City office at City Hall, 60 Martin Avenue, Dorval, Québec, H9S 3R4, during normal business hours.

**2<sup>nd</sup> part of the summary (provisions not requiring approval of qualified voters):**

**Article 1.** Provisions pertaining to all use groups of the zoning by-law

- a) By amending Article 34 "Lateral setbacks on corner lot" of Section 4 "Setbacks and yard"
- b) By adding Article 36.1 "Works on a property bordering a waterway" of Section 5 "Shorelines and littoral protection"
- c) By adding Section 9 "Provisions applicable to the compensation required for the purpose of parks, playgrounds, and natural spaces in redevelopment or unbuilt property resulting from a cadastral renovation" and of the associated articles 44.7 to 44.12

**Article 3.** Provisions pertaining to zones of central urban area (U) group

- b) By adding Article 216.1 "Obligation to provide a vegetation screen" from Section 14 "Exterior Layouts"

**Article 5.** Provisions pertaining to zones of residential neighborhoods (H)"

- b) By amending Article 336 "Authorized additional uses" from Section 3 "Additional uses"
- d) By amending Article 347 "Solar panels and solar energy systems" from Section 4 "Building Architecture"

**Article 5.1** Provisions pertaining to zones of the airport area (Z)

- a) By amending Article 446 "Solar panels and solar energy systems" from Section 3 "Building architecture"

**Article 6** Provisions pertaining to zones of the expressway business park (D) group and industrial park (I) group

- b) By amending Article 515 "Solar panels and solar energy systems" from Section 5 "Building architecture"

**Article 7.** Provisions pertaining to zones of public spaces (P)

- a) By amending Article 594 "Solar panels and solar energy systems" from Section 5 "Building architecture"

**Article 9. Provisions pertaining to Chapter 13 “List of definitions”**

a) By amending Article 702 “List of definitions” – Definition of “Habitable above-roof construction” and “Redevelopment project”

3. To be valid, an application in respect of a referendum provision (part 1 of the summary) must:
  - state clearly the provisions to which it refers and the zone from which it originates, and if need be, mention the zone for which the application is made;
  - be received at the office of the Public Affairs and Registry Department, 60 Martin Avenue, Dorval, Québec, H9S 3R4, no later than 4:30 p.m. on June 9, 2022;
  - be signed by at least twelve (12) qualified persons in the zone from which it originates or by at least the majority of them if the number of qualified persons does not exceed 21.
4. Conditions to be an interested person to sign an application :
  - 4.1 Any person who is not disqualified from voting and who fulfills the following conditions on May 16, 2022:
    - be of full age, a Canadian citizen and not be under curatorship; and
    - is domiciled in a zone from where an application may originate, and be domiciled in Québec since at least six (6) months; or
    - be, since at least twelve (12) months, owner of an immovable or occupant of a business establishment, as defined by the *Act Respecting Municipal Taxation*, located in a zone from where an application may originate;
  - 4.2 Additional conditions for undivided co-owner of an immovable or cooccupant of a business establishment:
    - be designated, by means of a power of attorney signed by the majority of co-owners or cooccupants as being the person having the right to sign the application on their behalf and to be entered on the referendum list, as the case may be.
  - 4.3 Condition for legal persons to exercise their right to sign an application:
    - have designated by resolution from among its members, administrators or employees, a person who on May 16, 2022, is of full age, a Canadian citizen, who is not under curatorship and who is not disqualified from voting according to the law;
  - 4.4 Legal person, co-owners and cooccupants must have filed or file at the same time as the application, their resolution or their power of attorney

which takes effect at the date of their reception and remains valid until replaced.

- 4.5 Except in the case of a person having been designated as representative of a legal person, no one shall be considered as an interested person in more than one capacity in accordance with section 531 of the Act Respecting Elections and Referendums in Municipalities.
5. All the provisions of second draft By-law RCM-60A-15-2022 in respect of which no valid application is received may be included in a by-law that is not required to be approved by qualified voters.
6. The second draft by-law RCM-60A-15-2022 may be consulted at the office of the Public Affairs and Registry Department, 60 Martin Avenue, Dorval, from Monday to Friday, during regular business hours or on the City's website at [www.ville.dorval.qc.ca](http://www.ville.dorval.qc.ca) in the 'municipal by-laws' page.

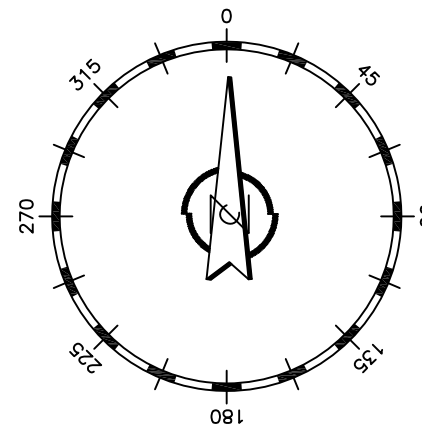
Given at Dorval, Québec, this May 31, 2022.

(signed) Chantale Bilodeau  
City Clerk





DORVAL



Référentiel : quadrillage M.T.M. NAD 83

LÉGENDE

— limite de zone

H affectation principale

00-00

numéro de zone

numéro d'unité de planification

Affectation principale

- V - Vieux village
- U - Secteur urbain central
- C - Zones commerciales
- H - Quartiers résidentiels
- Z - Zone aéroportuaire
- D - Parc d'affaires autoroutier
- I - Parc industriel
- P - Espaces publics

PLAN DE ZONAGE

RÈGLEMENT NO: RCM-60A-2015

ZONING PLAN

BY-LAW NO: RCM-60A-2015

DATE DE MISE A JOUR-REVISION DATE  
2020/12/14

