

**Public Notice**



**PROMULGATION**

**BY-LAW CA29 0040-21**

NOTICE is given that the following by-law was adopted at the regular sitting of the Borough of Pierrefonds-Roxboro council held on November 2, 2015 and was approved by the Director of the Service de la mise en valeur du territoire on November 23, 2015 in accordance with the certificate of conformity issued on November 24, 2015:

**BY-LAW CA29 0040-21**

By-law modifying zoning by-law CA29 0040 in order to remove lot 3 978 057, located at 3600, boulevard Pitfield from the industrial I-8-491 zone, to create on this lot a new industrial I-8-491-1 zone in which are added the use categories c1 ( retail sale and services) and c2 ( commercial entertainment, lodging and food services) and to create a new specifications chart I-8-491-1 establishing implementation standards and authorized use groups

This by-law became effective on November 24, 2015 and is available for consultation at the Secretary of the Borough's office during opening hours as well as on the Borough's website at the following address: [ville.montreal.qc.ca/pierrefonds-roxboro](http://ville.montreal.qc.ca/pierrefonds-roxboro).

GIVEN AT MONTREAL, BOROUGH OF PIERREFONDS-ROXBORO  
this second day of the month of December of the year two thousand fifteen.

Suzanne Corbeil, Attorney  
Director of the Borough Office and  
Secretary of the Borough

/ml

PROVINCE DE QUÉBEC

VILLE DE MONTRÉAL  
ARRONDISSEMENT DE PIERREFONDS-ROXBORO

BY-LAW CA29 0040-21

BY-LAW NUMBER CA29 0040-21 MODIFYING ZONING BY-LAW NUMBER CA29 0040 IN ORDER TO REMOVE LOT 3 978 057, LOCATED AT 3600 BOULEVARD PITFIELD FROM INDUSTRIAL ZONE I-8-491, TO CREATE ON THIS LOT A NEW INDUSTRIAL I-8-491-1 ZONE IN WHICH ARE ADDED THE USE CATEGORIES C1 (RETAIL SALE AND SERVICES) AND C2 (COMMERCIAL ENTERTAINMENT, LODGING AND FOOD SERVICES) AND TO CREATE A NEW SPECIFICATIONS CHART I-8-491-1 ESTABLISHING IMPLEMENTATION STANDARDS AND AUTHORIZED USE GROUPS

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At the Borough of Pierrefonds-Roxboro regular sitting held in the borough hall situated at 13665, boulevard de Pierrefonds in said borough, on November 2, 2015 at 7 p.m., in conformity with the Cities and Towns Act (L.R.Q., Chapter C-19), at which were present:

Acting Mayor of the Borough	Yves Gignac
Councillors	Catherine Clément-Talbot Justine McIntyre Roger Trottier

All members of the Council and forming a quorum under the chairmanship of the Acting Mayor of the Borough, Mr. Yves Gignac.

The Director of the Borough, Mr. Dominique Jacob acting as the Substitute Secretary of the Borough in the absence of M<sup>c</sup> Suzanne Corbeil, was also present.

THE BOROUGH COUNCIL ENACTS THE FOLLOWING:

The zoning by-law CA29 0040 is modified as follows:

SECTION I  
AMENDMENTS TO ZONING PLAN

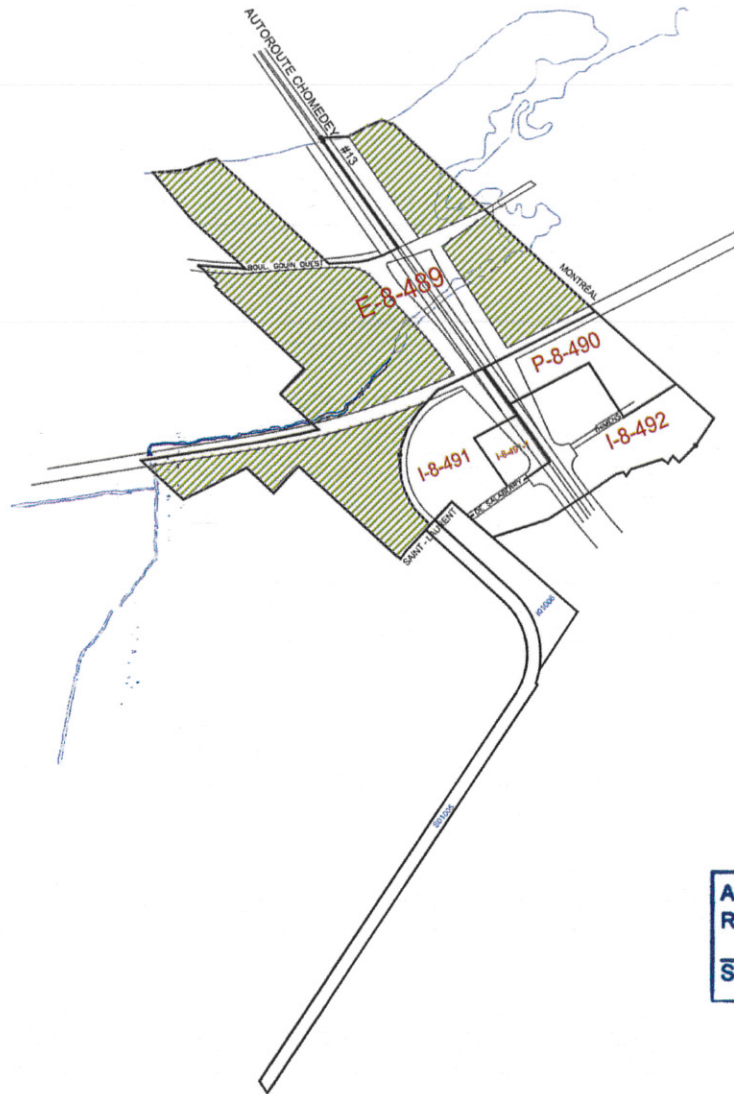
ARTICLE 1 The zoning plan of Appendix C of zoning by-law CA29 0040 is modified as follows:

- a) By removing lot 3 978 057 from I-8-491 zone;
  - b) By integrating lot 3 978 057 to new I-8-491-1 zone;
- 1° the whole as illustrated on plan number "F 8/8" of file number "2015-04B" attached to this by-law as Appendix "I" as if it was herein reproduced in full.

ARTICLE 2 A new specifications chart is created for I-8-491-1 zone and integrated to Appendix "A" of the zoning by-law CA29 0040.

The whole as presented on specifications chart attached to this by-law as Appendix "II".

ARTICLE 4 The present by-law comes into force in accordance with the Law.



ANNEXE 1  
 RÈGLEMENT No. CA290040-21  
*Seigneur*  
 Secrétaire d'arrondissement

AMENDEMENT	DATE
PROJET DE RÈGLEMENT ET AVIS DE MOTION	...../...../.....
# RES. C.A.	...../...../.....
CONSULTATION ET ADOPTION DU SECOND PROJET DE RÈGLEMENT	...../...../.....
DEMANDE D'APPROBATION	...../...../.....
ADOPTION DU RÈGLEMENT	...../...../.....
APPROBATION REFERENDAIRE	...../...../.....
REGISTRE (S'IL Y A LIEU)	...../...../.....
C.E./CERTIFICAT DE CONFORMITE	...../...../.....
PROMULGATION DU RÈGLEMENT	...../...../.....

## ZONAGE PROPOSÉ ANNEXE 1

ARRONDISSEMENT DE  
PIERREFONDS-ROXBORO  
Aménagement urbain et  
services aux entreprises

LOT (S) **3 978 057**

Règlement CA29 0040- ...

PLAN NO. F 8/8

DATE 2015-07-08

ÉCHELLE aucune

PRÉPARÉ PAR: *Blaise Pomerleau*

APPROUVÉ PAR: *Fabrice Leduc*

DOSSIER NO. : 2015-04B

**USAGES PERMIS**

**ZONE: I-8-491-1**

1	CATÉGORIES D'USAGES								
2	CATÉGORIES D'USAGES PERMIS	c1	c2	c3a	c4e	c5c	I1	I2	
3	USAGES SPÉCIFIQUES EXCLUS OU PERMIS								
4	USAGE SPÉCIFIQUE EXCLU								
5	USAGE SPÉCIFIQUE PERMIS				5432	(1)			

**NORMES PRESCRITES (LOTISSEMENT)**

6	TERRAIN								
7	SUPERFICIE (m <sup>2</sup> )	min.	550	550	1400	1400	550	1400	1400
8	PROFONDEUR (m)	min.	30	30	30	30	30	30	30
9	LARGEUR (m)	min.	18	18	30	30	18	30	30

**NORMES PRESCRITES (ZONAGE)**

10	STRUCTURE								
11	ISOLÉE		*	*	*	*	*		
12	JUMELÉE								
13	CONTIGUË								
14	MARGES								
15	AVANT(m)	min.	10	10	10	10	10	10	10
16	LATÉRALE(m)	min.	H	H	H	H	H	H	H
17	ARRIÈRE(m)	min.	H	H	H	H	H	H	H
18	BÂTIMENT								
19	HAUTEUR (ÉTAGES)	min./max.	1/2	1/2	1/1	1/2	1/2	1/4	1/4
20	HAUTEUR (m)	min./max.	3/	3/	2,20/	3/	3/		
21	SUPERFICIE D'IMPLANTATION (m <sup>2</sup> )	min./max.							
22	SUPERFICIE DE PLANCHER (m <sup>2</sup> )	min./max.							
23	LARGEUR DU MUR AVANT (m)	min.			7			20	20
24	RAPPORTS								
25	LOGEMENT/BÂTIMENT	min./max.							
26	PLANCHER/TERRAIN (C.O.S.)	min./max.	0,2/1	0,2/1	0,2/1	0,2/1	0,2/1	0,2/2	0,2/2
27	BÂTI/TERRAIN (C.E.S.)	min./max.	/0,5	/0,5	/0,5	/0,5	/0,5	/0,5	/0,5
28	DIVERS								
29	TYPE D'ENTREPOSAGE EXTÉRIEUR	Article 332				A		A	C

**DISPOSITIONS PARTICULIÈRES**

	a.327	a.327	(2)						
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**NOTES**

(1): 536 et 6352
(2): Le nombre d'établissement faisant partie du groupe «c3a» autorisé dans la zone est limité à un seul établissement
536: Vente au détail d'articles, d'accessoires d'aménagement paysager et de jardin
6352: Service de location d'outils et d'équipements
5432: Marché public

**ANNEXE 11**  
**RÈGLEMENT No. CA290040-21**  
*Greenberg*  
**Secrétaire d'arrondissement**

Arrondissement de Pierrefonds-Roxboro  
 Règlement de zonage numéro CA29 0040  
 Annexe A: Grille des spécifications