

Public Notice



PROMULGATION

BY-LAW CA29 0040-24

NOTICE is given that the following by-law was adopted at the regular sitting of the Borough of Pierrefonds-Roxboro council held on October 3, 2016 and was approved by the Director of the Service de la mise en valeur du territoire on October 28, 2016 in accordance with the certificate of conformity issued on October 28, 2016:

BY-LAW CA29 0040-24

By-law modifying zoning by-law CA29 0040 in order to add the following definitions: place of worship, garden shed, to modify the definition of ground floor, to modify the provisions regarding temporary winter car shelters in order to determine their implementation at 1 m from sidewalk or bicycle paths and at 1.5 m from curb or road, to forbid their implementation which affects signalization visibility or at less than 1.5 m from fire hydrant, to allow a maximum height of 3 m, to allow a light colour other than white, to allow a side setback of less than 3 m for some buildings without attached garage, to forbid solariums in side yards adjacent to a street, to forbid solarium encroachment in setbacks, to specify the requirements concerning waste deposits for the use in the commercial (C) and recreational (R) groups, specify the minimal distance between a half circle driveway access and a sidewalk, a road or a border, to modify the number of parking spaces required for the 4 to 11 units housing for a H3 use, to allow claddings in masonry panel or polypropylene panels, to specify the minimal distance between a fence or wall and sidewalk, road or border, to allow signs made of canvas covered with vinyl stretched and attached to the casing, specify the materials allowed for the extension of a derogatory construction

This by-law became effective on October 28, 2016 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.

GIVEN AT MONTREAL, BOROUGH OF PIERREFONDS-ROXBORO
this sixteenth day of the month of November of the year two thousand sixteen.

Suzanne Corbeil, Attorney
Secretary of the Borough

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PROVINCE DE QUÉBEC

VILLE DE MONTRÉAL
ARRONDISSEMENT DE PIERREFONDS-ROXBORO

BY-LAW CA29 0040-24

BY-LAW NUMBER CA29 0040-24 MODIFYING ZONING BY-LAW CA29 0040 IN ORDER TO ADD THE FOLLOWING DEFINITIONS: PLACE OF WORSHIP, GARDEN SHED, TO MODIFY THE DEFINITION OF “GROUND FLOOR”, TO MODIFY THE PROVISIONS REGARDING TEMPORARY WINTER CAR SHELTERS IN ORDER TO DETERMINE THEIR IMPLEMENTATION AT 1 M FROM SIDEWALK OR BICYCLE PATHS AND AT 1.5 M FROM CURB OR ROAD, TO FORBID THEIR IMPLEMENTATION WHICH AFFECTS SIGNALIZATION VISIBILITY OR AT LESS THAN 1.5 M FROM FIRE HYDRANT, TO ALLOW A LIGHT COLOUR OTHER THAN WHITE, TO ALLOW A MAXIMUM HEIGHT OF 3 M, TO ALLOW A SIDE SETBACK OF LESS THAN 3 M FOR SOME BUILDINGS WITHOUT ATTACHED GARAGE, TO FORBID SOLARIUMS IN SIDE YARDS ADJACENT TO A STREET, TO FORBID SOLARIUM ENCROACHMENT IN SETBACKS, TO SPECIFY THE REQUIREMENTS CONCERNING WASTE DEPOSITS FOR THE USE IN THE COMMERCIAL (C) AND RECREATIONAL (R) GROUPS, SPECIFY THE MINIMAL DISTANCE BETWEEN A HALF CIRCLE DRIVEWAY ACCESS AND A SIDEWALK, A ROAD OR A BORDER, TO MODIFY THE NUMBER OF PARKING SPACES REQUIRED FOR THE 4 TO 11 UNITS HOUSING FOR A H3 USE, TO ALLOW CLADDINGS IN MASONRY PANEL OR POLYPROPYLENE PANELS, TO SPECIFY THE MINIMAL DISTANCE BETWEEN A FENCE OR WALL AND SIDEWALK, ROAD OR CURB, TO ALLOW SIGNS MADE OF CANVAS COVERED WITH VINYL STRETCHED AND ATTACHED TO THE CASING, SPECIFY THE MATERIALS ALLOWED FOR THE EXTENSION OF A DEROGATORY CONSTRUCTION

At the Borough of Pierrefonds-Roxboro regular sitting held at the Westview Bible Church situated at 16789, boulevard de Pierrefonds in Pierrefonds, on October 3, 2016 at 7 p.m., in conformity with the Cities and Towns Act (L.R.Q., Chapter C-19), at which were present:

Mayor of the Borough	Dimitrios (Jim) Beis
Councillors	Catherine Clément-Talbot Justine McIntyre Yves Gignac Roger Trottier

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^c Suzanne Corbeil, were also present.

THE BOROUGH COUNCIL ENACTS THE FOLLOWING:

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

ARTICLE 1 Article 25 “Terminology” is modified:

1° by replacing the definition of “Car shelter” as follows:

Accessory building attached or non-attached to a main building or to another accessory building, formed of a roof contiguous to pillars, open on at least two sides and with at least one side attached to another building. The car shelter is used to protect a passenger vehicle.

2° by adding, after the definition of “Accessory structure”, the definition of “Garden structure” as follows:

Accessory structure designed for outdoor enjoyment.

See also: *gloriette, gazebo, pergola.*

3° by adding after the definition of “Leq”, the definition of “Place of worship” as follows:

Gathering area of a religious group intended to practice worship where community activities and teaching of religion can also take place.

4° by replacing the definition of “Ground floor” as follows:

Floor which is not a basement or a cave and whose floor is at a maximum of 2 m above the medium level of the centre of the road, calculated with the total width of the lot.

5° by adding, after the definition of “Storage”, the definition of “Garden Shed” as follows:

Accessory building intended for storage and protection of garden tools and other objects often used outdoor.

ARTICLE 2 Article 64 “Temporary winter car shelter, winter doorway shelter and winter tunnel” is replaced as follows:

It is permitted to install as a temporary structure a sole winter car shelter, a sole winter doorway shelter and a sole winter tunnel on a landsite occupied by a main use in the “single-family dwelling (h1)” and “two-family and three-family dwelling (h2)” use categories under the following conditions:

1° A winter shelter may be installed during the period from November 1st of a calendar year to April 15 of the next calendar year;

2° A winter shelter is authorized in all yards. It can be installed on the easement that is not occupied by a public road, at a minimum distance of 1 m from sidewalk or bicycle path, but never at less than 1,5 m from curb, road or fire hydrant;

3° A winter car shelter has to be implemented in an off-street parking area or on an entrance aisle leading to the off-street parking area;

4° The maximum height of a winter shelter is set at 3 m;

5° Notwithstanding any other provision of the present article, it is forbidden to implement a winter shelter:

- a) at less than 1,50 m from a fire hydrant;
 - b) at any place where the shelter obstructs or hides, in whole or in part, a traffic light, a road sign or any other signal device installed by competent authority on a public road.
- 6° The structure must be covered in a tone of white, light gray, light yellow, light beige or light blue fibrous synthetic canvas, waterproof and fireproof;
- 7° The materials used for the winter shelter must be designed for this purpose and well maintained.

ARTICLE 3 Article 112 is repealed.

ARTICLE 4 Paragraph 13° of first subsection of Article 138 “General provisions applicable for the uses of the housing (H) group” is replaced as follows:

Authorized use, building, structure or accessory equipment and projection for the main building	Front yard	Side yard not adjacent to a street	Side yard adjacent to a street	Rear yard not adjacent to a street	Rear yard adjacent to a street
13° SOLARIUM (GLASS ATRIUM)	No	Yes	No	Yes	Yes

ARTICLE 5 Paragraph 3° of first subsection of Article 140 is replaced as follows:

- 3° Specific provisions applicable to garden structure:
- a) The maximum height of a garden structure is set at 4 m and the maximum permitted area is 14 m².
 - b) Notwithstanding the preceding subparagraph, the maximum permitted area of a garden structure is 28 m² if it is located on a landsite with an area larger than 1000 m².
 - c) A shed must be located at least 0.3 m from a side or rear landside boundary line. The minimum distance from a main building is set at 2 m.
 - d) A garden structure other than a shed must be located at more than 2 m from a side or rear landside boundary line. Such a structure can be implemented at less than 2.0 m from the main building.

ARTICLE 6 Paragraph of Article 140.1 “Requirements relative to a private garage or a carport attached to or integrated into a dwelling” is modified as follows:

- e) Except in the case of a private garage serving a use in the “Multi-family dwelling (h3)” category, a private garage attached to or integrated into a main building must be located at a level higher than 20 cm above the finished level of the centre of the street facing the landsite on which the private garage is installed. In the case of a waterfront landsite the floor level of the private garage

can be located below the minimum required level if the drainage of surrounding grade occurs mostly towards the river.

ARTICLE 7 Paragraph of first subsection of Article 156 “Additional provisions applicable to an area for garbage storage” is replaced as follows:

1° A space must be reserved inside or outside a building for garbage storage. The following table sets out the type of garbage storage authorized:

Garbage storage for the uses in the “Commercial (C)” or “Recreational (R)” group	
Use	Required equipment
1. Retail sale or on-site preparation of food products (fish store, butcher shop, fresh produce market, restaurant, cafeteria, etc.), including without limitations all commercial stores generating garbage or putrescible matter.	<ul style="list-style-type: none"> • Refrigerated storage area inside the building where the use is carried. <p>AND</p> <ul style="list-style-type: none"> • Container or bin outside.
2. All other commercial uses or uses in the “Recreational (R)” group.	<ul style="list-style-type: none"> • Storage area inside the main building where the use is carried. <p>OR</p> <ul style="list-style-type: none"> • Outdoor container or bin

ARTICLE 8 Article 186 “Use of a landsite entrance or an access aisle” is modified by the addition of a second paragraph as follows:

A half circle driveway access must be set up so that parking of vehicle takes place only outside the easement

ARTICLE 9 Paragraph 3° of first subsection of article 190 « Specific provisions for the siting of a semi-circular access aisle is replaced as follows:

3° The portion of this access aisle that is parallel to the street must be located at least 3 m from the sidewalk, road or curb, if necessary.

ARTICLE 10 Third line of the table of Article 206 “Minimum number of spaces” is replaced as follows:

Main type of use	Minimum number of spaces
Multi-family dwelling (h3)	<p>1.25 space per dwelling unit plus 0.20 spaces per dwelling unit for visitors.</p> <p>For the dwellings of 12 units and more, at least 80% of parking spaces must be located indoor or underground.</p>

ARTICLE 11 Paragraphs 14° and 15° are added after paragraph 13° of first subsection of article 250 “Exterior cladding materials authorized for walls” as follows:

- 14° mechanically attached masonry panels which thickness can be less than 60 mm and attached or not by a binding mortar or cement;
- 15° mechanically attached cladding panels made of moulded polypropylene.

ARTICLE 12 Article 273 “Sitting of a fence or a wall” is replaced as follows:

A fence or a wall must be installed at a minimum distance of 1.5 m from a sidewalk, a curb or a bicycle path, without ever being at less than 2 m from the road, and at least 1.50 m from a fire hydrant.

ARTICLE 13 Paragraph 11° of first subsection of article 313 “Prohibited signs” is replaced as follows:

- 11° A sign in the form of a banner or streamer made of fabric or other non-rigid material, except in one of the following cases:
 - a. a sign made of a mechanically stretched flexible canvas covered with a vinyl coating, when said canvas is permanently attached to the casing;
 - b. temporary sign listed in Article 310 or Article 311.

ARTICLE 14 Article 358 “Modification or enlarging a non-conforming structure”:

- 1° By the repeal of paragraph 1° of first subsection;
- 2° By the replacement of paragraph 6° of first subsection as follows:
 - 6° Notwithstanding paragraph 5°, when a building is extended and the non-conforming cladding is protected by acquired rights, the cladding on exterior walls side and rear façades must be made of an authorized material as specified in article 250.

However, the front façade’s exterior walls must be covered in continuity with the prevailing materials which cover the exterior walls of the ground floor’s existing façade.

- 3° By the addition of paragraph 7 after paragraph 6° as follows:
 - 7° Despite any provision provided in the present article, masonry cladding must be replaced by masonry cladding.

ARTICLE 15 The present by-law comes into force according to the Law.