

Public Notice



PROMULGATION

BY-LAWS CA29 0040-25, CA29 0040-26, CA29 0040-27 AND CA29 0040-28

NOTICE is given that the following by-laws were adopted at the regular sitting of the Borough of Pierrefonds-Roxboro council held on April 3, 2017 and were approved by the Director of the Service de la mise en valeur du territoire on May 11, 2017 in accordance with the certificate of conformity issued on May 11, 2017:

BY-LAW CA29 0040-25

By-law modifying zoning by-law CA29 0040 in order to bring modifications adjustments and clarifications to various sections, namely: correct a wording error in section 245 3° allowing the tree cutting for a new construction, repeal the floor area limit for an additional use "Coin operated amusement arcade", "Pool hall" or "Lottery and games of chance" (section 83), restrict integrated residential projects to main use H3 or H4 of housing group (section 121), reduce to 40% the percentage of grass or plants in front yard for the category "Single-family dwelling (h1)" semi-detached (section 234 1°), add to the authorized materials pre-painted or prebaked steel siding or panel (section 250 10°), allow three attached signs per facility for an establishment located on a corner lot (section 322), allow one detached sign per corner lot (section 351) and repeal section allowing the replacement of a derogatory use by another under certain conditions

BY-LAW CA29 0040-26

By-law modifying zoning by-law CA29 0040 in order to remove lot 5 607 967 (boulevard Saint-Charles) from C-3-221 commercial zone and to integrate this lot to adjacent P-3-222 community zone (Hillcrest Park)

BY-LAW CA29 0040-27

By-law modifying zoning by-law CA29 0040 in order to modify in annex "A" the H4-4-284 zone specification chart (rue Jolicoeur) to add use H3 – multifamily dwelling and the related standards

BY-LAW CA29 0040-28

By-law modifying zoning by-law CA29 0040 in order to incorporate the provisions controlling parking and storage of recreational vehicles and to modify its definition

These by-laws became effective on May 11, 2017 and are 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 twenty-fourth day of the month of May of the year two thousand seventeen.

Suzanne Corbeil, Attorney
Secretary of the Borough

/r/

PROVINCE DE QUÉBEC

VILLE DE MONTRÉAL
ARRONDISSEMENT DE PIERREFONDS-ROXBORO

BY-LAW CA29 0040-25

BY-LAW NUMBER CA29 0040-25 MODIFYING ZONING BY-LAW CA29 0040 OF THE BOROUGH OF PIERREFONDS-ROXBORO IN ORDER TO BRING MODIFICATIONS, ADJUSTMENTS AND CLARIFICATIONS TO VARIOUS SECTIONS, NAMELY: CORRECT A WORDING ERROR IN SECTION 245 3° ALLOWING THE TREE CUTTING FOR A NEW CONSTRUCTION, REPEAL THE FLOOR AREA LIMIT FOR AN ADDITIONAL USE "COIN OPERATED AMUSEMENT ARCADE", "POOL HALL" OR "LOTTERY AND GAMES OF CHANCE" (SECTION 83), RESTRICT INTEGRATED RESIDENTIAL PROJECTS TO MAIN USE H3 OR H4 OF HOUSING GROUP (SECTION 121), REDUCE TO 40% THE PERCENTAGE OF GRASS OR PLANTS IN FRONT YARD FOR THE CATEGORY "SINGLE-FAMILY DWELLING (h1)" SEMI-DETACHED (SECTION 234 1°), ADD TO THE AUTHORIZED MATERIALS PRE-PAINTED OR PREBAKED STEEL SIDING OR PANEL (SECTION 250 10°), ALLOW THREE ATTACHED SIGNS PER FACILITY FOR AN ESTABLISHMENT LOCATED ON A CORNER LOT (SECTION 322), ALLOW ONE DETACHED SIGN PER CORNER LOT (SECTION 351) AND REPEAL SECTION ALLOWING THE REPLACEMENT OF A DEROGATORY USE BY ANOTHER UNDER CERTAIN CONDITIONS

At the Borough of Pierrefonds-Roxboro regular sitting held at the Borough Hall situated at 13665, boulevard de Pierrefonds in Pierrefonds, on April 3, 2017 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 245 "Tree felling" is modified by replacing the third section of the second paragraph as followed:

3° The tree is located in the area of establishment of a projected construction or at less than 3 meters of the latter except if it is a sign, an

accessory structure or a projected retaining wall.

ARTICLE 2 Article 83 "Specific provisions applicable to the additional uses of "Coin-operated amusement arcade", "Poolhall" and "Lotery and games of chance" is repealed.

ARTICLE 3 Article 121 "Developments of an integrated housing project" is modified by replacing the first paragraph as followed:

An integrated housing project is authorized for a group of buildings occupied or intended to be occupied by a main use in the H3 or H4 category in the Housing (h) group of uses on the following conditions:

ARTICLE 4 Article 234 "Landscaping of the front yard" is modified by replacing the first paragraph as followed:

1° Use in the "single-family dwelling (h1)" category in which construction is contiguous: 20% for the centre units and 40% for the end units, use in the the category "Single-family dwelling (h1)" category in which construction is semi-detached: 40%;

ARTICLE 5 Article 250 "Exterior cladding materials authorized for walls" is modified by replacing the tenth paragraph as followed:

10° Vinyl, aluminum, Masonite or pre-painted or prebaked steel siding or panel.

ARTICLE 6 Article 322 "Signs authorized" is modified as followed:

a) By adding paragraph 5.1 in the first column, as followed:

5.1 NUMBER OF SIGNS AUTHORIZED FOR A BUILDING LOCATED ON A CORNER LOT;

b) By adding at the intersection of paragraph 5.1 and second column "ATTACHED SIGN" the following words:

3 signs per establishment;

c) By adding at the intersection of paragraph 5.1 and third column "DETACHED SIGN" the following words:

1 sign per lot;

ARTICLE 7 Article 350 "EXTINGUISHING ACQUIRED RIGHTS RELATIVE TO A USE" is modified by replacing the second paragraph as follows:

Notwithstanding the first clause, acquired rights from a non-conforming use are extinguished once this use is replaced by a use that is in conformity with the current zoning by-law.

ARTICLE 8 Article 351 "REPLACING A NON-CONFORMING USE" is repealed;

ARTICLE 9 The present by-law comes into force according to the Law.

PROVINCE DE QUÉBEC

VILLE DE MONTRÉAL
ARRONDISSEMENT DE PIERREFONDS-ROXBORO

BY-LAW CA29 0040-26

BY-LAW NUMBER CA29 0040-26 MODIFYING ZONING BY-LAW NUMBER CA29 0040 OF THE BOROUGH OF PIERREFONDS-ROXBORO IN ORDER TO REMOVE LOT 5 607 967 (BOULEVARD SAINT-CHARLES) FROM C-3-221 COMMERCIAL ZONE AND TO INTEGRATE THIS LOT TO ADJACENT P-3-222 COMMUNITY ZONE (HILLCREST PARK)

At the Borough of Pierrefonds-Roxboro regular sitting held at the Borough Hall situated at 13665, boulevard de Pierrefonds in Pierrefonds, on April 3, 2017 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
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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.

CONSIDERING resolution CA15 29 0240 of the August 3, 2015 Borough Council sitting, to accept the land transfer (lot 5 607 967) in the context of the issuance of a construction permit for the construction of a detached commercial building at 4500 à 4510, boulevard Saint-Charles on projected lot 5 607 966, as park fees in accordance with section 2 of by-law concerning the issuance of certain construction license (02-065);

THE BOROUGH COUNCIL ENACTS THE FOLLOWING:

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

ARTICLE 1 The planning programme in Annex C of zoning by-law CA29 0040 is modified as follows:

- a) By removing lot 5 607 967 of the C-3-221 commercial zone;
- b) By integrating lot 5 607 967 to existing P-3-222 community zone.

as illustrated by plan number "F 3/8" of file number "2015-06 B" attached to the present by-law as annex "1" as if herein at length recited;

ARTICLE 2 The present by-law comes into force according to the Law.

PROVINCE DE QUÉBEC

VILLE DE MONTRÉAL
ARRONDISSEMENT DE PIERREFONDS-ROXBORO

BY-LAW CA29 0040-27

BY-LAW NUMBER CA29 0040-27 MODIFYING ZONING BY-LAW NUMBER CA29 0040 OF THE BOROUGH OF PIERREFONDS-ROXBORO IN ORDER TO MODIFY IN ANNEX “A” THE H4-4-284 ZONE SPECIFICATION CHART (RUE JOLICOEUR) TO ADD USE H3 – MULTIFAMILY DWELLING AND THE RELATED STANDARDS

At the Borough of Pierrefonds-Roxboro regular sitting held at the Borough Hall situated at 13665, boulevard de Pierrefonds in Pierrefonds, on April 3, 2017 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
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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:

Annex “A” of zoning by-law CA29 0040 is modified as follows:

SECTION I

ARTICLE 1 by adding the H3 use and the related implementation standards to the specifications chart H4-4-284 as follows:

- a) By adding the H3 use category at second line of fourth column;
- b) By adding number 650 at the intersection of line 7, area (m²) and column H3;
- c) By adding number 27 at the intersection of line 8, depth (m) and column H3;
- d) By adding number 30 at the intersection of line 9, width (m) and column H3;

- e) By adding an asterisk at the intersection of line 11, detached and column H3;
- f) By adding number 8 at the intersection of line 15, front (m) and column H3;
- g) By adding number 7 at the intersection of line 16, side (m) and column H3;
- h) By adding number 12 at the intersection of line 17, rear (m) and column H3;
- i) By adding numbers 2 / 4 at the intersection of line 19, height (floors) and column H3;
- j) By adding number 5 / at the intersection of line number 20, height (m) and column H3;
- k) By adding number 15 / at the intersection of line number 23, front wall width (m) and column H3;
- l) By adding number 4 / to the intersection of line number 25, dwelling / building and column H3;
- m) By adding numbers 0,5 / 2 to the intersection of line number 26, floor/ lot (F.A.R.) and column H3;
- n) By adding number / 0,5 at the intersection of line number 27, built / landsite (F.A.R.) and column H3;

as illustrated in the specifications chart of H4-4-284 zone attached in annex 1 of the present by-law.

ARTICLE 2 The present by-law comes into force according to the Law.

PROVINCE DE QUÉBEC

VILLE DE MONTRÉAL
ARRONDISSEMENT DE PIERREFONDS-ROXBORO

BY-LAW CA29 0040-28

BY-LAW NUMBER CA29 0040-28 MODIFYING ZONING BY-LAW NUMBER CA29 0040 OF THE BOROUGH OF PIERREFONDS-ROXBORO IN ORDER TO INCORPORATE THE PROVISIONS CONTROLLING PARKING AND STORAGE OF RECREATIONAL VEHICLES AND TO MODIFY ITS DEFINITION

At the Borough of Pierrefonds-Roxboro regular sitting held at the Borough Hall situated at 13665, boulevard de Pierrefonds in Pierrefonds, on April 3, 2017 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^e Suzanne Corbeil, were also present.

THE BOROUGH COUNCIL ENACTS THE FOLLOWING:

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

SECTION I

ARTICLE 1 Article 25 "TERMINOLOGY" is modified as follows:

- a) by adding the definition of de "Summer season" as follows:

refers to the period of time ranging between April 16 and October 31 of each year;
- b) by adding the definition of "Winter season" as follows:

refers to the period of time ranging between November 1st to April 15 of each year;
- c) by adding the definition of "Parking during the season" as follows:

means any parking or storage of a winter recreational vehicle during the winter season or of a summer recreational vehicle during the summer season;

- d) by adding the definition of "Off-season parking" as follows:

means any parking or storage of a winter recreational vehicle during the summer season or of a summer recreational vehicle during the winter season;

- e) by replacing the definition of "RECREATIONAL VEHICLE" by the following:

RECREATIONAL VEHICLE

Refers to a vehicle, motorized or not, a pleasure boat or sailboat, designed to be used for recreational purposes, and without restricting the generality of the foregoing, a trailer, a motorized home, a tent-trailer, a snowmobile, a watercraft, an all-terrain vehicle with 3 or 4 wheels;

ARTICLE 2 Article 138 "GENERAL PROVISIONS APPLICABLE TO THE USES IN THE HOUSING (H) GROUP" is modified as follows:

- a) by adding paragraphs 42 and 43 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
42. PARKING OR STORAGE OF A RECREATIONAL VEHICLE SHORTER THAN 6 METRES	Yes (during season)	Yes	Yes	Yes	Yes
a) Distance from front yard public right-of-way and landsite boundary line for other yards	0 m	1 m	3 m	1 m	3 m
43. PARKING OR STORAGE OF A RECREATIONAL VEHICLE LONGER THAN 6 METRES	Yes (during season)	Yes	Yes	Yes	Yes
a) Distance from street curb, paving or sidewalk in front yard and landsite boundary line for other yards	1.5 m	1 m	3 m	1 m	3 m
See article 146.2					

ARTICLE 3 Article 146.2 "PROVISIONS APPLICABLE TO RECREATIONAL VEHICLES" is added as follows:

146.2 PROVISIONS APPLICABLE TO RECREATIONAL VEHICLES

In addition to the provisions applicable according to paragraphs 42 and 43 of article 138, the following provisions apply to parking or storage of recreational vehicles:

1° Recreational vehicles must be parked or stored on a land built in a residential zone where detached, semi-detached and row one-family dwellings (H1) are allowed;

2° Off-season, recreational vehicles can be parked in rear yards or side yards up to a maximum of three units which should not occupy more than 30% of the rear yards and side yards.

ARTICLE 2 The present by-law comes into force according to the Law.