

Public Notice



PROMULGATION

BY-LAW CA29 0040-37

NOTICE is given that the following by-law was adopted at the regular sitting of the Borough of Pierrefonds-Roxboro council held on December 3, 2018 and was approved by the Director of the Service de la mise en valeur du territoire on January 14, 2019 in accordance with the certificate of conformity issued on January 14, 2019:

BY-LAW CA29 0040-37

By-law modifying zoning by-law CA29 0040 in order to replace the definition of “Carport” and the definition of “Landsite entrance”, to modify paragraph 3 of article 73 regarding modifications to the exterior related to an additional use, to modify article 138 regarding standards applicable to carports, to add a paragraph at article 174 to allow the use of transportation bins as shed under certain conditions, to replace the first paragraph of article 233 regarding the landscaping of open areas on a landsite and to replace the third paragraph of article 294 regarding the construction of accessory buildings in the riverside protection strip

This by-law became effective on January 14, 2019 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 IN MONTREAL, BOROUGH OF PIERREFONDS-ROXBORO
this seventeenth day of the month of January of the year two thousand nineteen.

The secretary of the Borough

Suzanne Corbeil, Attorney

/rl

PROVINCE DE QUÉBEC

VILLE DE MONTRÉAL
ARRONDISSEMENT DE PIERREFONDS-ROXBORO

BY-LAW CA 29 0040-37

BY-LAW MODIFYING ZONING BY-LAW CA29 0040 IN ORDER TO REPLACE THE DEFINITION OF “CARPORT” AND THE DEFINITION OF “LANDSITE ENTRANCE”, TO MODIFY PARAGRAPH 3 OF ARTICLE 73 REGARDING MODIFICATIONS TO THE EXTERIOR RELATED TO AN ADDITIONAL USE, TO MODIFY ARTICLE 138 REGARDING STANDARDS APPLICABLE TO CARPORTS, TO ADD A PARAGRAPH AT ARTICLE 174 TO ALLOW THE USE OF TRANSPORTATION BINS AS A SHED UNDER CERTAIN CONDITIONS, TO REPLACE THE FIRST PARAGRAPH OF ARTICLE 233 REGARDING THE LANDSCAPING OF OPEN AREAS ON A LANDSITE AND TO REPLACE THE THIRD PARAGRAPH OF ARTICLE 294 REGARDING THE CONSTRUCTION OF ACCESSORY BUILDINGS IN THE RIVERSIDE PROTECTION STRIP

At the Borough of Pierrefonds-Roxboro regular sitting held in the Borough hall located at 13665, boulevard de Pierrefonds, on December 3, 2018 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 Yves Gignac Benoit Langevin Louise Leroux

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 The article 25 “Terminology” is modified as follows:

1° The definition of “CARPORT” is replaced as follows:

CARPORT

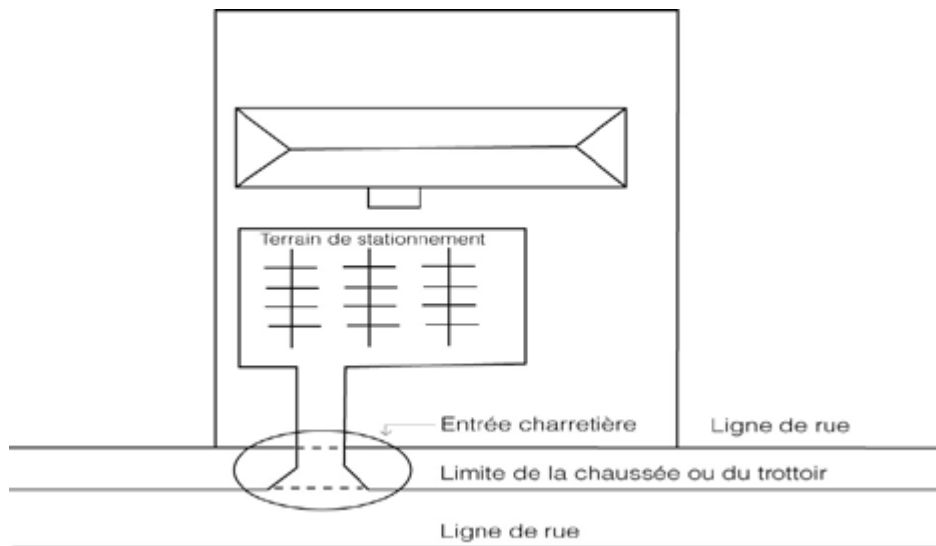
Accessory building attached or not to a main building or to another accessory building, formed of a roof contiguous to pillars, open on at least two sides. The car shelter is used to protect a passenger vehicle. When a carport is attached to the main building, it is considered as an integral part of it for the application of all provisions applicable to the main building.

2° The definition of “LANDSITE ENTRANCE” is replaced as follows:

LANDSITE ENTRANCE

Driveable entrance installed on the boundary of a street easement to allow the passage of a vehicle from the street onto a contiguous landsite.

When the driveable portion of the street does not extend as far as the edge of the street line, entrance to the landsite also includes the portion of the driveway entrance that extends from the edge of the street line as far as the drivable portion of the street.



ARTICLE 2 Paragraph 3 of article 73 “General provisions applicable to an additional use” is modified as follows:

3° The installation of an additional use must not lead to the addition of a door on the main façade of the building.

ARTICLE 3 Article 138 “General provisions applicable to the uses in the “Housing (H)” Group” is modified with the addition of the following table line, as line 22.1, inserted between lines 22 and 23:

22.1 CARPORT AND PRIVATE GARAGE ATTACHED OR INTEGRATED	No	Yes	Yes	Yes	Yes
a) other applicable standards	See the standards at articles 140, 140.1 and 141				

ARTICLE 4 Article 174 “Additional provisions applicable to an accessory building” is modified by adding the paragraph 3° as follows:

3° Transportation containers are allowed when used as shed, under the following conditions:

- a) only in addition to a main use of the “p1a” use subcategory;
- b) maximum 2 containers by landsite;
- c) the container’s floor area must be of a maximum of 14 square meters;
- d) the container must rest on a graded surface made of crushed stone, sand or gravel.

ARTICLE 5 Article 233 “Landscaping of open areas on a landsite” is modified by replacing the first paragraph by the following:

233. Unless it is to be left in its natural state, any unused or unoccupied area on a landsite, and any area disturbed by construction work must be grassed or otherwise landscaped to cover any bare ground. To this end, artificial turf is not authorized as a ground cover except for a main use among the following:

1. sub-group “Recreation destined to relaxation, leisure and sports (p1a)” uses;
2. sub-group “Cultural and sports establishments or related to community services (p2d)” uses;
3. “Recreation” (r) uses group;
4. “Daycare services (6541)” use, only for the layout of recreational areas required for this use and with the exception of a home daycare service;
5. sub-class uses “681 – preschool, primary and secondary education”, only for the layout of recreational areas, sports facilities and playgrounds.

ARTICLE 6 Article 294 “Protection of the riverbank” is modified by replacing the 3rd paragraph as follows:

3° The construction of an accessory building such as a garage, a storage shed or a garden shed, or the construction of a swimming pool, when it is possible only in the part of the riverbank that is not in its natural state, and under the following conditions:

- a) The dimensions of the lot no longer permit the construction or the extension of this accessory building, following the creation of the protection strip for the riverbank;
- b) The subdivision was done prior to the coming into force of the first municipal by-law prohibiting construction on the riverbank, i.e., December 21, 1983;
- c) It is obligatory to preserve a protection strip for the riverbank, with a minimum width of 5 m, in its current state, or preferably to landscape it in order to return it to its natural state;
- d) The accessory building must stand on the land without any earthmoving

ARTICLE 7 The present by-law comes into force according to the Law.