

Public Notice



PROMULGATION

BY-LAW CA29 0040-38

NOTICE is given that the following by-law was adopted at the regular sitting of the Borough of Pierrefonds-Roxboro council held on February 11, 2019 and was approved by the Director of the Service de la mise en valeur du territoire on March 15, 2019 in accordance with the certificate of conformity issued on March 19, 2019:

BY-LAW CA29 0040-38

By-law modifying zoning by-law CA29 0040 in order to create H1-5-293-1 and H1-5-293-2 zones from part of H1-5-293 zone located on chemin de la Rive-Boisée in order to reduce the building footprint and the build/land ratio, to increase the minimum surface area and depth of the lots and to withdraw lot 2 861 586 from H1-5-293 zone in order to include it in H1-5-294 zone, thus allowing semi-detached buildings

This by-law became effective on March 19, 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 twenty-first day of the month of March 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 CA29 0040-38

BY-LAW NUMBER CA 290040-38 MODIFYING ZONING BY-LAW CA29 0040 IN ORDER TO CREATE H1-5-293-1 AND H1-5-293-2 ZONES FROM PART OF H1-5-293 ZONE LOCATED ON CHEMIN DE LA RIVE-BOISÉE IN ORDER TO REDUCE THE BUILDING FOOTPRINT AND THE BUILD/LAND RATIO, TO INCREASE THE MINIMUM SURFACE AREA AND DEPTH OF THE LOTS AND TO WITHDRAW LOT 2 861 586 FROM H1-5-293 ZONE IN ORDER TO INCLUDE IT IN H1-5-294 ZONE, THUS ALLOWING SEMI-DETACHED BUILDINGS

At the Borough of Pierrefonds-Roxboro regular sitting held in the borough hall situated at 13665, boulevard de Pierrefonds in said borough, on February 11, 2019, 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
 Yves Gignac

All members of the Council and forming a quorum under the chairmanship of the Mayor of the Borough, Mr. Dimitrios (Jim) Beis.

Mr. Dominique Jacob, Director of the Borough and M^e Suzanne Corbeil, Secretary of the Borough were also present.

THE BOROUGH COUNCIL ENACTS THE FOLLOWING:

SECTION I
AMENDMENTS TO ZONING PLAN

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

- 1° by creating H1-5-293-1 zone composed of lots 1 841 894, 1 841 895, 1 841 896, 1 841 901 and 1 841 904 of the cadastre of Quebec from H1-5-293 zone. The whole as shown on plan number F 5/8, file number 2018-04B-01 attached to the present by-law as Appendix “I” as if it was herein reproduced in full.
- 2° by creating H1-5-293-2 zone composed of lots 1 842 827, 1 842 828, 1 842 830, 1 842 831, 1 842 832, 1 842 922, 1 842 923, 2 861 587, 2 936 432 and 2 936 433 of the cadastre of Quebec from H1-5-293 zone. The whole as shown on plan number F 5/8, file number 2018-04B-01 attached to the present by-law as Appendix “I” as if it was herein reproduced in full.

- 3° by withdrawing lot 2 861 586 of the cadastre of Quebec from H1-5-293 zone and by including it to existing H1-5-294 zone, thus allowing semi-detached buildings. The whole as shown on plan number F 5/8, file number 2018-04B-01 attached to the present by-law as Appendix “I” as if it was herein reproduced in full.

SECTION II
AMENDMENTS TO SPECIFICATIONS CHARTS

ARTICLE 2 Specifications charts from Appendix A of by-law CA29 0040 are modified as follows:

- 1° by inserting H1-5-293-1 specifications chart in sequence after H1-5-293 chart from Appendix A, in order to increase the minimum surface area and depth of the lots and to reduce the land use ratio (F.A.R.) and the buildspace/landsite ratio (O.S.R.).

The specifications chart of H1-5-293-1 zone is attached to the present by-law as Appendix “II”, as if it was herein reproduced in full.

- 2° by inserting H1-5-293-2 specifications chart in sequence after H1-5-293-1 chart from Appendix A, in order to increase the minimum surface area and depth of the lots and to reduce the land use ratio (F.A.R.) and the buildspace/landsite ratio (O.S.R.).

The specifications chart of H1-5-293-1 zone is attached to the present by-law as Appendix “III”, as if it was herein reproduced in full.

ARTICLE 3 The present by-law comes into force according to law.

ANNEXE II : NOUVELLE GRILLE PROPOSÉE

USAGES PERMIS

ZONE: H1-5-293-1

1	CATÉGORIES D'USAGES									
2	CATÉGORIES D'USAGES PERMIS	h1								
3	USAGES SPÉCIFIQUES EXCLUS OU PERMIS									
4	USAGE SPÉCIFIQUE EXCLU									
5	USAGE SPÉCIFIQUE PERMIS									

NORMES PRESCRITES (LOTISSEMENT)

6	TERRAIN									
7	SUPERFICIE (m²)	min.	1000							
8	PROFONDEUR (m)	min.	45							
9	LARGEUR (m)	min.	15							

NORMES PRESCRITES (ZONAGE)

10	STRUCTURE									
11	ISOLÉE	*								
12	JUMELÉE									
13	CONTIGUË									
14	MARGES									
15	AVANT(m)	min.	6							
16	LATÉRALE(m)	min.	2							
17	ARRIÈRE(m)	min.	7							
18	BÂTIMENT									
19	HAUTEUR (ÉTAGES)	min./max.	1/2							
20	HAUTEUR (m)	min./max.	/8							
21	SUPERFICIE D'IMPLANTATION (m²)	min./max.								
22	SUPERFICIE DE PLANCHER (m²)	min./max.								
23	LARGEUR DU MUR AVANT (m)	min.	7							
24	RAPPORTS									
25	LOGEMENT/BÂTIMENT	min./max.								
26	PLANCHER/TERRAIN (C.O.S.)	min./max.	0,04/0,4							
27	BÂTI/TERRAIN (C.E.S.)	min./max.	/0,25							
28	DIVERS									
29	TYPE D'ENTREPOSAGE EXTÉRIEUR	Article 332								

DISPOSITIONS PARTICULIÈRES

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ANNEXE III : NOUVELLE GRILLE PROPOSÉE

USAGES PERMIS

ZONE: H1-5-293-2

1	CATÉGORIES D'USAGES									
2	CATÉGORIES D'USAGES PERMIS	h1								
3	USAGES SPÉCIFIQUES EXCLUS OU PERMIS									
4	USAGE SPÉCIFIQUE EXCLU									
5	USAGE SPÉCIFIQUE PERMIS									

NORMES PRESCRITES (LOTISSEMENT)

6	TERRAIN									
7	SUPERFICIE (m²)	min.	1000							
8	PROFONDEUR (m)	min.	45							
9	LARGEUR (m)	min.	15							

NORMES PRESCRITES (ZONAGE)

10	STRUCTURE									
11	ISOLÉE	*								
12	JUMELÉE									
13	CONTIGUË									
14	MARGES									
15	AVANT(m)	min.	6							
16	LATÉRALE(m)	min.	2							
17	ARRIÈRE(m)	min.	7							
18	BÂTIMENT									
19	HAUTEUR (ÉTAGES)	min./max.	1/2							
20	HAUTEUR (m)	min./max.	/8							
21	SUPERFICIE D'IMPLANTATION (m²)	min./max.								
22	SUPERFICIE DE PLANCHER (m²)	min./max.								
23	LARGEUR DU MUR AVANT (m)	min.	7							
24	RAPPORTS									
25	LOGEMENT/BÂTIMENT	min./max.								
26	PLANCHER/TERRAIN (C.O.S.)	min./max.	0,04/0,4							
27	BÂTI/TERRAIN (C.E.S.)	min./max.	/0,25							
28	DIVERS									
29	TYPE D'ENTREPOSAGE EXTÉRIEUR	Article 332								

DISPOSITIONS PARTICULIÈRES

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