



**PUBLIC CONSULTATION MEETING
ON DRAFT BY-LAW NUMBER CA29 0040-41 ENTITLED**

BY-LAW NUMBER CA29 0040-41 MODIFYING ZONING BY-LAW NUMBER CA29 0040
IN ORDER TO ADD A STANDARD CONCERNING GREENHOUSES ON ROOFS, TO
CLARIFY ARTICLES REGARDING SPAS AND TO ADD PENAL PROVISIONS

TO ALL PERSONS WHO MIGHT BE INTERESTED IN PIERREFONDS-ROXBORO
BOROUGH'S DRAFT BY-LAW NUMBER **CA29 0040-41**:

NOTICE is hereby given by the undersigned:

THAT the Borough Council, following the adoption by resolution number
CA20 29 0013 at the regular sitting held on January 13, 2020 of the draft by-law entitled as
hereinabove, will hold a public consultation meeting on **Monday, February 10, 2020, at
6 p.m.**, at the Borough Hall, located at 13665, boulevard de Pierrefonds, in conformity with the
provisions of the Act respecting land use planning and development (R.S.Q. c. A-19.1).

THAT the object of draft by-law is to modify zoning by-law CA29 0040 in order to
add a standard concerning greenhouses on roofs, to clarify articles regarding spas and to add penal
provisions.

THAT in the course of this public meeting the Mayor of the Borough or another
member of the Council will explain this draft by-law and the consequences of its adoption, and also
hear parties who wish to express their concerns.

THAT this draft by-law contains a provision relating to a by-law that is susceptible
to be approved by referendum.

THAT this draft by-law is available for examination at the Borough Secretary's
Office, Monday to Thursday, from 8 a.m. to noon and from 1 p.m. to 4:45 p.m. and Friday from
8 a.m. to noon. It is also available on the "Public Notices" page on the Borough's website at
ville.montreal.qc.ca/pierrefonds-roxboro.

GIVEN IN MONTREAL, BOROUGH OF PIERREFONDS-ROXBORO
This twenty-third day of January of the year 2020.

The secretary of the Borough

Suzanne Corbeil, Attorney

/rl

PROVINCE DE QUÉBEC

VILLE DE MONTRÉAL
ARRONDISSEMENT DE PIERREFONDS-ROXBORO

DRAFT BY-LAW CA29 0040-41

BY-LAW NUMBER CA 290040-41 MODIFYING ZONING BY-LAW CA29 0040 IN ORDER TO ADD A STANDARD CONCERNING GREENHOUSES ON ROOFS, TO CLARIFY ARTICLES REGARDING SPAS AND TO ADD PENAL PROVISIONS

At the Borough of Pierrefonds-Roxboro regular sitting held at the Borough Hall located at 13665, boulevard de Pierrefonds in Pierrefonds, on January 13, 2020 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.

WHEREAS article 113 of the Act respecting land use planning and development (R.R.S.Q., chapter A-19.1);

THE BOROUGH COUNCIL ENACTS THE FOLLOWING:

ARTICLE 1 By-law CA29 0040 is modified at article 25, entitled “Terminology”, in order to replace the following definitions as follows:

FRONT PORCH

Outdoor platform which is accessed through a staircase, and giving access to the main entrance of a building.

TOTAL FLOOR AREA

Sum of the area of each of the floors in the building, calculated from the exterior face of exterior walls, including the floor area of a basement but excluding the floor area of a cellar. For the purposes of calculating the floor area ratio (F.A.R.), are excluded from the calculation are spaces used for mechanical purposes (technical room), basement storage spaces and the floor area used for basement and semi-basement parking.

ARTICLE 2 Article 140 of by-law CA29 0040 is modified as follows:

- a) by adding sub-paragraph c) to paragraph 4^e as follows:

- c) A domestic greenhouse located on the roof of a building must not be visible from the street and shall be located at an equal distance from its height to a lateral or rear wall.

ARTICLE 3 Article 143 of by-law CA29 0040 is modified by replacing its title by the following:

143. ADDITIONAL PROVISIONS APPLICABLE TO AN INGROUND OR SEMI-INGROUND SWIMMING POOL

ARTICLE 4 Article 143.1 of by-law CA29 0040 is modified as follows:

- a) by modifying its title as follows:

143.1 ADDITIONAL PROVISIONS APPLICABLE TO AN ABOVEGROUND POOL

- b) by modifying the first paragraph by removing the words “or a spa”;
- c) by repealing paragraphs 6 and 7.

ARTICLE 5 By-law CA29 0040 is modified by adding article 143.2 as follows:

143.2 ADDITIONAL PROVISIONS APPLICABLE TO A SPA

- 1° A spa must have a cover equipped with a lock system;
- 2° When not in use, the spa must be locked;

ARTICLE 6 Article 189 of zoning by-law CA29 0040 is repealed.

ARTICLE 7 Article 284 of zoning by-law CA29 0040 is repealed.

ARTICLE 8 Third paragraph of article 353 of by-law CA29 0040 is replaced as follows:

It is allowed to perform necessary regular repair and maintenance works in order to preserve the derogatory building protected by acquired rights.

ARTICLE 9 Zoning by-law CA29 0040 is modified by adding chapter 22.1, article 368.1 as follows:

CHAPTER 22.1
PENAL PROVISIONS

368.1 GENERAL PENALTIES

A person who commits an infraction to the present by-law is liable to a fine of at least \$350 and at most \$1 500, in the case of a natural person, or to a fine of at least \$500 and up to \$2 000 if the offender is a legal person.

In the event of a repeated infringement, the offender is liable to a fine of at least \$500 and at most \$2 000, in the case of a natural person, or to a fine of at least \$1 000 and at most \$4 000 if the offender is of legal person.

Any ongoing violation of a provision constitutes, per day, a separate and distinct offence.

ARTICLE 10 The present by-law comes into force according to Law.