

Public Notice



PUBLIC WRITTEN CONSULTATION

BY-LAW NUMBER CA29 0040-47

Notice is given to interested persons that at the regular sitting held November 2, 2020, the council of the Borough of Pierrefonds-Roxboro adopted first draft by-law CA29 0040-47 modifying zoning by-law CA29 0040 in order to bring the following correction and adjustments: modification of article 347 of the table of contents, modification of the definitions of rooftop structure, storey, height of a main building in metres, building width, addition of the definition of rooming house, modification of the definition of average ground level, addition of the definition of kitchen garden, modification of the definition of total floor area, repeal of the definition of green roof and addition of the definition of living roof, modification of article 63 on real estate sales and rental offices, addition of article 120.1 on authorized exceedance, modification of article 140 on accessory buildings, modification of article 262 on authorized exterior cladding materials, repeal of articles 263, 264 and 266, modification of article 267 on garage doors, modification of article 268 on authorized exterior cladding materials for walls and the repeal of article 312.

At this sitting, the Borough council has authorized the replacement of the holding of the public consultation meeting by a fifteen days written consultation, announced by a public notice, in accordance with ministerial order number 2020-049.

This first draft by-law does not contain provisions specific to a by-law that is subject to approval by referendum.

The first draft by-law is attached to the present notice. The presentation documents of the written consultation are available for consultation on the Borough's website: montreal.ca/pierrefonds-roxboro.

Any person wishing to submit questions or comments must do so by writing within 15 days from the date of the present publication by e-mail or by mail making sure to indicate her first name, her name and her street address at the following coordinates: greffe.pfdsrox@ville.montreal.qc.ca or Registry division, Borough of Pierrefonds-Roxboro, 13665 boulevard de Pierrefonds, Pierrefonds, Québec, H9A 2Z4.

If the application is transmitted by mail, it must absolutely be received at the above-mentioned address no later than November 27, 2020 to be considered, regardless of mailing delays.

GIVEN IN MONTREAL, BOROUGH OF PIERREFONDS-ROXBORO
this twelfth day of the month of November of the year two thousand twenty.

The secretary of the Borough

Suzanne Corbeil, Attorney

/rl

PROVINCE DE QUÉBEC

VILLE DE MONTRÉAL
ARRONDISSEMENT DE PIERREFONDS-ROXBORO

BY-LAW CA29 0040-47

BY-LAW NUMBER CA 290040-47 MODIFYING ZONING BY-LAW CA29 0040 IN ORDER TO BRING THE FOLLOWING CORRECTION AND ADJUSTMENTS: MODIFICATION OF ARTICLE 347 OF THE TABLE OF CONTENTS, MODIFICATION OF THE DEFINITIONS OF ROOFTOP STRUCTURE, STOREY, HEIGHT OF A MAIN BUILDING IN METRES, BUILDING WIDTH, ADDITION OF THE DEFINITION OF ROOMING HOUSE MODIFICATION OF THE DEFINITION OF AVERAGE GROUND LEVEL ADDITION OF THE DEFINITION OF VEGETABLE GARDEN, MODIFICATION OF THE DEFINITION OF TOTAL FLOOR AREA, REPEAL OF THE DEFINITION OF GREEN ROOF AND ADDITION OF THE DEFINITION OF LIVING ROOF, MODIFICATION OF ARTICLE 63 ON REAL ESTATE SALES AND RENTAL OFFICES, ADDITION OF ARTICLE 120.1 ON AUTHORIZED EXCEEDENCES, MODIFICATION OF ARTICLE 140 ON ACCESSORY BUILDINGS, MODIFICATION OF ARTICLE 262 ON AUTHORIZED EXTERIOR CLADDING MATERIALS, REPEAL OF ARTICLES 263, 264 ET 266, MODIFICATION OF ARTICLE 267 ON GARAGE DOORS, MODIFICATION OF ARTICLE 268 ON AUTHORIZED EXTERIOR CLADDING MATERIALS FOR WALLS AND THE REPEAL OF ARTICLE 312

At the Borough of Pierrefonds-Roxboro regular sitting held by videoconference on November 2, 2020 at 7 p.m., in conformity with the Cities and Towns Act (L.R.Q., Chapter C-19), and in conformity with the ministerial orders by which the minister of Health and Social Services has implemented special measures for the municipalities in order to minimize the spreading risks associated with COVID-19, to which attend:

The Mayor of the Borough Mr. Dimitrios (Jim) Beis, Councillors Catherine Clément-Talbot, Yves Gignac, Benoit Langevin and 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, also attend by videoconference.

WHEREAS article 113 of the Land Use Planning and Development Act (RLRQ, chapter A-19.1),

THE BOROUGH COUNCIL ENACTS THE FOLLOWING:

ARTICLE 1 The table of contents of by-law CA29 0040 is modified by replacing the title of article 347 as follows:

- a) 347. “CONTIGUOUS SEMI-DETACHED TYPE” CONSTRUCTIONS ON LOTS HAVING A FRONTAGE ON BOULEVARD GOUIN OUEST.....293

ARTICLE 2 Article 25 “Terminology” of by-law CA29 0040 is modified as follows:

- a) By replacing the definition of “ROOFTOP STRUCTURE” as follows:

ROOFTOP STRUCTURE

Structure erected on the roof or extending beyond the roof of a building, associated with or housing an element associated with, the functioning of the mechanical or electrical components of a building or with the exercise of an authorized use for the building, such as a water tank, mechanical equipment for the building, a shaft housing or elevator shaft housing, a stairwell entrance structure, a ventilation or light shaft, or communication equipment.

A rooftop structure can be considered as a mezzanine if it constitutes an extension of a section of a same housing or of a same facility of the storey immediately below.

b) By replacing the definition of “STOREY” as follows:

STOREY

Portion of a building between the upper surface of a floor and that of the floor immediately above, or in the absence of same, of the ceiling.

The number of storeys in a building is calculated starting at the ground floor.

The storey height is the number of storeys, including the ground floor, comprised between the ground floor ceiling and the ceiling of the higher storey, excluding a rooftop structure.

A storey delimited by a split-level floor is considered as a single floor for the purposes of this by-law, including for the calculation of the number of storeys in a building

c) By replacing the definition of “HEIGHT OF A MAIN BUILDING IN METRES” as follows:

HEIGHT OF A MAIN BUILDING IN METRES

Vertical distance between the level of the centre line of the street measured from the mid-point of the landsite frontage after final levelling, and the highest level of the ceiling on the uppermost floor, excluding a rooftop structure. When the street has a difference of height, the level of the center of the street is determined by calculating the average of the street levels adjacent to the lot where the main building is located.

d) By replacing the definition of “BUILDING WIDTH” as follows:

BUILDING WIDTH

Distance between the side walls of the main building, measured at the main façade including an integrated or attached private garage, measured at the foundation.

e) By adding the definition of “Rooming house” as follows:

ROOMING HOUSE

It is a building or section of a building where at least four (4) rooms are leased and where services can be provided to the persons who live there, such as meals, maintenance and surveillance

- f) By replacing the definition of “AVERAGE GROUND LEVEL” as follows:

AVERAGE GROUND LEVEL

The lowest of the definitive average ground levels, measured along each exterior wall of a building within a distance of 3 m from the wall, without necessarily taking into account the depressions which have no impact on access for fire-fighting.

- g) By adding the definition of “GARDEN” as follows:

VEGETBLE GARDEN

Garden destined to the culture of vegetables and certain fruits.

- h) By replacing the definition of “TOTAL FLOOR AREA” as follows:

TOTAL FLOOR AREA

Sum of the total area of each floors of a building, including the floor area of an underground but excluding the floor area of a basement. For the purpose of calculating the floor/land ratio, are excluded from the calculation the spaces used for mechanical purposes (technical room), the storage rooms in underground and the floor area used by the underground or semi-underground parkings.

- i) By repealing the definition “GREEN ROOF”

- j) By adding the definition of “LIVING ROOF” as follows:

LIVING ROOF

Section of a roof coating system that is designed to allow the vegetation growth.

ARTICLE 3 Article 63 of by-law CA29 0040 is modified as follows:

- a) By replacing the title “REAL ESTATE SALE OFFICE” by the following title:

63. REAL ESTATE SALE OFFICE AND RENTAL OFFICE

- b) By replacing the first paragraph by the following:

A modular building is authorized as temporary building to serve as a real estate sale office on a lot being part of a real estate project. The temporary building can be installed on issuance of a written authorization from the designated official. The designated official can issue this authorization as soon as the site planning and architectural integration programme (S.P.A.I.P.) of the construction department has been approved by the council or, if the approval procedure of a site planning and architectural integration programme does not apply, as soon as a construction permit has been issued for the beginning of the real estate project works.

- c) By adding a fourth paragraph as follows:

The present article also applies to rental offices.

ARTICLE 4 By-law CA29 0040 is modified by adding article 120.1 “AUTHORIZED EXCEEDENCES” as follows:

120.1 AUTHORIZED EXCEEDENCES

No construction should exceed the prescribed maximum heights in meters and in floors, to the exception of a chimney, a blowhole, a mast and a mezzanine.

A parapet or a guardrail can exceed the 2 m prescribed maximum from the roof or the heights in meters or in floors. A staircase or elevator shaft can exceed the prescribed maximum roof or the heights in meters or in floors according to a setback from the façade corresponding to at least twice its height.

A rooftop structure hosting mechanical equipment, a screen, a rooftop mechanical equipment or a guardrail can exceed the roof on condition to respect the setbacks prescribed in the following chart, in which “H” is the height of the rooftop structure, of the screen, of mechanical equipment or guardrail, measured from the roof, where it is:

Height of the roof where is installed or erected the rooftop structure, the screen, the mechanical equipment or the guardrail	Minimum setback from a façade	Minimum setback from a wall facing a side setback, a rear setback or on an alley
Inferior to 12.5 meters	2 x H	1 x H
From 12.5 to 20 meters	1.5 x H	0.75 x H
Superior to 20 meters	1 x H	0.5 x H

ARTICLE 5 The third paragraph of article 140 “ADDITIONAL PROVISIONS APPLICABLE TO ACCESSORY BUILDINGS” is modified by adding the following subparagraph after subparagraph d):

The present article does not apply to removable or seasonal garden equipment.

ARTICLE 6 Article 262 of zoning by-law CA29 0040 is replaced as follows:

262. EXTERIOR CLADDING MATERIALS AUTHORIZED FOR THE WALLS OF A USE OF THE “HOUSING” CATEGORY

All the walls of the first floor, calculated on a height of 2.3 m above the foundation, of a building occupied by a use of the “Housing” category must be coated in a minimum proportion of 80% of masonry, of high density fiber-cement, of architectural concrete or of glass. When the building has only one storey or one and a half storey, this requirement applies up to the level of the underside of the roof.

Authorized materials	“Housing” Group”		
	Use class h1	Use class h2	Use classes h3 and h4
Clay brick, concrete brick or sand brick	Min. 80% per wall	Min. 80% per wall	Min. 80% per wall

Natural stone or reconstituted stone	Min. 80% per wall	Min. 80% per wall	Min. 80% per wall
High density fiber-cement in panel or in clin	Max 80% per wall	Max 80% per wall	Max 20% per wall
The glass (curtain wall)	Max 20% per wall	Max 20% per wall	Min. 80% per wall
Noble architectural concrete block or split-face or grooved architectural concrete block	Max 20% per wall	Max 20% per wall	Max 80% per wall
Veined glass block	Max 20% per wall	Max 20% per wall	Max 20% per wall
Architectural concrete panel	Max 20% per wall	Max 20% per wall	Max 20% per wall
Stucco with or without natural aggregates, with or without dye	Max 20% per wall	Max 20% per wall	Max 20% per wall
Synthetic stucco, with or without natural aggregates, with or without dye	Max 20% per wall	Max 20% per wall	Max 20% per wall
Cedar wood, log construction, torrefied wood siding or preassure-treated wood	Max 20% per wall	Max 20% per wall	Max 20% per wall
Clin or vinyl panel, aluminium, pre-painted steel or factory pre-cooked or masonite	Max 20% per wall	Max 20% per wall	Max 20% per wall
Panel or pre-painted and factory pre-cooked steel sheet	Max 20% per wall	Max 20% per wall	Max 20% per wall
Galvanized or pre-meshed aluminum	Max 20% per wall	Max 20% per wall	Max 20% per wall
Masonry assembly panel mechanically fixed which thickness can be inferior to 60 mm and connected or not by a mortar or cement binding agent	Max 20% per wall	Max 20% per wall	Max 20% per wall
Corrugated panels in molded polypropylene mechanically fixed	Max 20% per wall	Max 20% per wall	Max 20% per wall
Solar panel	Max 20% per wall	Max 20% per wall	Max 20% per wall

The façades of the upper storeys on the first floor or on the first floor and-a-half or the portions of the façades located at a height superior by 2.3 meters calculated from the top of the foundation, can be coated with authorized exterior cladding material set out in article 250.

ARTICLE 7 Article 263 is repealed.

ARTICLE 8 Article 264 is repealed.

ARTICLE 9 Article 266 is repealed.

ARTICLE 10 Paragraph 3 of article 267 “NUMBER AND EXTERIOR APPEARENCE OF THE GARAGE DOORS OF “HOUSING (H)” GROUP” of by-law CA29 0040 is modified as follows:

- a) By withdrawing the words “conditionally upon being invisible from the street” at the 3rd paragraph.

ARTICLE 11 Article 268 of zoning by-law CA29 0040 is replaced as follows:

268. AUTHORIZED EXTERIOR CLADDING MATERIALS FOR WALLS

All the walls of a building, from the foundation, must be coated at a minimum proportion of 80% of stone, brick, architectural concrete panel or glass.

Authorized materials	“Commercial”, “Industry”, “Community” and “Recreational” Groups			
	Use class (c)	Use class (i)	Use class (p)	Use class (r)
Clay brick, concrete brick or sand brick	Min. 80% by wall	Min. 80% by wall	Min. 80% by wall	Min. 80% by wall
Natural stone or reconstituted stone	Min. 80% by wall	Min. 80% by wall	Min. 80% by wall	Min. 80% by wall
Noble architectural concrete block or split-face or grooved architectural concrete block	Min. 80% by wall	Min. 80% by wall	Min. 80% by wall	Min. 80% by wall
The glass (curtain wall)	Min. 80% by wall	Min. 80% by wall	Min. 80% by wall	Min. 80% by wall
High density fiber-cement in panel or in clin	Max 20% by wall	Max 20% by wall	Max 20% by wall	Max 20% by wall
Veined glass block	Max 20% by wall	Max 20% by wall	Max 20% by wall	Max 20% by wall
Architectural concrete panel	Max 20% by wall	Max 20% by wall	Max 20% by wall	Max 20% by wall
Stucco with or without natural aggregates, with or without dye	Max 20% by wall	Max 20% by wall	Max 20% by wall	Max 20% by wall
Synthetic stucco, with or without natural aggregates, with or without dye	Max 20% by wall	Max 20% by wall	Max 20% by wall	Max 20% by wall
Cedar wood, log construction, torrefied wood siding or preassure-treated wood	Max 20% by wall	Max 20% by wall	Max 20% by wall	Max 20% by wall

Clin or vinyl panel, aluminium, pre-painted steel or factory pre-cooked or masonite	Max 20% by wall	Max 20% by wall	Max 20% by wall	Max 20% by wall
Panel or pre-painted and factory pre-cooked steel sheet	Max 20% by wall	Max 20% by wall	Max 20% by wall	Max 20% by wall
Galvanized or pre-meshed aluminum	Max 20% by wall	Max 20% by wall	Max 20% by wall	Max 20% by wall
Masonry assembly panel mechanically fixed which thickness can be inferior to 60 mm and connected or not by a mortar or cement binding agent	Max 20% by wall	Max 20% by wall	Max 20% by wall	Max 20% by wall
Corrugated panels in molded polypropylene mechanically fixed	Max 20% by wall	Max 20% by wall	Max 20% by wall	Max 20% by wall
Solar panel	Max 20% by wall	Max 20% by wall	Max 20% by wall	Max 20% by wall

For the uses of the “Commercial” (c) and “Industry” (i) groups, at the exception of the specific use 6541 – Child care service welcoming 10 children or more, 50% of the façades of the upper storeys at first floor or the portions of the façades located at a height higher by 2.3 meters calculated from above the foundation, can be coated with the authorized exterior cladding materials listed at article 250.

ARTICLE 12 Article 312 of by-law CA29 0040 is repealed.

ARTICLE 13 The present by-law comes into force according to Law.