

Public Notice



PUBLIC WRITTEN CONSULTATION

BY-LAW NUMBER CA29 0040-50

Notice is given to interested persons that at the regular sitting held June 7, 2021, the council of the Borough of Pierrefonds-Roxboro adopted first draft by-law CA29 0040-50 modifying zoning by-law CA29 0040 in order to bring the following modifications and adjustments: modification of the definition of building footprint, modification of the definition of detached private garage, modification of the article on the landscaping requirements for a use in the single-family dwelling H1 category, modification of articles concerning parking, modification of articles concerning signs and modification of the title of the chapter about acquired rights.

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 the provisions of the February 5, 2021 decree number 102-2021, currently maintained by ministerial order number 2020-049.

The draft by-law concerns the zones listed below. Interested persons from the concerned zones and their contiguous zones as illustrated on the maps attached to the present notice will eventually be able to participate to a referendum approval procedure for the provisions of the draft by-law if they make a request.

The concerned zones and their contiguous zones are illustrated on the maps attached to the present notice to form an integral part hereof.

For article 25, the concerned zones are the following: E-1-100, P-1-101, E-1-102, H1-2-103, H1-2-103-1, H1-2-103-2, P-2-104, H2-2-105, H2-1-106, H1-2-107, H1-2-108, E-2-109, E-2-110, E-2-110-1, H1-2-111, H1-2-111-1, H1-2-111-2, H1-2-111-3, H1-2-111-4, H1-2-112, H1-2-112-1, H1-2-112-2, H1-2-114, H1-3-115, P-3-116, P-3-117, H1-3-118, H4-3-119, P-3-120, H1-3-121, H1-3-122, P-3-123, P-3-124, P-3-125, H1-3-126, P-3-127, P-3-128, P-3-129, C-3-130, H2-3-131, C-3-132, P-3-133, P-3-134, H4-3-135, H2-3-136, H1-3-137, H1-3-138, P-3-139, H1-3-140, H1-3-141, H1-3-142, P-3-143, H1-3-144, P-3-145, H1-3-146, H3-3-146, H2-3-147, H4-3-148, P-3-149, H4-3-150, H1-3-151, P-3-152, H3-3-153, H3-3-154, C-3-155, H2-3-156, H3-3-157, H4-3-158, H2-3-159, H1-3-160, P-3-161, C-3-162, P-3-163, H1-3-164, H1-3-165, H1-3-166, H1-3-167, P-3-168, C-3-169, C-3-170, C-3-171, H3-3-172, P-3-173, P-3-174, C-3-175, H2-3-176, H4-3-177, H1-3-180, H1-3-181, P-3-183, H1-3-184, H1-3-185, H1-3-186, P-3-186-1, H1-3-187, P-3-188, P-3-189, C-3-190, H3-3-191, H1-3-192, H1-3-193, C-3-194, H3-3-195, H3-3-196, H3-3-197, H1-3-198, P-3-199, P-3-200, H1-3-201, H4-3-202, P-3-203, H4-3-204, H4-3-205, P-3-206, P-3-207, P-3-208, C-3-209, C-3-210, H1-3-211, C-3-212, C-3-213, C-3-214, H1-3-215, C-3-216, C-3-217, C-3-218, C-3-219, C-3-220, C-3-221, P-3-222, C-3-223, C-3-224, H4-4-225, H3-4-226, H2-4-227, H3-4-228, H4-4-229, C-4-230, C-4-231, H2-4-232, C-4-233, C-4-234, C-4-235, C-4-236, C-4-237, C-4-238, H1-4-239, C-4-240, C-4-241, C-4-242, P-4-243, H2-2-244, H1-4-245, H1-4-246, P-4-247, P-4-248, P-4-249, P-4-251, P-4-252, P-4-253, P-4-254, P-4-255, C-4-256, P-4-257, C-4-258, C-4-259, H4-4-260, H3-4-261, H1-4-262, P-4-263, E-4-264, H3-4-265, C-4-266, H1-4-267, P-4-268, C-4-269, C-4-270, H3-4-272-2, C-4-273, C-4-274, C-4-275, C-4-276, H1-4-277, P-4-278, P-4-278-1, H3-4-279, C-4-280, C-4-281, H4-4-282, P-4-283, H4-4-284, H1-4-285, P-4-285-2, P-4-286, P-4-287, P-4-288, P-4-289, H4-5-290, E-5-291-1, P-5-291, A-5-292, H1-5-293, H1-5-293-1, H1-5-293-2, H1-5-294, C-5-294-1, H4-5-295, H3-5-296, C-5-298, P-5-299, P-5-300, P-5-301, P-5-302, P-5-303, P-5-304, P-5-305, P-5-306, P-5-307, P-5-308, H1-5-309, C-5-310, C-5-311, P-5-311-1, H1-5-312, H1-5-313, H3-5-314, H3-5-315, C-5-316, P-5-317, P-5-317-1, C-5-318, H4-5-319, H2-5-320, H2-5-321, H2-5-322, P-5-323, C-5-324, C-5-325, C-5-326, H1-5-327, P-5-327-1, P-5-328, H3-5-329, P-5-330, H1-5-331, P-5-332, P-5-333, C-5-334, C-5-335, P-5-336, E-6-337, H2-6-338, E-6-339, H2-6-340, E-6-343, E-6-344, P-6-346, H3-6-347, E-6-348, E-6-349, P-6-350, H4-6-351, H2-6-352, H1-6-353, P-6-354, P-6-355, P-6-356, C-6-357, P-6-358, P-6-359, H1-6-360, H2-6-361, C-4-362, H1-6-363, C-6-364, H2-6-365, C-6-366, P-6-367, C-6-368, P-6-369, P-6-370, C-6-371, P-6-372, C-6-373, H1-6-374, P-6-375, H1-6-376, H3-6-377, C-6-378, C-6-379, H1-6-380, P-6-381, C-6-382, C-6-383, P-6-384, P-6-385, H1-6-386, H4-6-387, E-6-388, H1-7-389, H4-7-390, E-7-391, H1-7-392, P-7-393, C-7-394, H4-7-395, H4-7-396, C-7-397, P-7-398, H2-7-399, H1-

7-399-1, P-7-400, H1-7-401, P-7-402, H4-7-403, H3-7-404, P-7-405, P-7-406, P-7-407, P-7-408, P-7-409, H4-7-410, C-7-411, C-7-412, C-7-413, C-7-414, H3-7-415, H1-7-416, P-7-417, H4-7-418, H1-7-419, H1-7-420, H2-7-421, P-7-422, P-7-423, C-7-424, C-7-424-1, H1-7-425, H3-7-426, H1-7-427, C-7-428, H1-7-429, P-7-430, H1-7-431, C-7-432, H3-7-433, P-7-434, P-7-435, H1-7-436, H3-7-436-1, H1-7-437, P-7-438, P-7-439, P-7-440, P-7-441, H1-7-442, P-7-442-1, P-7-442-2, C-7-443, C-7-443-1, P-7-444, P-7-445, P-7-446, P-7-447, P-7-448, C-8-449, H1-8-450, P-8-451, H1-8-452, H4-8-453, C-8-454, P-8-455, P-8-456, P-8-457, P-8-458, P-8-458-1, P-8-458-2, P-8-459, C-8-460, H4-8-461, H2-8-462, H3-8-463, P-8-464, H1-8-465, H2-8-466, H4-8-467, H3-8-468, H1-8-470, C-8-471, C-8-472, C-8-473, C-8-474, H1-8-475, P-8-476, H4-8-477, P-8-477-1, H2-8-478, P-8-479, P-8-479-1, H1-8-480, H1-8-481, P-8-482, H1-8-483, P-8-484, H1-8-485, C-8-486, H1-8-487, C-8-487-1, P-8-488, E-8-489, P-8-490, I-8-491, I-8-491-1 and I-8-492 and their contiguous zones.

For article 235, the concerned zones are the following : H1-2-103, H1-2-103-1, H1-2-103-2, H2-2-105, H2-1-106, H1-2-107, H1-2-108, E-2-109, H1-2-111, H1-2-111-1, H1-2-111-2, H1-2-111-3, H1-2-111-4, H1-2-112-1, H1-2-112-2, H1-2-114, H1-3-115, H1-3-118, H4-3-119, H1-3-121, H1-3-122, H1-3-126, H2-3-131, H2-3-136, H1-3-137, H1-3-138, H1-3-140, H1-3-141, H1-3-142, H1-3-144, H1-3-146, H2-3-147, H1-3-151, H3-3-154, H2-3-156, H3-3-157, H2-3-159, H1-3-160, H1-3-164, H1-3-165, H1-3-166, H1-3-167, C-3-171, H2-3-176, H1-3-180, H1-3-181, H1-3-184, H1-3-185, H1-3-186, H1-3-187, H3-3-191, H1-3-192, H1-3-193, H3-3-196, H1-3-198, H1-3-201, H4-3-202, H4-3-205, H1-3-211, H1-3-215, C-3-217, C-3-218, H2-4-227, H2-4-232, H1-4-239, H2-2-244, H1-4-245, H1-4-246, H3-4-261, H1-4-262, H3-4-265, H1-4-267, H1-4-277, H4-4-284, H1-4-285, A-5-292, H1-5-293, H1-5-293-1, H1-5-293-2, H1-5-294, H3-5-296, H1-5-309, H1-5-312, H1-5-313, H3-5-314, H3-5-315, H4-5-319, H2-5-320, H2-5-321, H2-5-322, H1-5-327, H3-5-329, H1-5-331, H2-6-338, H2-6-340, H3-6-347, H2-6-352, H1-6-353, H1-6-360, H2-6-361, H1-6-363, C-6-364, H2-6-365, H1-6-374, H1-6-376, H1-6-380, H1-6-386, H1-7-389, H1-7-392, H2-7-399, H1-7-399-1, H1-7-401, H3-7-404, H3-7-415, H1-7-416, H4-7-418, H1-7-419, H1-7-420, H2-7-421, H1-7-425, H3-7-426, H1-7-427, C-7-428, H1-7-429, H1-7-431, H1-7-436, H1-7-437, H1-7-442, H1-8-450, H1-8-452, H2-8-462, H1-8-465, H2-8-466, H3-8-468, H1-8-470, H1-8-475, H2-8-478, H1-8-480, H1-8-481, H1-8-483, H1-8-485, H1-8-487 and C-8-487-1 and their contiguous zones.

For articles 207, 211 et 220, the concerned zones are the following: H1-2-103, H1-2-103-1, H1-2-103-2, H2-2-105, H1-2-107, H1-2-108, H1-2-111, H1-2-111-1, H1-2-111-2, H1-2-111-3, H1-2-111-4, H1-2-112-1, H1-2-112-2, H1-2-114, H1-3-115, H1-3-118, H1-3-121, H1-3-122, H1-3-126, H2-3-131, H4-3-135, H2-3-136, H1-3-137, H1-3-138, H1-3-140, H1-3-141, H1-3-142, H1-3-144, H1-3-146, H3-3-146, H2-3-147, H4-3-148, H4-3-150, H1-3-151, H3-3-153, H3-3-154, H2-3-156, H3-3-157, H2-3-159, H1-3-160, H1-3-164, H1-3-165, H1-3-166, H1-3-167, H3-3-172, H2-3-176, H4-3-177, H1-3-180, H1-3-181, H1-3-184, H1-3-185, H1-3-186, H1-3-187, H3-3-191, H1-3-192, H1-3-193, H3-3-195, H3-3-196, H3-3-197, H1-3-198, H1-3-201, H4-3-204, H4-3-205, H1-3-211, H1-3-215, H4-4-225, H3-4-226, H2-4-227, H3-4-228, H4-4-229, H2-4-232, H1-4-239, H2-2-244, H1-4-245, H1-4-246, H3-4-261, H1-4-262, H1-4-267, H1-4-277, H4-4-282, H4-4-284, H1-4-285, H4-5-290, H1-5-293, H1-5-293-1, H1-5-293-2, H1-5-294, H4-5-295, H3-5-296, H1-5-309, H1-5-312, H1-5-313, H3-5-314, H3-5-315, H4-5-319, H2-5-320, H2-5-321, H2-5-322, H1-5-327, H3-5-329, H1-5-331, H2-6-338, H2-6-340, H3-6-347, H4-6-351, H1-6-353, H1-6-360, H2-6-361, H1-6-363, H2-6-365, H1-6-374, H1-6-376, H3-6-377, H1-6-380, H1-6-386, H4-6-387, H1-7-389, H4-7-390, H1-7-392, H4-7-395, H2-7-399, H1-7-399-1, H1-7-401, H4-7-403, H3-7-404, H4-7-410, H3-7-415, H1-7-416, H4-7-418, H1-7-419, H1-7-420, H2-7-421, H1-7-425, H3-7-426, H1-7-427, H1-7-429, H1-7-431, H3-7-433, H1-7-436, H3-7-436-1, H1-7-437, H1-7-442, H1-8-450, H4-8-453, H4-8-461, H2-8-462, H3-8-463, H1-8-465, H2-8-466, H4-8-467, H3-8-468, H1-8-470, H1-8-475, H4-8-477, H2-8-478, H1-8-480, H1-8-481, H1-8-483, H1-8-485 and H1-8-487 and their contiguous zones.

For articles 319 et 322, the concerned commercial zones are the following: P-2-104, H2-1-106, C-3-130, C-3-132, C-3-155, C-3-162, C-3-169, C-3-170, C-3-171, P-3-173, C-3-175, C-3-190, C-3-194, H4-3-202, C-3-209, C-3-210, C-3-212, C-3-213, C-3-214, C-3-216, C-3-217, C-3-218, C-3-219, C-3-220, C-3-221, C-3-223, C-3-224, C-4-230, C-4-231, C-4-233, C-4-234, C-4-235, C-4-236, C-4-237, C-4-238, C-4-240, C-4-241, C-4-242, P-4-252, C-4-256, C-4-258, C-4-259, H3-4-265, C-4-266, C-4-269, C-4-270, C-4-273, C-4-274, C-4-275, C-4-276, C-4-278, C-4-280, C-4-281, C-5-294-1, C-5-298, C-5-310, C-5-311, C-5-316, P-5-317, C-5-318, C-5-324, C-5-325, C-5-326, P-5-328, C-5-334, C-5-335, C-6-357, C-4-362, C-6-364, C-6-366, C-6-368, P-6-370, C-6-371, C-6-373, C-6-378, C-6-379, P-6-381, C-6-382, C-6-383, C-7-394, H4-7-396, C-7-397, P-7-398, C-7-406, C-7-407, C-7-408, C-7-409, C-7-411, C-7-412, C-7-413, C-7-414, C-7-424, C-7-424-1, C-7-428, P-7-430, C-7-432, P-7-439, C-7-443, C-7-443-1, P-7-448, C-8-449, H1-8-452, C-8-454, P-8-458-2, C-8-460, P-8-469, C-8-471, C-8-472, C-8-473, C-8-474, P-8-479, C-8-486, C-8-487-1, I-8-491 et I-8-491-1, the concerned industrial zones are the following: C-3-216, C-3-219, E-4-264, C-8-472, I-8-491 et I-8-491-1 and the concerned residential zones are P-8-477-1 and E-8-489 as well as their contiguous zones.

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 July 21, 2021 to be considered, regardless of mailing delays.

GIVEN IN MONTREAL, BOROUGH OF PIERREFONDS-ROXBORO
this sixth day of the month of July of the year two thousand twenty-one.



Alice Ferrandon, Attorney
The secretary of the Borough

/rl

PROVINCE OF QUÉBEC

VILLE DE MONTRÉAL
BOROUGH OF PIERREFONDS-ROXBORO

BY-LAW CA29 0040-50

BY-LAW NUMBER CA 290040-50 MODIFYING ZONING BY-LAW CA29 0040 IN ORDER TO BRING THE FOLLOWING MODIFICATIONS AND ADJUSTMENTS: MODIFICATION OF THE DEFINITION OF BUILDING FOOTPRINT, MODIFICATION OF THE DEFINITION OF DETACHED PRIVATE GARAGE, MODIFICATION OF THE ARTICLE ON THE LANDSCAPING REQUIREMENTS FOR A USE IN THE SINGLE-FAMILY DWELLING H1 CATEGORY, MODIFICATION OF ARTICLES CONCERNING PARKING, MODIFICATION OF ARTICLES CONCERNING SIGNS AND MODIFICATION OF THE TITLE OF THE CHAPTER ABOUT ACQUIRED RIGHTS

At the Borough of Pierrefonds-Roxboro regular sitting held by videoconference on June 7, 2021 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 Alice Ferrandon, 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 present by-law modifies zoning by-law number CA29 0040 of the Borough Pierrefonds-Roxboro and its successive amendments. The present by-law which should be understood as restating the relevant interpretative and administrative provisions of the by-law it modifies, as if they were reproduced entirely.

ARTICLE 2 Article 25 of by-law CA29 0040 is modified by replacing the definition of "building footprint", as follows:

BUILDING FOOTPRINT

Area of the surface delineated by the vertical projection of a building onto the ground, calculated at the external face of the outside walls of the building, including a solarium, a light well or an air shaft. The building footprint of a building excludes a porch, a terrace, a deck, a balcony, an outdoor staircase, an outdoor ramp, an outdoor pulp wharf, as well as the projection on the ground of a porch, a canopy, an eaves or a carport.

ARTICLE 3 Article 25 of by-law CA29 0040 is modified by replacing the definition of "detached private garage", as follows:

DETACHED PRIVATE GARAGE

Detached accessory building housing or intended to house a passenger vehicle, erected on a landsite occupied by a dwelling.

ARTICLE 4 First paragraph of article 235 “LANDSCAPING REQUIREMENTS FOR A USE IN THE SINGLE-FAMILY DWELLING H1 CATEGORY” of by-law CA29 0040 is replaced as follows:

A strip of land grassed or otherwise landscaped by a vegetation cover of a minimum width of 1 m along the land’s lateral boundary line in front yard must be installed on a landsite occupied by a use in the “Single-family dwelling (h1)” category.

ARTICLE 5 The titles of articles 207, 211 and 220 of by-law CA29 0040 are replaced, in both the text of the by-law and its table of contents, respectively by the following titles:

207. MINIMUM NUMBER OF SPACES FOR A BUILDING OF THE HOUSING (H) GROUP LOCATED IN THE SPECIAL PARKING STANDARDS ZONES (ANNEXE N)

211. MINIMUM NUMBER OF SPACES FOR A COMMERCIAL (C) BUILDING LOCATED IN THE SPECIAL PARKING STANDARDS ZONES (ANNEXE N)

220. MINIMUM NUMBER OF SPACES FOR A COMMUNITY (P) BUILDING LOCATED IN THE SPECIAL PARKING STANDARDS ZONES (ANNEXE N)

ARTICLE 6 Article 319 of by-law CA29 0040 is modified as follows:

a) by replacing the first paragraph by the following text:

The surface area of a sign corresponds to the area of the smallest polygon, circle or ellipse, real or imaginary, around the extreme outer limits of the sign, including all its components, and any surface serving as a background for the message on the sign. Elements that are solely structural and do not comprise any message are excluded from the calculation of the sign area (examples: poles, cleats, brackets or other mechanical support parts).

b) by adding at the end the following third paragraph:

When a sign includes a display surface on two of its sides (for example, a double-sided sign), only the area of one of the two display sides is included in the calculation of its surface. When a sign includes three (3) display surfaces or more (for example, triangular base sign), the areas of all its display sides are included in the calculation.

ARTICLE 7 Article 322 of by-law CA29 0040 is modified by replacing in the chart of second paragraph “3. TOTAL MAXIMUM AREA” by “3. TOTAL MAXIMUM AREA PER BUILDING”.

The text of this chart is modified, at the intersection of lines a) and b) and of columns “Attached sign” and “Detached sign”, by replacing with the following:

	ATTACHED SIGN	DETACHED SIGN
3. TOTAL MAXIMUM AREA PER BUILDING	The total surface area for attached signs may not exceed 1 m ² per metre of main façade length of the establishment to which the signs refer, up to a maximum of 20 m ² per building.	The total surface area for a detached sign of the building may not exceed 0.2 m ² per metre of length along the street onto which the main façade of the building faces, up to a maximum of 10 m ² per building.
a) Establishment with a gross floor area of less than 1,500 m ² .		
b) Establishment with a gross floor area of between 1,500 m ² and 2,500 m ² .		15 m ²

ARTICLE 8 The title of chapter 21 is modified as follows:

CHAPTER 21

PROVISIONS REGARDING USES, CONSTRUCTIONS, NON-CONFORMING SIGNS AND IMPLEMENTATION ON DEROGATED LOTS

ARTICLE 9 The table of contents of by-law CA29 0040 is altered to reflect, if necessary, the modifications, additions and withdrawals of articles in such a way that it remains accurate in terms of titles and subtitles to which it refers.

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

