

Public Notice



PROMULGATION

BY-LAW CA29 0040-50

NOTICE is given that the following by-law was adopted at the regular sitting of the Borough of Pierrefonds-Roxboro council held on September 13, 2021 and was approved by the Director of the Service de l'urbanisme et de la mobilité on October 18, 2021 in accordance with the certificate of conformity issued on October 19, 2021:

BY-LAW CA29 0040-50

By-law 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.

This by-law became effective on October 19, 2021 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 October of the year two thousand twenty-one.

The secretary of the Borough

Alice Ferrandon, avocate

/rl

**Extrait authentique du procès-verbal d'une
séance du conseil d'arrondissement**

**Genuine Extract from the minutes of
a Borough Council Sitting**

Séance ordinaire du lundi
13 septembre 2021 à 19 h

Résolution: CA21 29 0209

Regular sitting of Monday
September 13, 2021 at 7 p.m.

RÈGLEMENT CA29 0040-50

BY-LAW CA29 0040-50

ATTENDU qu'un avis de motion du règlement a été donné à la séance du 7 juin 2021 au conseil d'arrondissement par la résolution numéro CA21 29 0140;

WHEREAS a notice of motion of the by-law has been given at the June 7, 2021 Borough Council sitting by resolution number CA21 29 0140;

ATTENDU que le premier projet de règlement a été adopté à cette même séance par la résolution CA21 29 0141;

WHEREAS the first draft by-law has been adopted at this same sitting by resolution CA21 29 0141;

ATTENDU QU'une consultation publique écrite a été tenue du 6 au 21 juillet 2021 sur ledit projet conformément aux dispositions de l'arrêté ministériel numéro 2020-049;

WHEREAS a written public consultation regarding the said project was held from July 6 to 21, 2021 inclusively on said project according to the provision of the ministerial order number 2020-049;

ATTENDU QUE le second projet de règlement a été adopté à la séance du 2 août 2021 par la résolution CA20 29 0182;

WHEREAS the second draft by-law has been adopted at the August 2, 2021 sitting by resolution CA20 29 0182;

ATTENDU que l'objet, la portée et le coût de ce règlement sont détaillés au règlement et au sommaire décisionnel;

WHEREAS the object, scope and cost of this by-law are explained in the by-law and in the decision-making summary;

ATTENDU qu'une copie du règlement et du dossier décisionnel a été remis aux membres du conseil plus de 72 heures avant la séance;

WHEREAS a copy of the by-law and the decision-making documents were delivered to the members of the Borough Council more than 72 hours before the sitting;

LE TOUT conformément aux dispositions de l'article 356 de la Loi sur les cités et villes;

THE WHOLE in accordance with the provisions of the Cities and Town's Act, Section 356;

**Il est proposé par
le conseiller Benoit Langevin
appuyé par
la conseillère Catherine Clément-Talbot**

**It was moved by
Councillor Benoit Langevin
seconded by
Councillor Catherine Clément-Talbot**

ET RÉSOLU

AND RESOLVED

QUE soit adopté tel que soumis le règlement CA29 0040-50 modifiant le règlement de zonage CA29 0040 dans le but d'apporter les corrections et les ajustements suivants : modification de la définition de superficie d'implantation d'un bâtiment, modification de la définition de garage privé détaché, modification de l'article sur les exigences de paysagement pour un usage faisant partie de la catégorie habitation unifamiliale H1, modification des articles sur le stationnement, modification des articles sur les enseignes et modification du titre du chapitre sur les droits acquis.

D'abroger la résolution numéro CA21 29 0182 adoptée à la séance du conseil d'arrondissement du 2 août 2021 pour l'adoption du second projet de règlement CA29 0040-50.

ADOPTÉ À L'UNANIMITÉ

40.01 1218707016

Dimitrios (Jim) BEIS

Maire d'arrondissement
Mayor of the Borough

Signée électroniquement le 15 septembre 2021

COPIE CERTIFIÉE CONFORME, le 15 septembre 2021

Alice FERRANDON
Secrétaire d'arrondissement
Secretary of the Borough

THAT be adopted as submitted 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.

TO repeal resolution number CA21 29 0182 adopted at the August 2, 2021 Borough council sitting for the adoption of second draft by-law CA29 0040-50.

UNANIMOUSLY ADOPTED

Alice FERRANDON

Secrétaire d'arrondissement
Secretary of the Borough

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 September 13, 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 loading bay, 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.

