

## Public Notice



### PROMULGATION

#### BY-LAW CA29 0040-59

NOTICE is given that the following by-law was adopted at the regular sitting of the Borough of Pierrefonds-Roxboro council held on February 6, 2023 and was approved by the Director of the Service de l'urbanisme et de la mobilité on March 14, 2023 in accordance with the certificate of conformity issued on March 15, 2023:

#### **BY-LAW CA29 0040-59**

By-law modifying zoning by-law CA29 0040 to remove the "multi-family dwelling (h3)" use from zone H1-4-239

This by-law becomes effective on March 15, 2023 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: [montreal.ca/pierrefonds-roxboro](https://montreal.ca/pierrefonds-roxboro).

GIVEN IN MONTREAL, BOROUGH OF PIERREFONDS-ROXBORO  
This seventeenth day of March of the year 2023.

The secretary of the Borough

A handwritten signature in blue ink, which appears to read "Carl St-Onge".

Carl St-Onge, Attorney

/rl

PROVINCE OF QUEBEC

VILLE DE MONTRÉAL  
BOROUGH OF PIERREFONDS-ROXBORO

BY-LAW CA29 0040-59

BY-LAW NUMBER CA29 0040-59 AMENDING ZONING BY-LAW CA29 0040 IN ORDER TO REMOVE THE USE “MULTI-FAMILY DWELLING (H3)” FROM THE ZONE H1-4-239

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At the Borough of Pierrefonds-Roxboro regular sitting held on February 6, 2023 at 7 p.m., in conformity with the Cities and Towns Act (L.R.Q., Chapter C-19), to which attend:

The Mayor of the Borough Mr. Dimitrios (Jim) Beis, Councillors Chahi (Sharkie) Tarakjian, Benoit Langevin, Catherine Clément-Talbot 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, Me Carl St-Onge, also attend the sitting.

WHEREAS a notice of motion of this by-law was given on November 7, 2022;

WHEREAS the first draft of the by-law was adopted on November 7, 2022;

WHEREAS the second draft of the by-law was adopted on December 5, 2022;

HAVING REGARD TO section 113 of the Act respecting land use planning and development (RLRQ, chapter A-19.1);

THE BOROUGH COUNCIL ENACTS THE FOLLOWING:

Zoning by-law CA290 040 is amended as follows:

ARTICLE 1 The specification chart in Appendix A of zoning by-law number CA29 0040 for zone H1-4-239 is amended as follows:

- a) By removing the “multi-family dwelling (h3)” use category;
- b) By removing all subdivision standards attached to the “multi-family dwelling (h3)” “detached structure” use category;
- c) By removing all zoning standards attached to the “multi-family dwelling (h3)” “detached structure” use category;
- d) By removing all subdivision standards attached to the “multi-family dwelling (h3)” “semi-detached structure” use category;
- e) By removing all zoning standards attached to the “multi-family dwelling (h3)” “semi-detached structure” use category.

The whole as presented in the zone H1-4-239 specifications chart attached as Appendix 1 to this by-law.

N° CA29 0040-59

ARTICLE 2 This by-law shall come into force in accordance with the Law.

## APPENDIX 1

### PERMITTED USES

ZONE: H1-4-239

1	USE CATEGORIES									
2	USE CATEGORIES PERMITTED	h1	h1							
3	SPECIFIC USES EXCLUDED OR PERMITTED									
4	SPECIFIC USE EXCLUDED									
5	SPECIFIC USE PERMITTED									

### PRESCRIBED STANDARDS (SUBDIVISION)

6	LANDSITE									
7	AREA (m²) min.	450	350							
8	DEPTH (m) min.	27	27							
9	WIDTH (m) min.	15	11							

### PRESCRIBED STANDARDS (ZONING)

10	STRUCTURE									
11	DETACHED	*								
12	SEMI-DETACHED		*							
13	ROWHOUSE									
14	SETBACKS									
15	FRONT (m) min.	6	6							
16	SIDE (m) min.	2	2							
17	REAR (m) min.	7	7							
18	BUILDING									
19	HEIGHT (STOREYS) min./max.	1/2	1/2							
20	HEIGHT (m) min./max.	/8	/8							
21	BUILDING FOOTPRINT (m²) min./max.									
22	FLOOR AREA (m²) min./max.									
23	WIDTH OF FRONT WALL ( m) min.	7	7							
24	RATIOS									
25	DWELLING UNIT/BUILDING min./max.									
26	FLOOR/SITE (F.A.R.) min./max.	0,25/0,7	0,25/0,7							
27	FOOTPRINT/SITE (B.F.S.) min./max.	/0,5	/0,5							
28	OTHER									
29	TYPE OF OUTDOOR STORAGE Article 332									

### PARTICULAR PROVISIONS

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### NOTES