

Public Notice



PROMULGATION

BY-LAW CA29 0040-57

NOTICE is given that the following by-law was adopted at the regular sitting of the Borough of Pierrefonds-Roxboro council held on May 1, 2023 and was approved by the Director of the Service de l'urbanisme et de la mobilité on May 15, 2023 in accordance with the certificate of conformity issued on May 15, 2023:

BY-LAW CA29 0040-57

By-law modifying zoning by-law CA29 0040 for the purpose of adding the use "multi-family dwelling (h3)" in zone H2-3-176 as well as the related standards.

This by-law becomes effective on May 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.

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

The secretary of the Borough

Carl St-Onge, Attorney

/rl

PROVINCE OF QUEBEC

VILLE DE MONTRÉAL

BOROUGH OF PIERREFONDS-ROXBORO

BY-LAW CA29 0040-57

BY-LAW NUMBER CA29 0040-57 MODIFYING ZONING BY-LAW CA29 0040 IN ORDER TO ADD THE "MULTI-FAMILY DWELLING (H3)" USE IN THE H2-3-176 ZONE AS WELL AS THE RELATED STANDARDS

At the Borough of Pierrefonds-Roxboro regular sitting held on May 1, 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 Catherine Clément-Talbot, Chahi (Sharkie) Tarakjian, 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^e Carl St-Onge, also attend the sitting.

WHEREAS a notice of motion of this by-law was given on February 6, 2023;

WHEREAS a public consultation meeting was held on March 6, 2023;

HAVING REGARD to section 113 of the Act respecting land use planning and development (RLRQ, c. 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 H2-3-176 is amended as follows:

- a) By adding the use “multi-family dwelling (h3)”
- b) By adding the following subdivision standards:
 - minimum area: 500 square meters
 - minimum depth: 27 meters
 - minimum width: 18 meters
- c) By adding the following zoning standards:
 - detached structure
 - front setback: 7.5 meters
 - side setback: 3 meters
 - rear setback: 9 meters
 - building height (storeys) : 2 minimum, 2 maximum
 - minimum width of the front wall: 9 meters
 - dwelling unit/building ratio: 4 minimum, 8 maximum

- floor/site ratio (F.A.R.): 0.7 maximum
- footprint/site ratio (B.F.S.): 0.35 maximum

The whole as presented in the schedule of specifications chart H2-3-176 attached as Appendix 1 to this by-law.

ARTICLE 2

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

APPENDIX 1

PERMITTED USES

ZONE: H2-3-176

1	USE CATEGORIES									
2	USE CATEGORIES PERMITTED	h1	h2	h2	h3					
3	SPECIFIC USES EXCLUDED OR PERMITTED									
4	SPECIFIC USE EXCLUDED									
5	SPECIFIC USE PERMITTED									

PRESCRIBED STANDARDS (SUBDIVISION)

6	LANDSITE									
7	AREA (m²)	min.	225	500	450	500				
8	DEPTH (m)	min.	27	27	27	27				
9	WIDTH (m)	min.	7	18	15	18				

PRESCRIBED STANDARDS (ZONING)

10	STRUCTURE									
11	DETACHED		*		*					
12	SEMI-DETACHED			*						
13	ROWHOUSE	*								
14	SETBACKS									
15	FRONT (m)	min.	6	6	6	7,5				
16	SIDE (m)	min.	3	3	3	3				
17	REAR (m)	min.	7	7	7	9				
18	BUILDING									
19	HEIGHT (STOREYS)	min./max.	2/2	2/2	2/2	2/2				
20	HEIGHT (m)	min./max.	/8	5/	5/					
21	BUILDING FOOTPRINT (m²)	min./max.								
22	FLOOR AREA (m²)	min./max.								
23	WIDTH OF FRONT WALL (m)	min.	6	8	8	9				
24	RATIOS									
25	DWELLING UNIT/BUILDING	min./max.			2/2	4/8				
26	FLOOR/SITE (F.A.R.)	min./max.	0,35/1,15	0,35/1,15	0,35/1,15	/0,7				
27	FOOTPRINT/SITE (B.F.S.)	min./max.	/0,5	/0,5	/0,5	/0,35				
28	OTHER									
29	TYPE OF OUTDOOR STORAGE	Article 332								

PARTICULAR PROVISIONS

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NOTES

Borough of Pierrefonds-Roxboro

Zoning By-law Number CA29 0040

Appendix 1: By-law CA29 0040-57