

Public Notice



PROMULGATION

RESOLUTION CA29 0040-65

NOTICE is given that the following by-law was adopted at the regular sitting of the Borough of Pierrefonds-Roxboro council held on December 2, 2024, and was approved by the Director of the Service de l'urbanisme et de la mobilité on January 7, 2025, in accordance with the certificate of conformity issued on January 8, 2025:

RESOLUTION CA29 0040-65

By-law modifying zoning by-law CA29 0040 to allow the use "5511 – Retail sale of new and used motor vehicles" and "6411 – Automobile repair service (garage)" in zone C-4-270 and to adjust the applicable specifications

This by-law became effective on January 7, 2025, and is available for consultation on the Borough's website at the following address: montreal.ca/pierrefonds-roxboro.

GIVEN IN MONTREAL, BOROUGH OF PIERREFONDS-ROXBORO
this ninth day of the month of January of the year two thousand twenty-five.

The Secretary of the Borough,

A handwritten signature in blue ink, appearing to read "J. Gauthier", is written over a faint, circular official stamp.

M^e Jean-François Gauthier, MBA

/rl

PROVINCE OF QUEBEC

VILLE DE MONTRÉAL
BOROUGH OF PIERREFONDS-ROXBORO

BY-LAW CA29 0040-65

BY-LAW NUMBER CA29 0040-65 AMENDING ZONING BY-LAW CA29 0040 SO AS TO PERMIT THE “NEW AND USED MOTOR VEHICLE REPAIR” USE IN ZONE C-4-270 AND “6411 - AUTOMOBILE REPAIR SERVICE (GARAGE)” IN ZONE C-4-270 AND TO ADJUST THE APPLICABLE SPECIFICATIONS

At the Borough of Pierrefonds-Roxboro regular sitting held on December 2, 2024 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^c Jean-François Gauthier, also attend the sitting.

WHEREAS a notice of motion of this by-law was given on September 9, 2024;

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 Article 339 “Specific provisions applicable to zone C-4-270” of Zoning By-law CA29 0040 is replaced by the following:

“339. PROVISIONS APPLICABLE TO ZONE C-4-270

In zone C-4-270, the following provisions apply:

- 1° The minimum number of off-street parking spaces required is 22 spaces.
- 2° The minimum lateral setback applicable at the east end of the main building is 0.16 meters.
- 3° Awnings, awnings, canopies and eaves forming part of the main building may be less than 0.75 meters from the east lot line.
- 4° The access to the lot and the access road may be located at distances of less than 1 meter from the west side lot line and less than 1.2 meters from the main building.
- 5° The minimum width of the access road is set at 3 meters.

- 6° A strip of grass or otherwise planted vegetation, at least 0.9 meters wide, must be laid out between the access road and the west property line.
- 7° In the side yard on the west side of the main building, trees must be planted in the grass strip. Trees must be spaced a maximum of 5 meters apart.
- 8° For use 5511 – Sale of new and used motor vehicles:
 - i. Electric vehicle charging stations are permitted in all yards.
 - ii. The required number of docking berths or handling space is set at 0.
 - iii. Authorized exterior cladding materials for walls may be a maximum of more than 20% aluminum or metal per wall, and a minimum of no more than 80% brick or stone per wall.”

ARTICLE 2 The specifications chart for zone C-4-270 in Appendix A of the by-law is amended by adding the specifically authorized use “5511 - Retail sale of new and used motor vehicles” to the “c3c” category of uses and related specifications, as shown in Appendix 1 of this by-law.

ARTICLE 3 This by-law shall come into force in accordance with the Law.

PERMITTED USES
ZONE: C-4-270

1	USE CATEGORIES									
2	USE CATEGORIES PERMITTED	c1	c2	c3c	c3b					
3	SPECIFIC USES EXCLUDED OR PERMITTED									
4	SPECIFIC USE EXCLUDED									
5	SPECIFIC USE PERMITTED			5511	6411					

PRESCRIBED STANDARDS (SUBDIVISION)

6	LANDSITE									
7	AREA (m²)	min.	550	550	1000	1000				
8	DEPTH (m)	min.	30	30	30	30				
9	WIDTH (m)	min.	18	18	18	18				

PRESCRIBED STANDARDS (ZONING)

10	STRUCTURE									
11	DETACHED	*	*	*	*					
12	SEMI-DETACHED	*	*							
13	ROWHOUSE									
14	SETBACKS									
15	FRONT (m)	min.	7,5	7,5	7,5	7,5				
16	SIDE (m)	min.	3	3	(1)	(1)				
17	REAR (m)	min.	9	9	9	9				
18	BUILDING									
19	HEIGHT (STOREYS)	min./max.	1/2	1/2	1/2	1/2				
20	HEIGHT (m)	min./max.	3/	3/	3/	3/				
21	BUILDING FOOTPRINT (m²)	min./max.								
22	FLOOR AREA (m²)	min./max.	/1000	/1000	/1750	/1750				
23	WIDTH OF FRONT WALL (m)	min.	8	8	8	8				
24	RATIOS									
25	DWELLING UNIT/BUILDING	min./max.								
26	FLOOR/SITE (F.A.R.)	min./max.	0,5/2	0,5/2	0,3/1	0,3/1				
27	FOOTPRINT/SITE (B.F.S.)	min./max.	/0,5	/0,5	/0,5	/0,5				
28	OTHER									
29	TYPE OF OUTDOOR STORAGE	Article 332			A	A				

PARTICULAR PROVISIONS

	a.327 a.339	a.327 a.339	a.327 a.339	a.327 a.339						
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NOTES

5511 : Retail sale of new and second-hand motor vehicles
6411 : Car repair services

(1) : Minimum setback – left side : 3 m / Minimal setback – right side : 0,16 m.

Art. 339 : Specific provisions applicable to zone C-4-270