

Public Notice



PUBLIC CONSULTATION MEETING

Draft By-law number CA29 0040-70 amending zoning by-law CA29 0040 concerning the minimum level required for access to an underground garage and authorized modifications to a derogatory construction

TO ALL PERSONS WHO MIGHT BE INTERESTED IN PIERREFONDS-ROXBORO BOROUGH'S DRAFT BY-LAW NUMBER CA29 0040-70:

NOTICE is hereby given by the undersigned:

THAT the Borough Council, following the adoption by resolution at the regular sitting held on June 2, 2025, of the draft by-law entitled as hereinabove, will hold a public consultation meeting on **Thursday, June 19, 2025, at 7 p.m.**, at Pierrefonds Cultural Center located at 13 850, boulevard Gouin Ouest, in conformity with the provisions of the Act respecting land use planning and development (R.S.Q. c. A-19.1).

THAT the object of draft by-law CA29 0040-70 is to amend zoning by-law CA29 0040 regarding the minimum level required for access to an underground garage and authorized modifications to a derogatory construction.

THAT in the course of this public meeting the Mayor of the Borough or another member of the Council will explain this draft by-law and the consequences of its adoption and also hear parties who wish to express their concerns.

THAT this draft by-law contains a provision relating to a by-law that is susceptible to be approved by referendum, which applies to the entire territory of the Borough of Pierrefonds-Roxboro.

Interested persons may participate in a referendum approval procedure for the provisions of the proposed by-law, if so requested.

THAT this draft by-law is available for consultation on the "**Public Notice**" page of the Borough's website at <https://montreal.ca>.

In case of any discrepancy or difference between the French and English versions, the French version shall prevail.

GIVEN IN MONTREAL, BOROUGH OF PIERREFONDS-ROXBORO
This twelfth day of June of the year 2025.

The Secretary of the Borough

Me Jean-François Gauthier, MBA

PROVINCE OF QUEBEC

VILLE DE MONTRÉAL

BOROUGH OF PIERREFONDS-ROXBORO

FIRST DRAFT BY-LAW CA29 0040-70

BY-LAW AMENDING ZONING BY-LAW CA29 0040 CONCERNING THE MINIMUM LEVEL REQUIRED FOR ACCESS TO AN UNDERGROUND GARAGE AND AUTHORIZED MODIFICATIONS TO A DEROGATORY CONSTRUCTION

At the Borough of Pierrefonds-Roxboro regular sitting held on June 2, 2025, 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 Jean-François Gauthier, also attend the sitting.

WHEREAS a notice of motion of this by-law was given on June 2, 2025;

GIVEN sections 113 and 123 to 137.17 of the Act respecting land use planning and development (RLRQ, c. A-19.1);

GIVEN sections 130 and 131 of Appendix C of the Charter of Ville de Montréal (RLRQ, chapter C-11.4).

HAVING REGARD TO the adoption of the 2020-2030 Climate Plan by the Ville de Montréal and its recent update to 2025;

HAVING REGARD TO the actions identified in this plan, which aim in particular to adopt regulatory measures that take into account certain climatic disturbances, in order to promote the adaptability and resilience of built environments;

HAVING REGARD TO the Borough's desire to pursue the deployment of the Montréal 2030 Strategic Plan, in particular by identifying the ecological transition as one of the Borough's five 2025 priorities;

HAVING REGARD TO the Borough's desire to integrate sustainable strategies to adapt living environments to current and future environmental challenges;

THE BOROUGH COUNCIL ENACTS THE FOLLOWING:

Zoning by-law CA290 040 is amended as follows:

ARTICLE 1 Article 138 is amended by deleting the reference to article 141 in paragraph a) “Other applicable standards” of line 22.1 “Carports and attached or integrated private garages”.

ARTICLE 2 Article 140.1 is amended by modifying paragraphs e) and f) to read as follows:

“e) Except in the case of a private garage serving a use in the “Multi-family dwelling (h3) or Group dwelling (h4)” use categories, a private garage attached to or integrated into a main building must be located at a level higher than 20 cm above the level of the center of the finished street facing the lot on which the private garage is located.

f) A private garage attached to or integrated into a main building serving a “Multi-family dwelling (h3)” or “Group dwelling (h4)” use category must be located underground. However, the threshold of the garage door giving access to it must be located at a level more than 20 cm above the level of the center of the finished street located in front of the lot on which the private garage is located.”

ARTICLE 3 Article 141 is repealed.

ARTICLE 4 Article 342 “Specific provisions applicable to zone H1-6-376” is amended by removing paragraph 1.

ARTICLE 5 Article 343 “Specific provisions applicable to zone H1-6-380” is amended by removing paragraphs 2, 3, 4, 5, 6 and 7.

ARTICLE 6 Article 344 “Specific provisions applicable to zone H1-7-436” is amended by removing paragraphs 1 and 7.

ARTICLE 7 Article 347.9 “Installation of an indoor parking space” is amended by removing paragraph 4.

ARTICLE 8 Article 355 “Extinction of acquired rights relating to a derogatory construction” is replaced by the following:

“The acquired rights of a derogatory construction are extinguished if the construction is damaged, destroyed or demolished as a result of a disaster or other fortuitous cause, and the damages incurred reach 60% or more of the building's assessment roll value at the time of destruction or demolition.

The value of the damage must be established by a person with professional expertise in the field.

The demolition of a derogatory construction, other than as a result of a disaster or other fortuitous cause, causes the loss of all rights acquired over it contrary to any by-law applicable in the case.”

ARTICLE 9 Article 358 “Modification or enlargement of a derogatory construction” is amended by adding a paragraph 8, which should read as follows:

“8) Notwithstanding paragraph 5, when extending a building whose garage door sill is located less than 20 cm above the level of the center of the finished street in front of the lot on which the private garage is located, the area of the extension may not exceed 20% of the floor area of the existing building, without exceeding the maximum floor area ratio authorized in this by-law.”

ARTICLE 10 This by-law shall come into force in accordance with the Law.