

Public Notice



PUBLIC CONSULTATION MEETING

**Draft By-law number CA29 0040-71 amending zoning by-law CA29 0040 in order to adjust certain interpretative and normative provisions for the boulevard Saint-Charles sector**

TO ALL PERSONS WHO MIGHT BE INTERESTED IN PIERREFONDS-ROXBORO BOROUGH'S DRAFT BY-LAW NUMBER CA29 0040-71:

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 0040-71 is to amend zoning by-law CA29 0040 in order to adjust certain interpretative and normative provisions for the boulevard Saint-Charles sector.

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 does not contain provisions relating to a by-law that is susceptible to be approved by referendum

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

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

Me Jean-François Gauthier, MBA

/rl

PROVINCE OF QUEBEC  
VILLE DE MONTRÉAL  
BOROUGH OF PIERREFONDS-ROXBORO

DRAFT BY-LAW CA29 0040-71

BY-LAW AMENDING ZONING BY-LAW CA29 0040 IN ORDER TO ADJUST CERTAIN  
INTERPRETATIVE AND NORMATIVE PROVISIONS FOR THE BOULEVARD  
SAINT-CHARLES SECTOR

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At the Borough of Pierrefonds-Roxboro regular sitting held on May 5, 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<sup>e</sup> Jean-François Gauthier, also attend the sitting.

GIVEN articles 113 and 115 of the Act respecting land use planning and development (RSQ, c. A-19.1);

THE BOROUGH COUNCIL ENACTS THE FOLLOWING:

Zoning by-law CA290 040 is amended as follows:

ARTICLE 1. Chapter 20 of Zoning By-law CA29 0040 is amended by adding, after subsection 1, the following subsection:

**« SUB-SECTION 1.1: SPECIAL PROVISIONS FOR LOTS  
ADJACENT TO AN URBAN WALKWAY**

**347.2.1 AREAS TARGETED**

This sub-section applies to the areas covered by the urban walkway, namely the following zones C-3-209-1, C-3-213-1, C-3-216-1, C-3-219-1, C-3-220-1, C-3-221 et C-3-224-1.

**347.2.2 LINES, SETBACKS AND COURTYARDS ADJACENT TO  
THE URBAN WALKWAY LAYOUT**

Despite the interpretations arising from the provisions of Chapter 3 – Interpretative provisions, any yard, lot line or setback adjacent to an urban walkway shall be considered a front yard, front lot line or front setback respectively.

However, the present article does not alter the interpretation that must be made, in accordance with Chapter 3, for any other yard, lot line or setback that is not adjacent to the urban walkway.

### **347.2.3 REPORT APPLICATIONS FOR LAND ADJACENT TO THE URBAN WALKWAY ROUTE**

Despite the interpretations arising from the provisions of Chapter 3 3 – For interpretative purposes, the “building footprint to site (B.F.S.)” and “floor/ area ratio (F.A.R.)” shall not include any easement or superficies that serve urban parkway purposes among the land area to be considered.”

ARTICLE 2. Article 347.14 is amended by replacing “more than 85% or more” in the fifth paragraph by “70% or more”.

ARTICLE 3. Article 347.16 is amended by:

- a) The replacement, in the first paragraph, of the words “on the principal plane of the main facade” by “on the plane of a facade adjacent to a street or to the right-of-way of a thoroughfare”;
- b) The second paragraph is replaced by the following:

“For the purposes of this section, the plane of the façade corresponds to the alignment of the exterior wall at the level of the third floor of the building.”

ARTICLE 4. Article 347.17 is amended by:

- a) “the replacement, in the first bullet of paragraph 2°, of the words “for the main façade” by “for a façade adjacent to a street or on an urban walkway”.
- b) the replacement, in the second bullet of paragraph 2°, of the words “for another facade overlooking a thoroughfare” by “for a facade adjacent to another thoroughfare”.”

ARTICLE 5. Article 347.19 is amended by replacing subparagraphs 1° and 2° of the first paragraph by the following subparagraphs:

- “ 1° Façade adjacent to boulevard Saint-Charles or to an urban walkway: 30% ;
- 2° Façade adjacent to another thoroughfare: 20%”.

ARTICLE 6. The specifications charts for zones C-3-209-1, C-3-213-1, C-3-216-1, C-3-219-1 and C-3-220-1 in Appendix C are modified by:

- a) the replacement, in the “Land” sub-section, of the “Area (m2)” line from “400” to “2500” and of the “Depth (m)” standard from “20” to “55” for the “h3”, “h4”, “c1” and “c2” use categories;
- b) the addition, in the “Structures” sub-section, of “\*” indications for the “Isolated” row among the “c1” and “c2” category columns, and for the “Attached” and “Contiguous” rows among the “h3” and “h4” category columns;

all as indicated in the charts in Appendix 1 of the present by-law.

ARTICLE 7 This by-law shall come into force in accordance with the Law.

**Appendix 1:**

Amended specifications grids for zones C-3-209-1, C-3-213-1, C-3-216-1, C-3-219-1 and C-3-220-1

**PERMITTED USES**
**ZONE : C-3-209-1**

1	USE CATEGORIES									
2	USE CATEGORIES PERMITTED	h3	h4	c1	c2	p1				
3	SPECIFIC USES EXCLUDED OR PERMITTED									
4	SPECIFIC USE EXCLUDED									
5	SPECIFIC USE PERMITTED									

**PRESCRIBED STANDARDS (SUBDIVISION)**

6	LANDSIZE									
7	AREA (m²) min.	2000	2000	2000	2000					
8	DEPTH (m) min.	55	55	55	55					
9	WIDTH (m) min.	8	8	8	8					

**PRESCRIBED STANDARDS (ZONING)**

10	STRUCTURE									
11	DETACHED	*	*	*	*					
12	SEMI-DETACHED	*	*	*	*					
13	ROWHOUSE	*	*	*	*					
14	SETBACKS									
15	FRONT (m) min.	4	4	4	4	10				
16	SIDE (m) min.	3	3	3	3	H				
17	REAR (m) min.	6	6	6	6	H				
18	BUILDING									
19	HEIGHT (STOREYS) min./max.	3/5	3/5	3/5	3/5					
20	HEIGHT (m) min./max.	9/	9/	9/	9/					
21	BUILDING FOOTPRINT (m²) min./max.									
22	FLOOR AREA (m²) min./max.									
23	WIDTH OF FRONTWALL (m) min.	8	8	8	8					
24	RATIOS									
25	DWELLING UNIT / BUILDING min./max.									
26	FLOOR/SITE (F.A.R.) min./max.	2,5/4	2,5/4	2,5/4	2,5/4					
27	FOOTPRINT/SITE (B.F.S.) min./max.	0,65/	0,65/	0,65/	0,65/					
28	OTHERS									
29	TYPE OF OUTDOOR STORAGE Article 332									

**PARTICULAR PROVISIONS**

	347.1	347.1	347.1	347.1	347.1					
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**NOTES**

Specific provisions applicable to the boulevard Saint-Charles sector (section 4 of Chapter 20)

**PERMITTED USES**
**ZONE : C-3-213-1**

1	USE CATEGORIES									
2	USE CATEGORIES PERMITTED	h3	h4	c1	c2					
3	SPECIFIC USES EXCLUDED OR PERMITTED									
4	SPECIFIC USE EXCLUDED									
5	SPECIFIC USE PERMITTED									

**PRESCRIBED STANDARDS (SUBDIVISION)**

6	LANDSIZE									
7	AREA (m²) min.	2500	2500	2500	2500					
8	DEPTH (m) min.	55	55	55	55					
9	WIDTH (m) min.	8	8	8	8					

**PRESCRIBED STANDARDS (ZONING)**

10	STRUCTURE									
11	DETACHED	*	*	*	*					
12	SEMI-DETACHED	*	*	*	*					
13	ROWHOUSE	*	*	*	*					
14	SETBACKS									
15	FRONT (m) min.	4	4	4	4					
16	SIDE (m) min.	3	3	3	3					
17	REAR (m) min.	6	6	6	6					
18	BUILDING									
19	HEIGHT (STOREYS) min./max.	3/5	3/5	3/5	3/5					
20	HEIGHT (m) min./max.	9/	9/	9/	9/					
21	BUILDING FOOTPRINT (m²) min./max.									
22	FLOOR AREA (m²) min./max.									
23	WIDTH OF FRONTWALL (m) min.	8	8	8	8					
24	RATIOS									
25	DWELLING UNIT / BUILDING min./max.									
26	FLOOR/SITE (F.A.R.) min./max.	2,5/4	2,5/4	2,5/4	2,5/4					
27	FOOTPRINT/SITE (B.F.S.) min./max.	0,65/	0,65/	0,65/	0,65/					
28	OTHERS									
29	TYPE OF OUTDOOR STORAGE Article 332									

**PARTICULAR PROVISIONS**

	347.1	347.1	347.1	347.1						
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**NOTES**

Specific provisions applicable to the boulevard Saint-Charles sector (section 4 of Chapter 20)

**PERMITTED USES**
**ZONE : C-3-216-1**

1	USE CATEGORIES									
2	USE CATEGORIES PERMITTED	h3	h4	c1	c2					
3	SPECIFIC USES EXCLUDED OR PERMITTED									
4	SPECIFIC USE EXCLUDED									
5	SPECIFIC USE PERMITTED									

**PRESCRIBED STANDARDS (SUBDIVISION)**

6	LANDSIZE									
7	AREA (m²) min.	2500	2500	2500	2500					
8	DEPTH (m) min.	55	55	55	55					
9	WIDTH (m) min.	8	8	8	8					

**PRESCRIBED STANDARDS (ZONING)**

10	STRUCTURE									
11	DETACHED	*	*	*	*					
12	SEMI-DETACHED	*	*	*	*					
13	ROWHOUSE	*	*	*	*					
14	SETBACKS									
15	FRONT (m) min.	4	4	4	4					
16	SIDE (m) min.	3	3	3	3					
17	REAR (m) min.	6	6	6	6					
18	BUILDING									
19	HEIGHT (STOREYS) min./max.	3/5	3/5	3/5	3/5					
20	HEIGHT (m) min./max.	9/	9/	9/	9/					
21	BUILDING FOOTPRINT (m²) min./max.									
22	FLOOR AREA (m²) min./max.									
23	WIDTH OF FRONTWALL (m) min.	8	8	8	8					
24	RATIOS									
25	DWELLING UNIT / BUILDING min./max.									
26	FLOOR/SITE (F.A.R.) min./max.	2,5/4	2,5/4	2,5/4	2,5/4					
27	FOOTPRINT/SITE (B.F.S.) min./max.	0,65/	0,65/	0,65/	0,65/					
28	OTHERS									
29	TYPE OF OUTDOOR STORAGE Article 332									

**PARTICULAR PROVISIONS**

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**NOTES**

Specific provisions applicable to the boulevard Saint-Charles sector (section 4 of Chapter 20)

**PERMITTED USES**
**ZONE : C-3-219-1**

1	USE CATEGORIES									
2	USE CATEGORIES PERMITTED	h3	h4	c1	c2					
3	SPECIFIC USES EXCLUDED OR PERMITTED									
4	SPECIFIC USE EXCLUDED									
5	SPECIFIC USE PERMITTED									

**PRESCRIBED STANDARDS (SUBDIVISION)**

6	LANDSIZE									
7	AREA (m²) min.	2500	2500	2500	2500					
8	DEPTH (m) min.	55	55	55	55					
9	WIDTH (m) min.	8	8	8	8					

**PRESCRIBED STANDARDS (ZONING)**

10	STRUCTURE									
11	DETACHED	*	*	*	*					
12	SEMI-DETACHED	*	*	*	*					
13	ROWHOUSE	*	*	*	*					
14	SETBACKS									
15	FRONT (m) min.	4	4	4	4					
16	SIDE (m) min.	3	3	3	3					
17	REAR (m) min.	6	6	6	6					
18	BUILDING									
19	HEIGHT (STOREYS) min./max.	3/5	3/5	3/5	3/5					
20	HEIGHT (m) min./max.	9/	9/	9/	9/					
21	BUILDING FOOTPRINT (m²) min./max.									
22	FLOOR AREA (m²) min./max.									
23	WIDTH OF FRONTWALL (m) min.	8	8	8	8					
24	RATIOS									
25	DWELLING UNIT / BUILDING min./max.									
26	FLOOR/SITE (F.A.R.) min./max.	2,5/4	2,5/4	2,5/4	2,5/4					
27	FOOTPRINT/SITE (B.F.S.) min./max.	0,65/	0,65/	0,65/	0,65/					
28	OTHERS									
29	TYPE OF OUTDOOR STORAGE Article 332									

**PARTICULAR PROVISIONS**

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**NOTES**

Specific provisions applicable to the boulevard Saint-Charles sector (section 4 of Chapter 20)



**PERMITTED USES**
**ZONE : C-3-220-1**

1	USE CATEGORIES									
2	USE CATEGORIES PERMITTED	h3	h4	c1	c2					
3	SPECIFIC USES EXCLUDED OR PERMITTED									
4	SPECIFIC USE EXCLUDED									
5	SPECIFIC USE PERMITTED									

**PRESCRIBED STANDARDS (SUBDIVISION)**

6	LANDSIZE									
7	AREA (m²) min.	2500	2500	2500	2500					
8	DEPTH (m) min.	55	55	55	55					
9	WIDTH (m) min.	8	8	8	8					

**PRESCRIBED STANDARDS (ZONING)**

10	STRUCTURE									
11	DETACHED	*	*	*	*					
12	SEMI-DETACHED	*	*	*	*					
13	ROWHOUSE	*	*	*	*					
14	SETBACKS									
15	FRONT (m) min.	4	4	4	4					
16	SIDE (m) min.	3	3	3	3					
17	REAR (m) min.	6	6	6	6					
18	BUILDING									
19	HEIGHT (STOREYS) min./max.	3/5	3/5	3/5	3/5					
20	HEIGHT (m) min./max.	9/	9/	9/	9/					
21	BUILDING FOOTPRINT (m²) min./max.									
22	FLOOR AREA (m²) min./max.									
23	WIDTH OF FRONTWALL (m) min.	8	8	8	8					
24	RATIOS									
25	DWELLING UNIT / BUILDING min./max.									
26	FLOOR/SITE (F.A.R.) min./max.	2,5/4	2,5/4	2,5/4	2,5/4					
27	FOOTPRINT/SITE (B.F.S.) min./max.	0,65/	0,65/	0,65/	0,65/					
28	OTHERS									
29	TYPE OF OUTDOOR STORAGE Article 332									

**PARTICULAR PROVISIONS**

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**NOTES**

Specific provisions applicable to the boulevard Saint-Charles sector (section 4 of Chapter 20)

**PERMITTED USES**
**ZONE : C-3-221**

1	USE CATEGORIES									
2	USE CATEGORIES PERMITTED	h3	h4	c1	c2					
3	SPECIFIC USES EXCLUDED OR PERMITTED									
4	SPECIFIC USE EXCLUDED									
5	SPECIFIC USE PERMITTED									

**PRESCRIBED STANDARDS (SUBDIVISION)**

6	LANDSIZE									
7	AREA (m²) min.	2500	2500	2500	2500					
8	DEPTH (m) min.	55	55	55	55					
9	WIDTH (m) min.	8	8	8	8					

**PRESCRIBED STANDARDS (ZONING)**

10	STRUCTURE									
11	DETACHED	*	*	*	*					
12	SEMI-DETACHED	*	*	*	*					
13	ROWHOUSE	*	*	*	*					
14	SETBACKS									
15	FRONT (m) min.	4	4	4	4					
16	SIDE (m) min.	3	3	3	3					
17	REAR (m) min.	6	6	6	6					
18	BUILDING									
19	HEIGHT (STOREYS) min./max.	3/5	3/5	3/5	3/5					
20	HEIGHT (m) min./max.	9/	9/	9/	9/					
21	BUILDING FOOTPRINT (m²) min./max.									
22	FLOOR AREA (m²) min./max.									
23	WIDTH OF FRONTWALL (m) min.	8	8	8	8					
24	RATIOS									
25	DWELLING UNIT / BUILDING min./max.									
26	FLOOR/SITE (F.A.R.) min./max.	2,5/4	2,5/4	2,5/4	2,5/4					
27	FOOTPRINT/SITE (B.F.S.) min./max.	0,65/	0,65/	0,65/	0,65/					
28	OTHERS									
29	TYPE OF OUTDOOR STORAGE Article 332									

**PARTICULAR PROVISIONS**

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**NOTES**

Specific provisions applicable to the boulevard Saint-Charles sector (section 4 of Chapter 20)

**PERMITTED USES**
**ZONE : C-3-224-1**

1	USE CATEGORIES									
2	USE CATEGORIES PERMITTED	h3	h4	c1	c2					
3	SPECIFIC USES EXCLUDED OR PERMITTED									
4	SPECIFIC USE EXCLUDED									
5	SPECIFIC USE PERMITTED									

**PRESCRIBED STANDARDS (SUBDIVISION)**

6	LANDSIZE									
7	AREA (m²) min.	2500	2500	2500	2500					
8	DEPTH (m) min.	55	55	55	55					
9	WIDTH (m) min.	8	8	8	8					

**PRESCRIBED STANDARDS (ZONING)**

10	STRUCTURE									
11	DETACHED	*	*	*	*					
12	SEMI-DETACHED	*	*	*	*					
13	ROWHOUSE	*	*	*	*					
14	SETBACKS									
15	FRONT (m) min.	4	4	4	4					
16	SIDE (m) min.	3	3	3	3					
17	REAR (m) min.	6	6	6	6					
18	BUILDING									
19	HEIGHT (STOREYS) min./max.	3/5	3/5	3/5	3/5					
20	HEIGHT (m) min./max.	9/	9/	9/	9/					
21	BUILDING FOOTPRINT (m²) min./max.									
22	FLOOR AREA (m²) min./max.									
23	WIDTH OF FRONTWALL (m) min.	8	8	8	8					
24	RATIOS									
25	DWELLING UNIT / BUILDING min./max.									
26	FLOOR/SITE (F.A.R.) min./max.	2,5/4	2,5/4	2,5/4	2,5/4					
27	FOOTPRINT/SITE (B.F.S.) min./max.	0,65/	0,65/	0,65/	0,65/					
28	OTHERS									
29	TYPE OF OUTDOOR STORAGE Article 332									

**PARTICULAR PROVISIONS**

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**NOTES**

Specific provisions applicable to the boulevard Saint-Charles sector (section 4 of Chapter 20)

**PERMITTED USES**
**ZONE : C-3-224-2**

1	USE CATEGORIES									
2	USE CATEGORIES PERMITTED	h3	h4	c1	c2					
3	SPECIFIC USES EXCLUDED OR PERMITTED									
4	SPECIFIC USE EXCLUDED									
5	SPECIFIC USE PERMITTED									

**PRESCRIBED STANDARDS (SUBDIVISION)**

6	LANDSIZE									
7	AREA (m²) min.	2500	2500	2500	2500					
8	DEPTH (m) min.	55	55	55	55					
9	WIDTH (m) min.	8	8	8	8					

**PRESCRIBED STANDARDS (ZONING)**

10	STRUCTURE									
11	DETACHED	*	*	*	*					
12	SEMI-DETACHED	*	*	*	*					
13	ROWHOUSE	*	*	*	*					
14	SETBACKS									
15	FRONT (m) min.	4	4	4	4					
16	SIDE (m) min.	3	3	3	3					
17	REAR (m) min.	6	6	6	6					
18	BUILDING									
19	HEIGHT (STOREYS) min./max.	3/4	3/4	3/4	3/4					
20	HEIGHT (m) min./max.	9/	9/	9/	9/					
21	BUILDING FOOTPRINT (m²) min./max.									
22	FLOOR AREA (m²) min./max.									
23	WIDTH OF FRONTWALL (m) min.	8	8	8	8					
24	RATIOS									
25	DWELLING UNIT / BUILDING min./max.									
26	FLOOR/SITE (F.A.R.) min./max.	2/3	2/3	2/3	2/3					
27	FOOTPRINT/SITE (B.F.S.) min./max.	0,35/0,65	0,35/0,65	0,35/0,65	0,35/0,65					
28	OTHERS									
29	TYPE OF OUTDOOR STORAGE Article 332									

**PARTICULAR PROVISIONS**

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**NOTES**

Specific provisions applicable to the boulevard Saint-Charles sector (section 4 of Chapter 20)