

Public Notice



PUBLIC CONSULTATION MEETING

Draft By-law number CA29 0042-3 amending by-law CA29 0042 concerning site planning and architectural integration programs to bring various corrections and adjustments to sections concerning storey additions and residential extensions, fences located on riparian property and on the riparian path, to information and documents required for an application and to administrative and general provisions

TO ALL PERSONS WHO MIGHT BE INTERESTED IN PIERREFONDS-ROXBORO BOROUGH'S DRAFT BY-LAW NUMBER CA29 0042-3:

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 0042-3 is to amend site planning and architectural integration programs by-law CA29 0042 in order to bring various corrections and adjustments to sections concerning storey additions and residential extensions, fences located on riparian property and on the riparian path, to information and documents required for an application and to administrative and general provisions.

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 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".

Me Jean-François Gauthier, MBA

/rl

PROVINCE OF QUÉBEC

VILLE DE MONTRÉAL
BOROUGH OF PIERREFONDS-ROXBORO

DRAFT OF BY-LAW CA29 0042-3

BY-LAW AMENDING BY-LAW CA29 0042 CONCERNING SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMS TO BRING VARIOUS CORRECTIONS AND ADJUSTMENTS TO SECTIONS CONCERNING STOREY ADDITIONS AND RESIDENTIAL EXTENSIONS, FENCES LOCATED ON RIPARIAN PROPERTY AND ON THE RIPARIAN PATH, TO INFORMATION AND DOCUMENTS REQUIRED FOR AN APPLICATION AND TO ADMINISTRATIVE AND GENERAL PROVISIONS

Pierrefonds-Roxboro's regular Borough Council meeting held on June 2, 2025, at 7 p.m., in accordance with the *Cities and Towns Act* (R.S.Q. chapter C-19) and chaired by Borough Mayor Dimitrios (Jim) Beis, was attended by:

Borough Mayor Dimitrios (Jim) Beis and Councillors Catherine Clément-Talbot, Chahi (Sharkie) Tarakjian, Benoit Langevin and Louise Leroux, all forming a quorum.

Dominique Jacob, Director of the Borough, and Jean-François Gauthier, Secretary of the Borough, were also present.

PURSUANT to section 145.15 of the *Act respecting land use planning and development* (CQLR chapter A-19.1);

BOROUGH COUNCIL ENACTS AS FOLLOWS:

By-law CA29 0042 is amended as follows:

ARTICLE 1 Table of contents

The table of contents of by-law CA29 0042 is adjusted to reflect modifications, additions and deletions of articles in such a way that it remains accurate as to the chapters, sections and article numbers to which it refers.

ARTICLE 2 Declaratory provisions

Article 3 entitled "AREA OF APPLICATION" is amended by adding the following paragraph 12° following paragraph 11° Rooftop terrace:

"12° The extension of a main residential building visible from the public thoroughfare".

ARTICLE 3 Administrative provisions

Articles 13, 14 and 15 are amended as follows:

- a) By replacing the existing Article 13 entitled "APPLICATION OF THE BY-LAW" with the following article:

“Application of the by-law is the responsibility of the designated competent authority appointed in accordance with the provisions of the current urban planning by-law administration by-law (CA29 0097)”.

- b) By replacing the title of the existing Article 14 entitled “POWERS AND DUTIES OF THE DESIGNATED OFFICIAL” by the following title:

“POWERS OF THE COMPETENT AUTHORITY”

- c) By replacing the existing Article 14 entitled “POWERS AND DUTIES OF THE DESIGNATED OFFICIAL” with the following article:

“The powers and duties of the designated competent authority are defined in the current urban planning by-law (CA29 0097)”.

- d) By replacing the title of the existing article 15 entitled “CONTRAVENTIONS, PENALTIES, APPEALS AND PROSECUTIONS” by the following heading:

“CONTRAVENTIONS AND PENALTIES”

- e) By replacing the existing Article 15 entitled “CONTRAVENTIONS, SANCTIONS, RECOUNTS AND PROSECUTIONS” by the following article:

“The provisions relating to a contravention or penalty with respect to the by-law are those set out in the current Urban planning by-law of the administration by-laws (CA29 0097).”

ARTICLE 4 General provisions

Articles 17, 20, 21 and 23 are amended as follows:

- a) By replacing the existing article 17 entitled “TRANSMISSION OF A REQUEST” by the following article:

“An application for approval of a Site planning and architectural integration program should be submitted by the applicant or his authorized agent to the competent authority. It should be signed by the applicant or his or her authorized agent and be accompanied by the information and documents required under the present by-law, and the fees required for the study must be paid”.

- b) By replacing the existing Article 20 entitled “INFORMATION AND DOCUMENTS REQUIRED FOR A REQUEST FOR APPROVAL” by the following article :

“An request for approval of a Site planning and architectural integration program must be accompanied by the following information and documents:

1° A digital version (PDF) of the project at a scale that allows a clear understanding of the project;

2° A reduced digital version (PDF) of the project in 27.9 cm x 43.18 cm (11 x 17 inches) format;

3° Plans must include the following elements:

- a) A site plan, prepared by a land surveyor, to scale including:

- Buildings and parking lots;
 - Lot size and surface area;
 - Identification of rights of way;
 - Natural ground and street center levels to reflect topography;
 - Adjacent ground levels measured at 2 m from property limits;
 - Exterior dimensions of foundations and surface area;
 - Natural and finished ground level;
 - Setback for main building, accessory buildings and structures;
 - Positioning of adjacent buildings and their front setbacks;
 - First floor elevation of the proposed building and adjacent buildings;
 - Elevations of the basement, garage, first floor and last finished ceiling of the proposed building;
 - Garage door threshold elevation;
 - Existing trees with a diameter of ten centimeters (10 cm) or more, measured at twenty-five centimeters (25 cm) above the ground and indicating those to be cut;
 - All flood zones in effect in the Borough at the time the application is submitted, along with their respective elevations. In particular, the 2017-2019 flood area, the low current zone (20-100 years), the high current zone (0-20 years), the natural high-water mark and the shoreline.
- b) A preliminary architectural plan that includes:
- The layout of the proposed building as well as the positioning of adjacent buildings and their front setbacks;
 - Front, rear and side elevations;
 - Building height (m);
 - Basement level in relation to ground level;
 - Exterior dimensions of basement, first floor and upper floors;
 - Surface area of existing and proposed basements, first floors and upper floors;
 - Room dimensions and intended use;
 - Area of front yard(s) for calculating the percentage of hard and paved surfaces;
 - Location and total area of hard and paved surfaces (pedestrian entrances and vehicular access, etc.);
 - Perspective of the proposed building, including adjacent buildings.
- c) Photographs of all elevations of the building in question and of the front elevations of buildings on adjacent lots;
- d) A planting plan drawn up by an expert in the field, which must include:
- Scale, date and geographical north;
 - Lot limits;
 - Current and proposed ground levels in relation to the geodetic level;
 - Existing vegetation;
 - Identification and location of proposed plantings, including a planting table specifying the species and variety of each type, the planting method, the height and the size;
 - Any element relevant to understanding the project: photos, planting details, cuttings, furniture, etc;
 - Layout of landscaping strips for any parking along thoroughfares as required by the zoning by-law;
 - Location of fences, walls and hedges;

e) Samples of proposed exterior cladding materials and colors (online data sheets);

f) Arrangements for the storage and removal of household garbage and waste, with the exception of types H1 and H2 dwellings. A proposal must be prepared by an expert in the field, in compliance with current regulations.”

c) By replacing the first paragraph of existing article 21 entitled “ADDITIONAL INFORMATION AND DOCUMENTS REQUIRED WHEN A TRAFFIC STUDY IS REQUIRED”:

“Depending on the nature and context of the project, the competent authority may require a traffic study for any construction project in the residential use group with more than 30 dwellings, for commercial projects of 1,400 m² or more, and for any construction project in the industrial or community use group. Depending on the nature of the project, this study must include the following information and documents:”

d) By replacing the existing article 23 entitled “MODIFICATION OF A PLAN ALREADY APPROVED” with the following article:

“It is possible to make a minor modification to a Site planning and architectural integration program already approved by the Council. When the competent authority deems that the nature of the request is minor, this modification does not need to be approved by the Council, but should still be examined and signed by the designated representatives.”

Article 20.1 entitled “ADDITIONAL INFORMATION AND DOCUMENTS THAT MAY BE REQUIRED ACCORDING TO THE NATURE AND COMPLEXITY OF THE PROJECT” is added as follows:

“a) Architectural features and volumes of buildings erected in adjacent areas;

b) Sunlight study;

c) Project realization phases;

d) For constructions to be built in a first phase: preliminary plans and specifications in compliance with the requirements of the present by-law, as well as elevations of all facades;

e) For constructions to be built in subsequent phases: facade elevations of each construction;

f) Layout, where applicable, of common spaces for the project, including common parking areas, green spaces, pedestrian networks, waste storage areas, post office boxes if applicable, recreational equipment and play areas, the location of streetlights, fire hydrants or any other existing public equipment facing the property, and the location of driveways in relation to any street adjacent to or facing the project;

g) Site drainage arrangements and impact on existing or planned public services;

h) Procedures for connecting electrical, cable and telephone distribution networks to existing poles; layout of junction boxes;

- i) Ground level in relation to sea level (topographical record);
- j) General signage plan, if applicable.”

The existing article 22 entitled “REALIZATION OF A PLAN ALREADY APPROVED” is repealed.

ARTICLE 5 Objectives and criteria for new residential constructions of two dwellings or less, single-storey additions and extensions to existing residential constructions of two dwellings or less

The existing article 25 entitled “REGULATED INTERVENTIONS” is amended by replacing the words “an extension to a main building” by the words “an extension to a main building visible from the public thoroughfare”.

ARTICLE 6 Objectives and criteria for new residential construction of three or more dwellings, addition of a storey, extension, transformation of a façade and development of a lot of an existing residential construction of three or more dwellings

The existing article 30.2 entitled “REGULATED INTERVENTIONS” is amended by replacing the word “the extension” by the words “extension visible from the public thoroughfare”.

ARTICLE 7 Riparian route

Paragraph 2 of the existing article 57 entitled “REGULATED INTERVENTIONS” is amended by replacing the words “a fence on a lot” by the words “a fence on a lot visible from the public thoroughfare”.

ARTICLE 8 Héritage-sur-le-Lac

The existing article 66 entitled “OBJECTIVES AND CRITERIA APPLICABLE TO SINGLE-FAMILY HOUSING” is amended by replacing the words “by the Urban Planning and Business Services Department” with the words “by the competent authority” in the criterion “In order to give the project a unique character and distinct harmony, materials, textures and colors are carefully selected to allow a varied choice for future residents of the project.”

ARTICLE 9 Les cours Trafalgar

The existing article 70 entitled “OBJECTIVES AND CRITERIA” is amended by replacing the words “officials of the Urban Planning and Business Services Department” with the words “the competent authority” in the criterion “Promote quality architecture.”

ARTICLE 10 Roxboro sector

The existing article 70.1.2 entitled “REGULATED INTERVENTIONS” is amended by replacing the words “the extension of a residential use building” by the words “the extension of a residential use building visible from the public thoroughfare”.

ARTICLE 11 Yuile Park sector

The existing article 70.4.2 entitled “REGULATED INTERVENTIONS” is amended by replacing the words “the extension of a residential use building” by the words “the extension of a residential use building visible from the public thoroughfare”.

ARTICLE 12 Rue Parkinson sector

The existing article 70.5.2 entitled “REGULATED INTERVENTIONS” is amended by replacing the words “the extension of a residential building” by the words “the extension of a residential building visible from the public thoroughfare”.

ARTICLE 13 Riparian land

Paragraph 2 of the existing article 82.5 entitled “REGULATED INTERVENTIONS” is amended by replacing the words “and a fence” by the words “and a fence visible from the public thoroughfare”.

ARTICLE 14 Boulevard Saint-Charles sector

Paragraph 2 of the existing article 82.8 entitled “REGULATED INTERVENTIONS” is amended by replacing the following points:

- “• extension of a main building;
- modification to the exterior appearance of a main building” by the following:
 - “• extension of a main building visible from the public thoroughfare;
 - modification to the exterior appearance of a main building visible from the public thoroughfare;”

ARTICLE 15 Appendix G

Appendix G entitled “PROJECT SUMMARY CHART” is repealed.

ARTICLE 16 The present by-law comes into force in accordance with the Law.