

Public Notice



PUBLIC CONSULTATION MEETING

Draft By-law number CA29 0040-72 amending Zoning By-law CA29 0040 in order to repeal the flood plain standards and repeal Appendix E

TO ALL PERSONS WHO MIGHT BE INTERESTED IN PIERREFONDS-ROXBORO BOROUGH'S DRAFT BY-LAW NUMBER CA29 0040-72:

NOTICE is hereby given by the undersigned:

THAT the Borough Council, following the adoption by resolution at the regular sitting held on April 13, 2026, of the draft by-law entitled as hereinabove, will hold a public consultation meeting on **Monday, May 4, 2026, at 7 p.m.**, in the council room located at 13 665, boulevard de Pierrefonds, 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 0040-72 is to amend zoning by-law CA29 0040 in order to repeal the flood plain standards and repeal Appendix E.

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 twenty-first day of April of the year 2026.

The Secretary of the Borough

A handwritten signature in blue ink, appearing to read "J. Gauthier".

M^c Jean-François Gauthier, MBA, OMA

/r1

VILLE DE MONTRÉAL – BOROUGH OF PIERREFONDS-ROXBORO

By-law CA29 0040-72 modifying Zoning By-law CA29 0040 in order to repeal the standards concerning floodplains and the Appendix E

Notice of motion:	April 13, 2026
Adoption of the draft by-law:	April 13, 2026
Adoption of the by-law:	May 4, 2026
Public Notice:	
Entry into force:	
Effective date:	

PROVINCE DE QUÉBEC

VILLE DE MONTRÉAL
BOROUGH OF PIERREFONDS-ROXBORO

DRAFT BY-LAW CA29 0040-72

BY-LAW MODIFYING ZONING BY-LAW CA29 0040 IN ORDER TO REPEAL THE STANDARDS CONCERNING FLOODPLAINS AND THE APPENDIX E

At a regular sitting of the Borough Council of Pierrefonds-Roxboro, held on April 13, 2026, at 7 p.m., in accordance with the Cities and Towns Act (R.S.Q., Chapter C-19), attended by:

The Mayor of the Borough Dimitrios (Jim) Beis and Councillors Sophie Mohsen, Chahi (Sharkie) Tarakjian, Benoit Langevin, and Louise Leroux, all forming a quorum under the chairmanship of the Mayor of the Borough Dimitrios (Jim) Beis.

Mr. Dominique Jacob, director of the Borough, and the secretary of the Borough, M^e Jean-François Gauthier, are also present.

WHEREAS Article 145.15 of the Act respecting land use planning and development (RLRQ, Chapter A-19.1),

THE BOROUGH COUNCIL ENACTS THE FOLLOWING:

By-law CA29 0040 is amended as follows:

ARTICLE 1 Table of Contents

The table of contents for By-law CA29 0040 has been updated to reflect the amendments, additions, and deletions to the articles, so that it remains accurate with respect to the chapters, sections, and article numbers to which it refers.

ARTICLE 2 Declaratory provisions

Article 5, titled “ATTACHED DOCUMENTS,” is amended by repealing the following paragraph 5:

“5° Maps and elevation contours of areas at risk of flooding. These maps and contours are included in Appendix E, which forms an integral part of the following by-law”

ARTICLE 3 Terminology

Article 25, entitled “TERMINOLOGY,” is amended by repealing the following definitions:

“FLOODPLAIN

Area of the flood plain, outside the boundary of the high-flow zone, which may flood during a flood that occurs every 100 years.

LOW-FLOW ZONE (20-100 ANS)

That portion of the floodplain, beyond the boundary of the high-flow zone, that may be flooded during a 100-year flood.

HIGH-FLOW ZONE (0-20 ANS)

Area of the flood plain that may flood during a flood that occurs every 20 years.”

ARTICLE 4 Chapter 17: Provisions regarding flood plains

Section 295, entitled “IDENTIFICATION OF AREAS LOCATED IN FLOOD PLAINS,” is repealed.

Section 296, entitled “SCOPE OF APPLICABLE STANDARDS IN FLOOD PLAINS,” is repealed.

ARTICLE 5 Minimum elevation standards for basements on property located outside a water body

In the first paragraph of Article 299, entitled “MINIMUM ELEVATION STANDARDS FOR BASEMENTS IN AREAS BELOW THE LEVEL INDICATED ON PLAN 1099-2 ILLUSTRATING DRAINAGE BASINS,” the words “a floodplain” are replaced by “a water body.”

ARTICLE 6 Appendix E

The Appendix E entitled “FLOOD-PRONE AREAS AND FLOOD LEVEL TABLE” is repealed.

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