

Public Notice



PROMULGATION

RESOLUTION CA29 0040-64

NOTICE is given that the following by-law was adopted at the regular sitting of the Borough of Pierrefonds-Roxboro council held on October 7, 2024, and was approved by the Director of the Service de l'urbanisme et de la mobilité on November 6, 2024, in accordance with the certificate of conformity issued on November 7, 2024:

RESOLUTION CA29 0040-64

By-law modifying zoning by-law CA29 0040 in order to add the use "detached single-family (h1) housing" in H2-5-322 zone as well as the related standards

This by-law became effective on November 7, 2024, 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 twelfth day of the month of November of the year two thousand twenty-four.

The Secretary of the Borough,

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

M^e Jean-François Gauthier, MBA

/rl

PROVINCE OF QUEBEC

VILLE DE MONTRÉAL
BOROUGH OF PIERREFONDS-ROXBORO

BY-LAW CA29 0040-64

BY-LAW NUMBER CA29 0040-64 MODIFYING ZONING BY-LAW CA29 0040 IN ORDER TO ADD THE USE “DETACHED SINGLE-FAMILY (H1) HOUSING” IN H2-5-322 ZONE AS WELL AS THE RELATED STANDARDS

At the Borough of Pierrefonds-Roxboro regular sitting held on October 7, 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 August 5, 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 The specifications chart in Appendix A of zoning by-law number CA29 0040 for H2-5-322 zone is amended as follows:

- a) By adding the “single-family housing (h1)” use
- b) By adding the following subdivision standards:
 - minimum surface area: 450 square meters
 - minimum depth: 27 meters
 - minimum width: 15 meters
- c) By adding the following zoning standards:
 - detached structure
 - front setback: 6 meters
 - side setback: 3 meters
 - rear setback: 7 meters
 - building height (storeys): 1 minimum, 2 maximum
 - building height (m): 8 meters maximum
 - minimum front wall width: 6 meters
 - building/land area ratio (B.L.A.): 0.5 maximum

The whole as presented in the specifications chart H2-5-322 attached as Appendix 1 to this by-law.

ARTICLE 2 This by-law shall come into force in accordance with the Law.

APPENDIX 1

PERMITTED USES

ZONE: H2-5-322

1	USE CATEGORIES								
2	USE CATEGORIES PERMITTED	h1	h1	h2	h2				
3	SPECIFIC USES EXCLUDED OR PERMITTED								
4	SPECIFIC USE EXCLUDED								
5	SPECIFIC USE PERMITTED								

PRESCRIBED STANDARDS (SUBDIVISION)

6	LANDSITE								
7	AREA (m ²)	min.	225	450	500	450			
8	DEPTH (m)	min.	27	27	27	27			
9	WIDTH (m)	min.	7	15	18	15			

PRESCRIBED STANDARDS (ZONING)

10	STRUCTURE								
11	DETACHED			*	*				
12	SEMI-DETACHED					*			
13	ROWHOUSE		*						
14	SETBACKS								
15	FRONT (m)	min.	6	6	6	6			
16	SIDE (m)	min.	3	3	3	3			
17	REAR (m)	min.	7	7	7	7			
18	BUILDING								
19	HEIGHT (STOREYS)	min./max.	2/2	1/2	2/2	2/2			
20	HEIGHT (m)	min./max.	/8	/8	5/	5/			
21	BUILDING FOOTPRINT (m ²)	min./max.							
22	FLOOR AREA (m ²)	min./max.							
23	WIDTH OF FRONT WALL (m)	min.	6	6	8	8			
24	RATIOS								
25	DWELLING UNIT/BUILDING	min./max.			2/2	2/2			
26	FLOOR/SITE (F.A.R.)	min./max.	0,35/1,15		0,35/1,15	0,35/1,15			
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							

PARTICULAR PROVISIONS

	a.347								
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