

Public Notice



PROMULGATION

BY-LAW CA29 0040-68

NOTICE is given that the following by-law was adopted at the regular sitting of the Borough of Pierrefonds-Roxboro council held on June 2, 2025, and was approved by the Director of the Service de l'urbanisme et de la mobilité on June 17, 2025, in accordance with the certificate of conformity issued on June 19, 2025:

BY-LAW CA29 0040-68

By-law modifying zoning by-law CA29 0040 in order to add a multi-family dwelling (h3) use in zone C-7-424-1 with the specific standards and provisions applicable thereto

This by-law became effective on June 19, 2025, 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 fourth day of the month of August of the year two thousand twenty-five.

The Secretary of the Borough,

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

M^e Jean-François Gauthier, MBA

/rl

PROVINCE OF QUEBEC

VILLE DE MONTRÉAL

BOROUGH OF PIERREFONDS-ROXBORO

BY-LAW CA29 0040-68

BY-LAW AMENDING ZONING BY-LAW CA29 0040 IN ORDER TO ADD A MULTI-FAMILY DWELLING (H3) USE IN ZONE C-7-424-1 WITH THE SPECIFIC STANDARDS AND PROVISIONS APPLICABLE THERETO

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.

GIVEN section 113 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 The specifications chart in Appendix A of zoning by-law number CA29 0040 for zone C-7-424-1 is modified as follows:

- a) By removing the use sub-categories p2b et p2c and their associated standards.
- b) By adding the “multi-family (h3) dwelling” use category
- c) By adding the following related subdivision standards (h3):
 - minimum area: 600 square meters
 - minimum depth: 30 meters
 - minimum width: 20 meters
- d) By adding the following associated zoning (h3) standards:
 - construction: detached / semi-detached
 - front setback: 6 meters
 - side setback: 3 meters
 - rear setback: 3 meters
 - building height (storeys): 2 minimum, 2 maximum
 - building height (m):
 - minimum width of front wall:
 - floor area ratio (FAR): 0.5 maximum
 - building footprint to site (BFS): 1 minimum, 2 maximum
- e) By adding the reference “a.331” in the section “special provisions” under use categories c1, c2 and h3.
- f) By adding the reference “a.347.01” in the section “special provisions” under use categories c1, c2, h3 and under use sub-category p2d.

The whole as presented in the specifications chart C-7-424-1 attached as Appendix 1 to the present by-law.

ARTICLE 2 Article 347.01 entitled “specific provisions applicable to the zone C-7-424-1” is added after article 347 and should read as follows:

“In zone C-7-424-1, the following provisions apply:

- 1- All new construction must include a use of the “Housing (h)” group in accordance with the provisions set out in the specifications chart.
- 2- A minimum of 60% of the first floor of a new construction, with the exception of common areas, premises pertaining to uses in the Housing (h) group and circulation areas leading to dwellings, must be occupied by a use or combination of uses in the Commercial (c) or Community (p) group authorized in the specifications chart.
- 3- Where applicable, suites occupied by a “Commercial (c)” or “Community (p)” group use must be served by a separate entrance from those occupied by a “Housing (h)” group use in the same building.
- 4- A building whose use is part of the “Commercial (c)” or “Community (p)” group may not be located on a storey above a storey occupied by uses of the “Housing (h)” group.
- 5- In an existing building, the conversion of a ground-floor whose use is part of the “Commercial (c)” or “Community (P)” group to a “Housing (h)” group is prohibited.

However, such a conversion is permitted on floors above the first floor, in accordance with the provisions of the zone’s specifications chart.

ARTICLE 3 This by-law shall come into force in accordance with the Law.

PERMITTED USES
ZONE: C-7-424-1

1	USE CATEGORIES						
2	USE CATEGORIES PERMITTED	h3	c1	c2	p3a	p2d	
3	SPECIFIC USES EXCLUDED OR PERMITTED						
4	SPECIFIC USE EXCLUDED						
5	SPECIFIC USE PERMITTED				672	(3)	

PRESCRIBED STANDARDS (SUBDIVISION)

6	LANDSITE						
7	AREA (m²) min.	600	600	600	600	1000	
8	DEPTH (m) min.	30	30	30	30	30	
9	WIDTH (m) min.	20	20	20	20	30	

PRESCRIBED STANDARDS (ZONING)

10	STRUCTURE						
11	DETACHED	*	*	*	*	*	
12	SEMI-DETACHED	*	*	*	*		
13	ROWHOUSE						
14	SETBACKS						
15	FRONT (m) min.	6	6	6	6	6	
16	SIDE (m) min.	3	4	4	4	3	
17	REAR (m) min.	3	3	3	3	3	
18	BUILDING						
19	HEIGHT (STOREYS) min./max.	2/2	1/2	1/2	1/2	1/2	
20	HEIGHT (m) min./max.		/10				
21	BUILDING FOOTPRINT (m²) min./max.						
22	FLOOR AREA (m²) min./max.						
23	WIDTH OF FRONT WALL (m) min.					15	
24	RATIOS						
25	DWELLING UNIT/BUILDING min./max.						
26	FLOOR/SITE (F.A.R.) min./max.	1/2	0,2/1	0,2/2	0,2/2	0,2/2	
27	FOOTPRINT/SITE (B.F.S.) min./max.	/0,5	/0,4	/0,5	/0,5	/0,5	
28	OTHER						
29	TYPE OF OUTDOOR STORAGE Article 332						

PARTICULAR PROVISIONS

	a.331 a.347.01	a.211 a.331 a.347.01	a.211 a.331 a.347.01	a.220	a.331 a.220 a.347.01	
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NOTES

(3): 711 et 6920
 711: Cultural activity
 672: Preventive duties and related activities 6920: Charity service