

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								
--	-------	--	--	--	--	--	--	--	--

NOTES

PROVINCE OF QUEBEC

VILLE DE MONTRÉAL
BOROUGH OF PIERREFONDS-ROXBORO

SECOND DRAFT BY-LAW CA29 0040-65

BY-LAW NUMBER CA29 0040-65 AMENDING ZONING BY-LAW CA29 0040 SO AS TO PERMIT THE “NEW AND USED MOTOR VEHICLE REPAIR” USE IN ZONE C-4-270 AND “6411 - AUTOMOBILE REPAIR SERVICE (GARAGE)” IN ZONE C-4-270 AND TO ADJUST THE APPLICABLE SPECIFICATIONS

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 September 9, 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 Article 339 “Specific provisions applicable to zone C-4-270” of Zoning By-law CA29 0040 is replaced by the following:

“339. PROVISIONS APPLICABLE TO ZONE C-4-270

In zone C-4-270, the following provisions apply:

- 1° The minimum number of off-street parking spaces required is 22 spaces.
- 2° The minimum lateral setback applicable at the east end of the main building is 0.16 meters.
- 3° Awnings, awnings, canopies and eaves forming part of the main building may be less than 0.75 meters from the east lot line.
- 4° The access to the lot and the access road may be located at distances of less than 1 meter from the west side lot line and less than 1.2 meters from the main building.
- 5° The minimum width of the access road is set at 3 meters.

- 6° A strip of grass or otherwise planted vegetation, at least 0.9 meters wide, must be laid out between the access road and the west property line.
- 7° In the side yard on the west side of the main building, trees must be planted in the grass strip. Trees must be spaced a maximum of 5 meters apart.
- 8° For use 5511 – Sale of new and used motor vehicles:
 - i. Electric vehicle charging stations are permitted in all yards.
 - ii. The required number of docking berths or handling space is set at 0.
 - iii. Authorized exterior cladding materials for walls may be a maximum of more than 20% aluminum or metal per wall, and a minimum of no more than 80% brick or stone per wall.”

ARTICLE 2 The specifications chart for zone C-4-270 in Appendix A of the by-law is amended by adding the specifically authorized use “5511 - Retail sale of new and used motor vehicles” to the “c3c” category of uses and related specifications, as shown in Appendix 1 of this by-law.

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

Annexe 1 : Grille de spécifications de la zone C-4-270

USAGES PERMIS

ZONE: C-4-270

1	CATÉGORIES D'USAGES								
2	CATÉGORIES D'USAGES PERMIS	c1	c2	c3c					
3	USAGES SPÉCIFIQUES EXCLUS OU PERMIS								
4	USAGE SPÉCIFIQUE EXCLU								
5	USAGE SPÉCIFIQUE PERMIS			5511					

NORMES PRESCRITES (LOTISSEMENT)

6	TERRAIN								
7	SUPERFICIE (m ²)	min.	550	550	1000				
8	PROFONDEUR (m)	min.	30	30	30				
9	LARGEUR (m)	min.	18	18	18				

NORMES PRESCRITES (ZONAGE)

10	STRUCTURE								
11	ISOLÉE	*	*	*					
12	JUMELÉE	*	*						
13	CONTIGUÉ								
14	MARGES								
15	AVANT(m)	min.	7,5	7,5	7,5				
16	LATÉRALE(m)	min.	3	3	3				
17	ARRIÈRE(m)	min.	9	9	9				
18	BÂTIMENT								
19	HAUTEUR (ÉTAGES)	min./max.	1/2	1/2	1/2				
20	HAUTEUR (m)	min./max.	3/	3/	3/				
21	SUPERFICIE D'IMPLANTATION (m ²)	min./max.							
22	SUPERFICIE DE PLANCHER (m ²)	min./max.	/1000	/1000	/1500				
23	LARGEUR DU MUR AVANT (m)	min.	8	8	8				
24	RAPPORTS								
25	LOGEMENT/BÂTIMENT	min./max.							
26	PLANCHER/TERRAIN (C.O.S.)	min./max.	0,5/2	0,5/2	0,3/1				
27	BÂTI/TERRAIN (C.E.S.)	min./max.	/0,5	/0,5	/0,5				
28	DIVERS								
29	TYPE D'ENTREPOSAGE EXTÉRIEUR	Article 332			A				

DISPOSITIONS PARTICULIÈRES

	a.327	a.327							
	a.339	a.339							

NOTE

5511 : Vente au détail de véhicules automobiles neufs et usagés

PROVINCE OF QUEBEC

VILLE DE MONTRÉAL
BOROUGH OF PIERREFONDS-ROXBORO

DRAFT BY-LAW CA29 0116-3

BY-LAW MODIFYING BY-LAW CONCERNING THE REMUNERATION OF THE MEMBERS OF THE BOROUGH COUNCIL OF PIERREFONDS-ROXBORO IN ORDER TO REPLACE THE INDEXATION FORMULA AND SUSPEND THE APPLICATION OF ANY INDEXATION FOR THE 2024 FISCAL YEAR

At a regular sitting of the Borough Council of Pierrefonds-Roxboro, held on October 7, 2024 at 7 p.m., in accordance with the Cities and Towns Act (R.S.Q., chapter C 19), at 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.

WHEREAS section 2 of the Act respecting the salaries of elected municipal officials (C.Q.L.R., chapter T-11.001);

WHEREAS section 43 of the Charter of Ville de Montréal, metropolis of Québec (C.Q.L.R., chapter C-11.4);

THE BOROUGH COUNCIL ENACTS THE FOLLOWING:

ARTICLE 1

Article 4 is amended by replacing the second paragraph by the following paragraphs:

“Indexation consists of the increase, for each City fiscal year, of a percentage corresponding to the average of the percentages of economic increases granted to the City's management, white-collar, blue-collar and general professional employee groups for the previous year.

If, at June 30 of the year in question, the percentage economic increase for the previous year is not available for one or more of the groups referred to in the second paragraph, only the percentages of economic increases already available among the groups concerned are included in the calculation of the average.”

ARTICLE 2

Notwithstanding article 4 of this by-law, none of the amounts and remunerations referred to in the first paragraph of this article are indexed for the 2024 fiscal year.

ARTICLE 3

The present by-law came into effect on January 1, 2024.

PROVINCE DE QUÉBEC

VILLE DE MONTRÉAL
BOROUGH OF PIERREFONDS-ROXBORO

BY-LAW CA29 0144

BY-LAW NUMBER CA29 0144 AMENDING ZONING BY-LAW CA29 0040, SUBDIVISION BY-LAW CA29 0041 AND SITE PLANNING AND ARCHITECTURAL INTEGRATION BY-LAW CA29 0042 TO ENSURE CONCORDANCE WITH BY-LAW 04-047 RESPECTING THE VILLE DE MONTRÉAL URBAN PLAN FOLLOWING THE COMING INTO FORCE OF BY-LAW 04-047-264 INTEGRATING THE SPECIAL PLANNING PROGRAM FOR BOULEVARD SAINT-CHARLES

At the Borough of Pierrefonds-Roxboro regular sitting held on October 7, 2024 at 7 p.m., in the council room located at 13 665, boulevard de Pierrefonds, 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.

WHEREAS a notice of motion of the present by-law was given on September 9, 2024;

GIVEN articles 110.4 and 113 of the Act respecting land use planning and development (R.S.Q., chapter A-19.1);

THE BOROUGH COUNCIL ENACTS THE FOLLOWING:

ARTICLE 1 Article 5 of Zoning By-law number CA29 0040 is amended by adding the following paragraphs to the list in the first paragraph:

« 14° Special parking standards

This document is included in Appendix N and forms an integral part of the present by-law.

15° Climate resilience factors

This document is included in Appendix O and forms an integral part of the present by-law.

18° Tree types according to deployment

This table is included in Appendix P and forms an integral part of the present by-law.”

ARTICLE 2 Article 13 is amended by:

a) The addition, after the definition of “Main facade of the building”, of the following:

“CLIMATE RESILIENCE FACTOR (CRF):

An index expressing the ratio between the sum of climate-resilient areas, i.e. landscaping elements, and the surface area of the land on which they are located. The method for calculating this value is described in greater detail in Appendix O.”

- b) The addition, after the definition of “Home antenna”, of the following:

“WIDE-SPREADING TREE:

A tree with a minimum height at maturity of 15 meters and a canopy at maturity varying from 5 to 13 meters in diameter, or identified as a “wide spreading” in Appendix Q of this by-law.

MEDIUM-SPREADING TREE:

A tree with a mature height ranging from 8 to 15 meters and a mature canopy diameter ranging from 3 to 8 meters, or identified as “medium spreading” in Appendix Q of this by-law.

LOW SPREADING TREE:

A tree with a height at maturity of less than 8 meters and whose canopy at maturity can vary from 1 to 7 meters in diameter or identified as “low spreading” in Appendix Q of this bylaw.”

- c) The addition, after the definition of “Walkway”, of the following definition:

“URBAN PROMENADE:

A mobility corridor focused on active mobility that restricts travel to active modes on a safe axis. Other than pedestrians, cyclists (including those on power-assisted bicycles) and scooters, only emergency vehicles and delivery vehicles are authorized to use the corridor.”

- d) The second paragraph of the definition of “thoroughfare” is amended by adding the words “, a walkway, an urban promenade,” after the words “a footpath,”.

ARTICLE 3 Article 196 is amended by replacing the fourth paragraph and paragraphs 1 and 2 by the following text:

“The present by-law defines sectors for which special parking standards apply. These sectors are as follows:

- 1° Sector 1 or “Saint-Jean block sector”, as defined in Appendix N;
- 2° Sector 2 or “Train station sector”, as defined in Appendix N;
- 3° Sector 3 or “Saint-Charles Boulevard sector,” as defined in Section 4 of Chapter 20.”

ARTICLE 4 Article 207 is amended by:

- a) the addition, after the last line of the table “Two-family and three-family dwelling (h2)” uses’ (h2)”, of the following line:

Sector 3 (boulevard Saint-Charles sector)	See specific rules – Chapter 20 – section 4
--	---

- b) the addition, after the last line of the table “Usages habitation multifamiliale (h3)”, of the following line:

Sector 3 (boulevard Saint-Charles sector)	See specific rules – Chapter 20 – section 4
--	---

- c) the addition of the following line after the last line of the “Collective housing (h4) table:

Sector 3 (boulevard Saint-Charles sector)	See specific rules – Chapter 20 – section 4
--	---

- d) the addition, after the last sentence of the 4th paragraph, of the following text: “For sector 3 – Boulevard Saint-Charles sector, specific rules on bicycle parking units are set out in chapter 20 – section 4.”.

ARTICLE 5 Article 211 is amended by:

- a) the addition, after the last line of the table “Uses” trade “(c)”, of the following line:

Sector 3 (boulevard Saint-Charles sector)	See specific rules – Chapter 20 – section 4
--	---

- b) the addition, after the last sentence of the 3rd paragraph, of the following text: “For sector 3 – Boulevard Saint-Charles sector, specific rules on bicycle parking units are set out in Chapter 20 – Section 4.”.

ARTICLE 6 Article 220 is amended by:

- a) the addition, after the last line of the “Community” uses (p) table, of the following line:

Sector 3 (boulevard Saint-Charles sector)	See specific rules – Chapter 20 – section 4
--	---

- b) “the addition, after the last sentence of the 3rd paragraph, of the following text: “For sector 3 – boulevard Saint-Charles sector, specific rules on bicycle parking units are set out in chapter 20 – section 4”.

ARTICLE 7 Article 335 is repealed.

ARTICLE 8 Article 338 is repealed.

ARTICLE 9 Chapter 20 is amended by adding the following section:

“SECTION 4: SPECIFIC PROVISIONS APPLICABLE TO THE BOULEVARD SAINT-CHARLES SECTOR

SUB-SECTION 1: INTERPRETATIVE PROVISIONS

347.1 GENERALITY

Within the territory of the boulevard Saint-Charles sector defined in article 347.2, the provisions of the present section take precedence over any other provision of by-law CA29 0040.

However, any provision of the by-law that is not incompatible with the present section remains applicable.

347.2 AREA OF APPLICATION

This section applies to zones located within the “boulevard Saint-Charles Sector”, defined by the following zones: H2-3-169-1, C-3-169-2, C-3-170-1, H4-3-174-1, P-3-174-2, P-3-175-1, C-3-175-2, H2-3-198-1, C-3-209-1, C-3-213-1, C-3-214, C-3-216-1, C-3-219-1, C-3-220-1, C-3-221, P-3-222, C-3-223-1, C-3-223-2, C-3-224-1, C-3-224-2, P-4-257 et C-4-258.

SUB-SECTION 2: USES

347.3 OCCUPANCY REQUIREMENTS FOR HOUSING GROUP (H) USES

A building must be occupied by a use in the “Housing (h)” group when authorized in the specifications chart.

When more than one category of use is permitted in a zone, the uses of these categories may be located in the same building, provided that part of the

building is occupied by a use from the “Housing (h)” group. However, a “Commercial (c)” or “Community (p)” use may not occupy a floor located above a floor occupied by a “Residential (h)” use.

347.4 OBLIGATION TO OCCUPY A FIRST FLOOR BY A COMMERCIAL GROUP USE (C)

This article applies to “Commercial (C)” main use zones.

The first floor of a new building, with the exception of common and circulation areas leading to dwellings and premises belonging to the “Housing (h)” group of uses, must be occupied exclusively by a use or combination of uses from the “Commercial (c)” group of uses authorized in the zone's specifications chart. Where applicable, a suite serving a commercial use must be served by a separate entrance from that of the residential use in the same building.

In an existing building, the conversion of a ground-floor suite occupied by a “Commercial (c)” use to a “Residential (h)” use is prohibited. However, such conversions are permitted on floors above the first floor, in accordance with the provisions of the zone's specifications chart.

SUB-SECTION 3: PARKING

347.5 PROHIBITION TO INSTALL A PARKING SPACE IN CERTAIN YARDS

No parking space may be located in a yard adjacent to boulevard Saint-Charles or an urban promenade, for all uses and all types of parking space.

In addition to the provisions of the preceding paragraph, the installation of a parking space within any other yard must be located at a minimal distance of 5 meters from an urban promenade.

347.6 OBLIGATION TO PROVIDE CERTAIN PARKING SPACES INSIDE A BUILDING

Parking spaces for a “Multi-family dwelling (h3)” or “Collective housing (h4)” use must be located inside a building. However, this provision does not apply to a space reserved for visitors or car-sharing.

347.7 MINIMUM AND MAXIMUM NUMBER OF PARKING SPACES

The minimum and maximum number of off-street parking spaces to be provided in the boulevard Saint-Charles sector are as follows:

1° For a use in the Housing group (h):

“Two-family and three-family dwellings (h2)” use	
Minimum number of spaces for residents	None
Maximum number of spaces for residents	1 space per dwelling unit

“Multi-family housing (h3)” and “Collective housing (h4)” uses	
Minimum number of spaces for residents	None
Maximum number of spaces for residents	1 space per dwelling unit
Maximum proportion of visitor spaces	Up to 10% of the number of spaces
Maximum proportion of spaces reserved for small vehicles	Up to 30% of the number of spaces
Maximum proportion of spaces reserved for a car-sharing station	Up to 10% of the number of spaces, maximum of 6 spaces

2° For use in any other category

Use other than the “Housing (h)” group	
Minimum number of spaces	None
Maximum number of spaces	1 space per 35 square meters of floor area

347.8 LAYOUT OF AN OUTDOOR PARKING LOT CONTAINING 12 SPACES OR MORE

This article applies to the following situations:

- 1° for the construction of a new parking lot with more than 12 spaces;
- 2° for the addition of more than 4 parking spaces totalling over 12 spaces;
- 3° for the redesign of a parking lot with more than twelve parking spaces, excluding the modification of pavement markings.

In addition to the provisions of paragraphs 1 and 2 of article 201, a parking lot covered by this article must comply with the following provisions:

- 1° It must be located at a minimum distance of:
 - a. 2 meters from a public street line;
 - b. 3 meters from another field line;
 - c. 2 meters from a main building.
- 2° The off-street parking area must be equipped with a lighting system.
- 3° At least 20% of the parking area must be landscaped in the form of landscape bays or strips. Each landscape bay or strip must:
 - a. have a minimum width of 2.5 meters;
 - b. have a minimum surface area of 15 square meters;
 - c. include landscaping or ground cover consisting of ground cover plants, perennials, shrubs or trees;
 - d. be surrounded by a mineral edging at least 0.15 m high and 0.15 m wide. This curb must be interrupted at ground level for a length of at least 0.5 m every 10 m to allow water to seep into the bay;
 - e. be located 50 millimeters below the surface of the parking area.
- 4° The parking area must be planted with trees so that the canopy covers 40% of the surface area of the parking spaces. Shade coverage must be calculated according to the vertical projection on the ground of the crowns of trees that have reached their mature canopy.
- 5° Notwithstanding article 201.1, asphalt is authorized as a surfacing material only for parking spaces, provided that the canopy of mature trees covers at least 60% of their surface area.
- 6° Any tree required under this section must be planted in a planting pit that complies with the following provisions:
 - a. a permeable bottom;
 - b. a depth of at least 0.9 meters below ground level;
 - c. a width of at least 2.5 meters;
 - d. volume of soil of at least 10 cubic meters for a medium or large spreading tree.

347.9 LAYOUT OF AN INDOOR PARKING LOT

The following provisions apply to the creation of an indoor parking lot:

- 1° When a parking space is provided underground, it may extend beyond the perimeter of the building it serves and be located right up to the lot line, without regard to the applicable setbacks in the specifications chart;
However, any portion of a basement parking lot exceeding the perimeter of the building must be located at a minimum depth of 1.2 meters from the average ground level;
- 2° The maximum height of the door giving access to vehicles to an indoor parking lot is set at 3.05 meters;

- 3° For any indoor parking lot with 4 or more parking spaces, the direction of traffic and the parking spaces must be indicated by a layout consisting of pavement markings and signage;
- 4° The below-grade access aisle to an indoor parking space may exceed 10%, without exceeding 14% at any point, under the following conditions:
 - The first 4-meter segment of the driveway from a sidewalk may not exceed a 10% inclination;
 - The driveway must be equipped with an automatic de-icing system or a specific coating designed to increase skid resistance.

SUB-SECTION 4: BICYCLE PARKING

347.10 MINIMUM NUMBER OF BICYCLE PARKING UNITS

The minimum number of bicycle parking units to be provided is as follows:

- 1° For a use in the “Housing (h)” group: 1 unit per 35 square meters of floor area, up to a maximum of 200 units;
- 2° For a use in a group other than “Housing (h)”: 5 bicycle parking units for one or more premises in the same building with a floor area greater than 100 square meters, plus 5 units for each additional 200 square meters of floor area, up to a maximum of 200 units.

347.11 LOCATION OF BICYCLE PARKING UNITS

The required bicycle parking units must be created at the following locations:

- 1° For a use in the “Housing (h)” group: bicycle parking units may be located inside or outside the building, but must be accessible to residents only. However, a visitor parking area comprising a minimum of three units and a maximum of 10% of the total number of bicycle parking units must be located outside, near the building's main entrance, and be accessible to all site users.
- 2° For a use in a group other than “Housing (h)”: bicycle parking units must be located outdoors, accessible to site users at all times.

SUB-SECTION 5: ACCESS TO LOT

347.12 NUMBER OF ACCESSES TO A LOT

In addition to the provisions of Chapter 9, the specific rules governing the maximum number of lot accesses in the boulevard Saint-Charles sector apply:

- 1° One access to the lot is authorized per main building in the case of a building occupied by a use in the “Two-family or three-family dwelling (h2)” category;
- 2° Two accesses to the lot are authorized per main building in the case of a building occupied by a “Multi-family dwelling” (h3), “Collective housing” (h4), “Commercial (c)” or “Community (p)” use.

347.13 LOCATING A LANDSITE ENTRANCE

In addition to the provisions of Chapter 9, the location of a landsite entrance a lot must comply with the following specific rules for all uses in the boulevard Saint-Charles sector:

- 1° An entrance to the lot must be located at a minimum distance of 12 meters from the point of intersection of the curb or pavement of two traffic lanes;
- 2° An entrance to the lot must be separated from another access by a minimum distance of 15 meters.

SUB-SECTION 6: TREE PLANTING AND GREENING

347.14 PROPORTION OF LAND WITH PLANTED SURFACE

In addition to the provisions relating to the development of open spaces (chapter 12) and planting (chapter 13), a minimum proportion of a lot must be occupied by an open-ground planted area.

The minimum proportion of a lot's total area that must be planted varies according to the ratio of building footprint to site (B.F.S.) on the lot in question, as shown in the following table:

Ratio of building footprint to site	Minimum proportion of total land area covered with vegetation
Less than 50%	30%
From 50% to 65%	20%
More than 65%	10%

Vegetated areas must be unsealed, permeable and covered with plant elements such as ground cover, shrubs or trees. The vegetated part of a stormwater management structure, including a rainwater retention basin, can be included in the calculation of the percentage of planted area.

In the case of a building with a built footprint to site ratio of 85% or more, the surface area of a green roof can be included in the calculation of the required proportion of green surface area. Green roofs must have a minimum substrate thickness of 150 millimeters.

347.15 TREE PLANTING

In addition to the other provisions of Chapter 13, the following specific rules concerning the minimum number of trees to be planted in the boulevard Saint-Charles sector apply:

- 1° For a lot occupied exclusively by a principal use in the “two-family or three-family dwelling (h2)” category: at least 2 trees per lot must be planted, including at least 1 in the front yard;
- 2° For a lot occupied exclusively by a main use in the “Multi-family dwelling (h3)” or “Collective housing (h4)” categories: at least 1 tree per 200 square meters of lot must be planted, at least half of which must be located in the front yard;
- 3° For a lot occupied by any other main use, whether or not mixed with a use from the “Housing (h)” group, at least one tree per 8 linear meters of lot width and lot depth in the case of a corner lot, where applicable, must be planted along the edge of any street line.

Trees required in the grassed or planted strip bordering any off-street parking space pursuant to article 201 or to article 347.8 may be included in the calculation of trees required in the present article.

SUB SECTION 7: BUILDING ARCHITECTURE

347.16 SETBACKS REQUIRED FOR FLOORS ABOVE THE THIRD FLOOR

For the construction of a new building of more than 3 storeys, all storeys above the third storey must be set back a minimum horizontal distance of 2 meters from the main facade plan must be provided for all floors above the third floor.

For the purposes of this article, the main facade plan corresponds to the general alignment of the exterior wall of the main facade at the level of the third storey of the building in question.

347.17 ROOFTOP STRUCTURE

Notwithstanding section 258, for an rooftop structure to be considered a mezzanine, it must meet the following conditions:

- 1° the cumulative area of non-overlapping mezzanines within a suite does not exceed 40% of the area of the suite they cover;
- 2° all exterior walls of the mezzanine are set back at all points from the exterior walls of the storey it overlies by a minimum of:
 - twice its height for the main façade;
 - one times its height for another façade facing a traffic lane;
 - half its height for any other façade.

347.18 MAXIMUM HEIGHT OF FIRST FLOOR

The maximum height of the first floor is set at 0.2 meters above the average level of the center of the street, calculated over the total width of the lot.

347.19 OPENING PERCENTAGE OF THE FAÇADE OF A COMMERCIAL ESTABLISHMENT

For any main building, any portion of a façade adjacent to a suite occupied by a use in the “Commercial (c)” group is subject to compliance with the following minimum proportions of openings on the first floor:

- 1° Main façade: 30
- 2° Any other façade adjacent to a thoroughfare: 20%.

For the purpose of calculating the opening proportion, the façade area corresponds to the portion of the building façade between the floor of the first floor and the floor of the storey immediately above or, where applicable, the ceiling of the top storey of the building. The surface area of a garage door or of an opening to create an access aisle to an indoor garage is excluded from the calculation of the opening proportion of a façade.

SUB-SECTION 8: CLIMATE RESILIENCE FACTOR (CRF)

347.20 SCOPE OF APPLICATION

This sub-section applies to the construction of a building or the extension of the floor area of a building by more than 2,000 square meters in the boulevard Saint-Charles sector.

The construction or extension of a building occupied by a use in the “Two-family or three-family dwelling (h2)” category is, however, excluded from the application of this sub-section.

A lot subject to this sub-section is not subject to the minimum requirements for the proportion of a lot with vegetated surface set out in article 347.14.

347.21 RCF COMPLIANCE BASED ON THE FOOTPRINT / SITE RATIO

A minimum climatic resilience factor must be respected on a property, which varies according to the use, the built footprint to site ratio (B.F.S.) and the nature of the work, in accordance with the following tables:

- 1° for a building occupied exclusively by a use in the “Housing (h)” group:

Built footprint to site ratio	Minimum climate resilience factor	
	Extension	New construction
Less than 35%	0.60	0.60
From 35% to 50%	0.45	0.60
More than 50%	0.30	0.50

- 2° for a building not occupied exclusively by a “Housing (h)” group use:

Built footprint to site ratio	Minimum climate resilience factor	
	Extension	New construction
Less than 35%	0.40	0.45
From 35% to 50%	0.35	0.40
More than 50%	0.30	0.35

The climate resilience factor is calculated as shown in Appendix O of the present by-law.

ARTICLE 10 The specification charts for zones C-3-214, C-3-221, P-3-222, P-4-257 and C-4-258 in Appendix A of Zoning By-law CA29 0040 are replaced by the specification charts included in Appendix 1 of this by-law.

ARTICLE 11 Appendix A of Zoning By-law CA29 0040 is amended by adding the specification charts for zones H2-3-169-1, C-3-169-2, C-3-170-1, H4-3-174-1, P-3-174-2, P-3-175-1, C-3-175-2, C-3-209-1, C-3-213-1, C-3-216-1, C-3-219-1, C-3-220-1, H2-3-198-1, C-3-223-1, C-3-223-2, C-3-224, C-3-224-2 and C-4-256-1, all as presented in Appendix 2 of this by-law.

ARTICLE 12 The specification charts for zones C-3-169, C-3-170, P-3-173, P-3-174, C-3-175, C-3-209, C-3-210, C-3-212, C-3-213, C-3-216, C-3-217, C-3-218, C-3-219, C-3-220, C-3-223, C-3-224 and C-4-256 are repealed and removed from Appendix A of Zoning By-law CA29 0040.

ARTICLE 13 The zoning plan in Appendix C of Zoning By-law CA29 0040 is modified by the following amendments, as shown on the plan attached as Appendix 3 to this by-law:

- a) The following zones are created:
- zone H2-3-169-1 is created from part of zone C-3-169;
 - zone C-3-169-2 is created from part of zone C-3-169;
 - zone C-3-170-1 is created from zone C-3-170 and part of zone C-3-169;
 - zone H4-3-174-1 is created from part of zone P-3-174;
 - zone P-3-174-2 is created from zone P-3-173 and part of zone P-3-174;
 - zones P-3-175-1 and C-3-175-2 are created by subdividing zone C-3-175;
 - zone C-3-209-1 is created from zones C-3-209 and C-3-210 and part of zone C-3-169;
 - zone C-3-213-1 is created from zones C-3-212 and C-3-213;
 - zone C-3-216-1 is created from zones C-3-216, C-3-217 and part of zones H1-3-215 and C-3-218;
 - zone C-3-219-1 is created from zone C-3-219 and part of zone C-3-218;
 - zone C-3-220-1 is created from zone C-3-220 and part of zone H1-3-198;
 - zone H2-3-198-1 is created from part of the zone H1-3-198;
 - zone C-3-223-1 is created from part of zones C-3-223 and H1-4-246;
 - zone C-3-223-2 is created from part of zone C-223;
 - zones C-3-224-1 and C-3-224-2 are created by subdividing zone C-3-224;
 - zone C-4-256-1 is created from zone C-4-256 and part of zone C-3-223.

- b) Zones C-3-169, C-3-170, P-3-173, P-3-174, C-3-175, C-3-209, C-3-210, C-3-212, C-3-213, C-3-216, C-3-217, C-3-218, C-3-219, C-3-220, C-3-223, C-3-224 and C-4-256 are repealed and removed from Appendix C.

ARTICLE 14 Zoning By-law number CA290-0040 is amended by the addition, following Appendix N, of Appendixes “O” and “P” as presented in Appendixes 4 and 6 of this by-law.

ARTICLE 15 Article 33 of Subdivision By-law number CA29 0041 is amended as follows:

- a) by replacing the title of the article by the following title: “LAYOUT OF THOROUGHFARE SHOWN ON URBAN PLAN”;
- b) by replacing, in the first line of the first paragraph, the words “street or section of street” by the words “thoroughfare or section of thoroughfare”;
- c) by replacing, in the third line of the first paragraph, the words “projected street or street section” by the words “projected thoroughfare or section of thoroughfare”;
- d) by adding, in the fourth line of the first paragraph, after the words “must respect the status”, the words “of urban promenade”.

ARTICLE 16 Article 36 of this by-law is amended as follows:

- a) In the first line of the first paragraph, the word “street” is replaced by the words “thoroughfare”;
- b) The addition, before the first paragraph, of the following paragraph:
“1° Urban promenade: 9m”;

ARTICLE 17 Chapter 5 of Site Planning and Architectural Integration By-law number CA29 0042 is amended by the addition, after section 7, of the following section:

“SECTION 8: BOULEVARD SAINT-CHARLES SECTOR

82.7 SCOPE OF APPLICATION

The provisions of this section apply to zone 12, “Boulevard Saint-Charles sector”, as defined on the plan in Appendix A, “Plan of areas subject to regulation”, of this by-law.

82.8 REGULATED INTERVENTIONS

Interventions subject to the objectives and criteria of this section concern:

- a cadastral operation resulting in the creation of a new lot;
- the construction of a new main building;

- main building extension;
- changes to the exterior appearance of a main building;
- the creation of a new parking space or modification to the layout of an existing parking space (excluding the modification of pavement markings);
- installation, modification or replacement of a sign.

For the purposes of this section, thoroughfare are considered public rights-of-way.

82.9 GENERAL OBJECTIVES

The general objectives for this sector are as follows:

- a) Encourage the redevelopment of certain industrial and commercial areas, giving priority to innovative and sustainable projects;
- b) Develop a multifunctional living environment on a human scale, characterized by a strong presence of local businesses;
- c) Creating an urban walkway centered on the use of active mobility;
- d) Diversify and improve mobility on boulevard Saint-Charles;
- e) Optimize development of the boulevard Saint-Charles sector by favouring compactness;
- f) Embellish the built environment and promote “cool islands” by encouraging the greening of public and private spaces.

82.10 OBJECTIVES AND CRITERIA

OBJECTIVES	EVALUATION CRITERIA
CADASTRAL OPERATIONS	
Contribute to the creation of an urban walkway west of boulevard Saint-Charles	<p>The intervention contributes to the creation of building lots and spaces that will enable the creation of an urban walkway.</p> <p>The intervention allows for the installation of buildings that will be framed by and have a human-scale relationship with the urban walkway.</p>
Ensuring the continuity and coherence of the subdivision with the fabric of the surrounding area	<p>The intervention preserves the characteristics of the urban fabric of the surrounding area.</p> <p>The intervention allows safe access for emergency vehicles.</p> <p>The intervention allows safe and optimal movement of vehicles, pedestrians and cyclists.</p> <p>Streets are designed to incorporate green elements and street furniture in the right-of-way.</p> <p>The proposed street grid and vehicular access avoid negative impacts on neighboring streets and through traffic.</p> <p>The intervention avoids the creation of unusable residual space that is not easily accessible on the site.</p> <p>Given the size and surface area of the site, the intervention will allow the optimization of the layout of the buildings, improve the quality of the landscaping and ensure that surface water is properly managed.</p>
LAYOUT OF BUILDINGS	
Contributing to the creation and animation of an urban walkway west of boulevard Saint-Charles	<p>The layout of the buildings provides a human-scale framework for the urban walkway.</p> <p>The layout of the buildings helps to create outdoor commercial spaces (terraces and so forth) to liven up the urban walkway.</p> <p>The layout of the buildings creates a complementary relationship between the interior commercial spaces and the urban walkway.</p> <p>Interconnectivity between the different segments of the urban walkway enables the networking of places of interest of a commercial, green, cultural or artistic nature in the area.</p>
The layout of the buildings frames the public realm and enhances the quality of the urban landscape	The orientation and layout of the buildings frame the existing public realm, public squares, urban walkways, thoroughfares, intersections and parks, and highlight

OBJECTIVES	EVALUATION CRITERIA
	<p>buildings and views of interest, in particular the water tower and views towards L'Île-Bizard.</p> <p>The orientation and layout of the buildings provide viable and accessible public spaces that encourage users to gather.</p> <p>Buildings should be set out in such a way as to ensure continuous and uniform alignment of façades along a thoroughfare or public square.</p> <p>Around a public square or along a pedestrian thoroughfare, the front setback of a building must provide sufficient clearance for the installation of a terrace, the development of amenity areas or the planting of trees.</p> <p>The clearance between two buildings allows for the development of a pedestrian walkway that can accommodate a variety of traffic flows.</p>
<p>The layout of the buildings optimizes the functionality of the site and minimizes the impact on adjacent areas</p>	<p>The layout of the buildings reduces the length of time users have to travel between the street, public transport stations, parking spaces and buildings.</p> <p>The buildings have been laid out with transverse spaces to ensure transparency and permeability between boulevard Saint-Charles and the urban walkway.</p> <p>The siting of a new building must fit in coherently with the existing or planned environment for the sector and ensure the functionality of the project.</p> <p>The layout of the buildings avoids the creation of unusable and inaccessible residual space on the site.</p> <p>The layout minimizes the visibility of storage, manoeuvring and handling areas, as well as mechanical and technical equipment.</p> <p>Significant clearance is provided between storage, manoeuvring and handling areas in commercial buildings adjacent to residential buildings.</p>
VOLUMETRY	
<p>The volumes of the built environment are harmonized with the overall context to maximize its visual impact.</p>	<p>The scale and volumetry of the buildings highlight intersections and buildings of interest, frame the public realm and reinforce the visual perspectives of interest.</p> <p>The volumetry limits the impact of sunlight and wind on the urban walkway by incorporating setbacks for the upper storeys.</p> <p>The relationship between the size of the buildings and the public domain is sufficient to ensure a proportionate framework.</p>

OBJECTIVES	EVALUATION CRITERIA
	<p>A basilaire facilitates the integration of a high-density building into the existing context.</p> <p>Architectural features of interest to the building that may have an impact on the volumetric composition are identified by special treatment.</p> <p>The volumetry of a new building respects and is inspired by the volumetry of the built environment of the significant surrounding area.</p> <p>The volumetric treatment of a building reflects the pedestrian scale of the street.</p>
MAIN AND SECONDARY ENTRANCES	
<p>The main entrances to the built environment are open to the public domain and attract different types of users</p>	<p>The entrance to a building creates a direct link with the public realm and the surrounding network of pedestrian walkways.</p> <p>A distinct architectural character and generous fenestration materialize this open link between the main entrance of a building and the public domain, notably the urban promenade.</p> <p>The creation of a common space entrance (atrium), whether interior or exterior, is encouraged</p> <p>The entrance to a building ensures that users have access to the public transport service points.</p> <p>If a building is located on a corner lot, the main entrance should be located at the corner of the building or facing the main street.</p> <p>The façade with the building's main entrance is identified from the streets adjacent to the development.</p> <p>The main entrance is universally accessible.</p>
PEDESTRIAN AND CYCLE NETWORK	
<p>The site's pedestrian and cycle networks are functional, safe and integrated with the public transport network and existing and planned urban networks</p>	<p>Short, direct paths are laid out to encourage pedestrian and cyclist movement and link the thoroughfares, parking areas, public transport stations and main entrances to the buildings.</p> <p>The planned streets, urban walkway and public spaces will provide safer and more attractive spaces for walking, cycling and physical activity. The project aims to create places that are suitable for young people, families and the elderly.</p> <p>The pedestrian and cycle paths on the site are linked to the public transport network and to the network of existing or</p>

OBJECTIVES	EVALUATION CRITERIA
	<p>planned pedestrian and cycle paths in the area and neighbouring areas.</p> <p>A network of pedestrian and cycle paths will link each of the buildings.</p> <p>The pedestrian walkways and landscaping divide the parking area into several smaller areas, designed to make the site more accessible and permeable.</p> <p>The large parking area serving several buildings is laid out in such a way as to define safe pedestrian circulation paths.</p> <p>Driveways or parking spaces avoid intersecting the links between an entrance leading to the building and pedestrian circulation paths.</p> <p>The pedestrian walkways are designed to accommodate the anticipated pedestrian traffic volumes over the entire site.</p> <p>The traffic lanes will aim to reduce the space reserved for cars and reduce the effect of heat islands in order to provide safe and comfortable paths for pedestrians and cyclists.</p>
ACCESS, DRIVEWAYS, PARKING AND SERVICE AREAS	
<p>Vehicular access, waiting lanes, traffic lanes and parking areas provide safe and comfortable routes for pedestrians and cyclists while minimizing disturbance to the public domain and the surrounding environment</p>	<p>The number of access aisles along a street is kept to a minimum.</p> <p>Sharing access aisles between adjoining properties is encouraged.</p> <p>Accesses to land and buildings are laid out and organized to encourage active modes of travel and reduce the presence of the car in the urban landscape.</p> <p>L'aménagement des allées d'accès sur les rues secondaires est privilégié.</p> <p>Access aisles, waiting lanes or traffic lanes should not be located between a building and the street.</p> <p>Waiting lanes and driveways are provided throughout the site.</p> <p>Outdoor parking spaces are located in rear or side yard.</p> <p>The length of the rows of parking spaces is kept to a minimum</p> <p>The driveways are located on the streets running across boulevard Saint-Charles.</p>
<p>Service areas and technical equipment are functional and concealed.</p>	<p>All storage, manoeuvring and handling areas, as well as mechanical equipment and waste and recyclable material disposal sites on a property, must be architecturally similar or harmonized with the main buildings.</p>

OBJECTIVES	EVALUATION CRITERIA
	<p>Residual materials management equipment should preferably be stored inside the main or accessory building.</p> <p>Storage of residual materials management equipment in indoor or semi-underground storage facilities outside buildings is encouraged.</p> <p>An architectural element completely conceals the waste management equipment storage area outside the building.</p> <p>An accessible area for temporary storage of residual materials management equipment on collection day is defined and delimited by landscaping or other features.</p> <p>A reception area dedicated to used snow meets the needs of the site.</p> <p>A reception area for used snow is located outside the parking area.</p>
ARCHITECTURAL INTEGRATION	
<p>High-quality architectural treatment contributes to the overall attractiveness of the built environment</p>	<p>The articulation of the façades is proportional and hierarchical, in harmony with the architectural style, function and structure of the building.</p> <p>Ornamental architectural elements highlight the building's structural components</p> <p>Architectural elements reinforce the connection between façades and the overall architectural character of the built environment.</p> <p>The façade of a building overlooking the public domain has a distinctive architectural treatment and fenestration.</p> <p>The top of a building is highlighted by a distinctive architectural element.</p> <p>The architecture of the buildings is contemporary and distinctive.</p> <p>For a group of buildings of the same type, a similar architectural treatment is recommended</p> <p>All the façades of a building have a similar architectural treatment</p>
<p>The architectural treatment of the ground floor contributes to the liveliness of the public realm and the comfort of pedestrians</p>	<p>The height of the ground floor stands out from the other floors.</p> <p>The façade of a ground floor facing a thoroughfare has a significant proportion of openings. The use of curtain walls (glass) is encouraged.</p>

OBJECTIVES	EVALUATION CRITERIA
	<p>The façade overlooking a thoroughfare features architectural features that break up the monotony.</p> <p>Architectural and ornamental details make it easy to identify and locate the main entrance to a building.</p> <p>The installation of continuous awnings and arcades over an entrance to a business or a shop window is encouraged.</p> <p>The installation of continuous awnings and arcades over an entrance to a business or a commercial window is encouraged.</p>
<p>The architectural treatment of the building incorporates energy-efficient and sustainable principles</p>	<p>The building incorporates a number of measures aiming to reduce its ecological impact, such as:</p> <ul style="list-style-type: none"> • Low energy consumption (insulation and waterproofing that exceed construction standards, maximized solar gain in winter and limited in summer, heat recovery, use of renewable energies, etc.); • Reducing the need for drinking water (reusing grey water or rainwater, low consumption equipment, etc.); • The use of sustainable materials with a low environmental footprint, e.g. locally sourced, recycled, recovered, recyclable, made from organic materials, certified wood, etc. <p>The openings in the building encourage sunlight and maximize occupant comfort</p>
CLADDING MATERIALS	
<p>The materials used to clad the built environment are of a high quality and help to reinforce the homogeneous character of the urban landscape.</p>	<p>Exterior cladding materials are harmonized on all façades.</p> <p>The use of complementary materials that accentuate a building's characteristic identity is permitted.</p>
<p>Cladding materials for the built environment help to achieve sustainable development objectives</p>	<p>The materials and architectural components of a building are of superior quality and stand up to weathering and routine building maintenance.</p> <p>The cladding materials and roof layouts comply with energy-efficient principles.</p> <p>The use of cladding materials with a high degree of reflectivity is recommended</p> <p>The installation of plant cover on the roof is recommended.</p> <p>Preference is given to the use of building products and materials that are extracted and produced in the region.</p>

OBJECTIVES	EVALUATION CRITERIA
INTERFACE WITH THE PUBLIC SPACE	
<p>The external landscaping blends in with the built environment and enlivens the public realm</p>	<p>The perimeter of the site must be landscaped.</p> <p>Exterior landscaping and urban furniture create rest areas adjacent to the building's ground floor.</p> <p>The exterior landscaping is inspired by existing high-quality landscaping.</p> <p>The integration of a terrace into a building is harmonious and respects the overall character of the site.</p> <p>The design of amenity areas and public squares encourages the temporary use of space in the form of terraces, stalls or children's play areas.</p>
<p>The outdoor features create a comfortable, attractive and safe environment for pedestrians and cyclists</p>	<p>Structural elements protect users from the elements at the entrance to a building, along a façade or a pedestrian or cycle path.</p> <p>Public spaces such as parvis, pedestrian walkways and urban gardens are given priority.</p> <p>The floor covering of a pedestrian or cycle path differs visually from the floor covering of the parking space.</p> <p>Cycle parking facilities for all users are easily accessible and do not conflict with other modes of transport.</p> <p>The exterior features are designed to offer:</p> <ul style="list-style-type: none"> sufficiently wide pavements that provide a safe and comfortable environment for pedestrians; safe, easily identifiable pedestrian crossings (road markings and/or raised paving) at intersections with public streets; narrowing of the roadway at the intersections of streets served by public transport in order to reduce the crossing time for pedestrians; pedestrian traffic lights that offer a reasonable delay and give priority to pedestrians at intersections; a standardized choice of appropriate, glare-free urban lighting to improve visibility (seeing and being seen) for pedestrians at night; shaded areas and tree planting along the urban walkway and boulevard Saint-Charles to reduce the heat island impact caused by asphalt surfaces; uniform signage to enhance the urban and cultural heritage;

OBJECTIVES	EVALUATION CRITERIA
	ecological management of run-off water through the creation of more permeable surfaces;
The accessible street furniture, distinctive and unique, blends in with the overall character of the project	<p>The design of the street furniture contributes to the comfort of users and the conviviality of the area.</p> <p>The design, quality and consistency of the street furniture contribute to the distinctive image of the sector.</p> <p>The design of rest areas and street furniture must be appropriate (sufficiently numerous and of a suitable format), based on an inclusive approach to the population (reduced mobility, age).</p>
LANDSCAPING	
Landscaping enhances the project's attractiveness and improves the urban landscape	<p>Landscaping, with its diversity of plants, directs views towards access points and the architectural and directional features of the site.</p> <p>The landscaping enriches and enhances the area around the building and the pedestrian walkways.</p> <p>The vegetation accompanies and complements the signage on the building and the directional signage on the site.</p> <p>The construction materials used for retaining walls, fences and other landscaping components on the site are in keeping with the architectural components of the built environment.</p>
Landscaping helps reduce the negative impact of parking spaces on adjacent residential areas	<p>Landscaping is aligned along the edges of traffic lanes and forms screens to conceal storage, handling, manoeuvring and parking areas.</p> <p>The reverberation of noise on facades is reduced by planting tree lines along Boulevard Saint-Charles.</p>
Projects comprising residential uses must include amenity areas dedicated to residents	<p>A project comprising residential uses must include private and common outdoor amenity areas or interior courtyards of a size and surface area adapted to the needs of the occupants</p> <p>The project includes facilities on the building itself (e.g. on the balcony or rooftop) to enable urban agriculture to be practiced.</p> <p>The layout of the site must be designed to clearly distinguish the residents' amenity area from the public amenity area.</p>
SUSTAINABLE DEVELOPMENT	
Landscaping and outdoor design reduces heat island effects and promotes ecological rainwater management	<p>The layout is adapted to the topography and allows natural drainage of the site.</p> <p>The planting of vegetation provides significant shaded areas for the site, the parking area and the surrounding area.</p>

OBJECTIVES	EVALUATION CRITERIA
	<p>Landscaping strips are of a size that ensures the viability and growth of plants.</p> <p>Landscaping encourages the replacement of permeable surfaces with planting of native species or species adapted to local conditions.</p> <p>The use of light-coloured flooring with a high degree of reflectivity or composed of permeable paving stones is desirable.</p> <p>A natural system for retaining, treating and recovering run-off water is integrated into the overall layout of the project.</p>
SIGNAGE	
<p>The signs are attractive and blend in with the main façade, the architecture of the building and the urban landscape</p>	<p>An integrated signage concept is planned for all the signs in a single project.</p> <p>The layout of the signs around the aisles makes it easier for users to find their way around.</p> <p>The layout, shape, design, colours, materials and lighting of the signs are in keeping with the architectural details of the building façade.</p> <p>Signs attached to buildings and freestanding signs have a distinct style in each category for the commercial concept as a whole.</p> <p>The continuity and alignment of the signs on the façades contribute to the liveliness of the site.</p>
<p>The siting and design of freestanding signs on a site are uniform and enhance the urban landscape</p>	<p>Freestanding signs are installed at the edge of a street or in a strategic location on the site.</p> <p>Detached signs located along the same street are aligned similarly.</p> <p>The different types of freestanding signs use similar materials, colours, typography and composition in their design.</p> <p>A single type of freestanding sign provides a uniform message and makes it easier for users to find their way around.</p>
LIGHTING	
<p>Lighting contributes to the liveliness of the public realm and the safety of user</p>	<p>The commercial concept incorporates a lighting concept in line with the street lighting.</p> <p>The commercial lighting concept highlights the building's façades and interesting architectural features.</p>

OBJECTIVES	EVALUATION CRITERIA
	<p>The commercial lighting concept ensures visibility and safety of the site.</p> <p>The commercial lighting concept highlights the signs.</p> <p>The network of pedestrian and cycle paths is lit entirely by low-level, directional luminaires.</p> <p>The use of low luminaires and directional lighting in a parking area avoids disturbing the adjoining residential area.</p>

ARTICLE 18 The plan in Appendix A “Plan of the zones affected” of by-law CA29 0042 is modified by the addition of “Sector 12: boulevard Saint Charles sector”, as shown on the plan in Appendix 6 of this by-law.

ARTICLE 19 Appendix D “Descriptive guide of the specific zones” of By-law CA29 0042 is amended by adding the following paragraph after the last paragraph:

“ZONE 12 – BOULEVARD SAINT-CHARLES SECTOR

Zone 12 corresponds to the area around boulevard Saint-Charles that is subject to special planning under the boulevard Saint-Charles special urban development plan (SPP)”.

ARTICLE 20 The present by-law comes into force in accordance with the Law.

Appendix 1:

Replaced specification charts for zones C-3-214, C-3-221, P-3-222, P-4-257 and C-4-258 in Appendix A of by-law CA29 0040.

Appendix 2:

Specification charts for new zones H2-3-169-1, C-3-169-2, C-3-170-1, H4-3-174-1, P-3-174-2, P-3-175-1, C-3-175-2, C-3-209-1, C-3-213-1, C-3-216-1, C-3-219-1, C-3-220-1, H2-3-198-1, C-3-223-1, C-3-223-2, C-3-224-1, C-3-224-2 and C-4-256-1 in Appendix A of by-law CA29 0040.

Appendix 3:

Amendments to Appendix C “Zoning plan” of by-law CA29 0040.

Appendix 4:

New Annex O “Climate resilience factor” to by-law CA29 0040.

Appendix 5:

New appendix P “Types of trees according to their spreading” to by-law CA29 0040.

Appendix 6:

Amendment to Appendix C “Plan of the zones affected” of by-law CA29 0042.

PROVINCE DE QUÉBEC

VILLE DE MONTRÉAL
ARRONDISSEMENT DE PIERREFONDS-ROXBORO

DRAFT BY-LAW CA 29 0145

BY-LAW ON THE PRICE DETERMINATION OF VARIOUS GOODS, ACTIVITIES
AND MUNICIPAL SERVICES FOR THE FISCAL YEAR 2025 AND REPLACING
BY-LAW NUMBER CA29 0139

At a regular sitting of the Borough Council of Pierrefonds-Roxboro, held in the council room located at 13665, boulevard de Pierrefonds, on October 7, 2024, at 7 p.m., in accordance with the Cities and Towns Act (R.S.Q., chapter C 19), at which were present:

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.

BY VIRTUE OF sections 244.1 to 244.10 of the Act respecting municipal taxation (C.Q.L.R., chapter F-2.2);

BY VIRTUE OF section 145 of the Charter of Ville de Montréal, metropolis of Québec (C.Q.L.R., Chapter C-11.4) authorizing the boroughs to adopt a by-law fixing a pricing to finance part of their goods, services, and activities;

THE BOROUGH COUNCIL ENACTS THE FOLLOWING:

CHAPTER 1
GENERAL PROVISIONS

1. The rates, rights and prices mentioned in the present by-law are fixed and charged to anyone who wants to use said goods or services or benefit from said activities.
2. All the rates fixed in the present by-law, comprise, if payable, the goods and services tax (GST) and the Québec sales tax (QST), unless otherwise indicated.
- 2.1 Unless otherwise specified in a by-law applicable to rates established pursuant to this by-law, any amount due is payable prior to the delivery of the required good or service or, in the case of an activity, prior to participation in such activity, subject to the Borough's inability to collect the rate due prior to the event giving rise to the delivery of the good or service or the commencement of the activity.

If the Borough has not been able to collect the pre-determined fee, the person responsible for payment is required to pay it within 30 days of receipt of an invoice to this effect.

2.2 The Borough Council may, by ordinance, grant a partial or total reduction in a rate referred to in this by-law, for a category of goods, services, activities or taxpayers defined by the Borough Council.

3. In the present by-law, unless otherwise indicated by the context, the following terms mean:

- SENIOR: a natural person being 65 years of age or more;
- STUDENT: a person who attends an accredited educational institution on a full-time basis;
- MINOR: a natural person being less than 18 years of age;
- NPO: a non-profit organization incorporated by virtue of the 3rd part of Companies Act (R.S.Q. Chapter C-38);
- RESIDENT: a natural person being domiciled or a legal person having his business place within the territory of Ville de Montréal;

CHAPTER 2
ADMINISTRATION

4. For the supply of documents by the Borough Office under the Act respecting Access to documents held by public bodies and the protection of personal information, will be charged the fees shown in Chapter II, Section II and annex of By-law on fees payable for the transcription, reproduction or transmission of documents and personal information of the Government of Québec (chapter A-2.1, r. 1.1).

When these documents are provided on USB key, the following fee will be charged: \$13.30

Despite the first paragraph, a natural person who's right of access to a document or to personal information is recognized is exempted from the payment of transcription, reproduction and transmission fees provided in this by-law, when the invoice's amount is less than \$8.15. The procurement of documents submitted in the context of a request cannot be split into several steps to bring down the charges of each at less than \$8.15. In this case, the number of documents already submitted without fees will be considered and added to the number of subsequently requested documents and the total amount will be due at the time of the transaction.

5. For providing the following documents, the following fees will be charged:

- 1° supply of general specifications: \$52.70
- 2° photocopies of documents submitted by the citizen and made by a municipal officer:
 - black and white \$0.10/page
 - color \$0.50/page

6. For a cheque or other kind of payment returned by a financial establishment, the following fees will be charged: \$137

- | | | |
|----|--|-------|
| 7. | For the issuance of a municipal regulation certificate of compliance required in order for the applicant to obtain a permit, a certificate or a confirmation issued by the Régie de l'alcool, des courses et des jeux du Québec, the Société de l'assurance automobile du Québec or the Office de la protection du consommateur, the following fees will be charged: | \$263 |
| 8. | For the certification of a document, the following fees will be charged: | \$5 |
| | No fee will be charged for an official oath required for City activities | |

**CHAPTER 3
PUBLIC WORKS**

**SECTION 1
USE OF GOODS AND PUBLIC SERVICES**

- | | | |
|-----|---|--------------------------|
| 9. | For the machinery and tools, hourly rates indicated in Annex A will be charged. | |
| 10. | For the opening and closing of the drinking water branch valve on the limit of private property outside regular working hours according to season, the following fee will be charged: | \$90 per 3
hour block |

**CHAPTER 4
COMMEMORATIVE PARK BENCH**

- | | | |
|-----|---|------------|
| 11. | For the purposes of the acquisition program of commemorative benches established by resolution number CA14 29 0306, the following fees will be charged: | |
| | 1° nameplate on an existing bench | \$574.88 |
| | 2° new bench | \$1,724.63 |

**CHAPTER 5
ENGINEERING**

- | | | |
|-----|---|--------------------------|
| 12. | To cut curbs and enlarge driveways, the following fee will be charged: | |
| | 1° cut of a concrete curb, less than 3.35 m | Minimum amount of \$210 |
| | 2° bevel cut of a concrete curb, more than 3.85 m | \$42,50 per linear meter |
| | 3° construction of a culvert | \$320 per linear meter |
| | 4° refection of a curb | \$320 per linear meter |
| | 5° refection of a sidewalk | \$430 per linear meter |
| | 6° hole in a border, 50 mm maximum diameter | \$127,50 per unit |
| 13. | For the connection of municipal services, the following fees will be charged: | |
| | 1° file opening fee | \$53 |
| | 2° to the costs referred to in paragraph 1° are added the costs for the analysis of file review and the site supervision, including | |

the remuneration for the city’s engineer, the municipal engineering technical agent, the administrative unit secretary and the construction supervisor:

For single-family type buildings (H1), this amount is:	\$ 1,920
For two-family (H2), three-family (H2), multifamily (H3 and H4), commercial et institutional types buildings, this amount is:	\$ 2,990
The prepared file is valid for one (1) year from date of opening. Beyond this period, additional fees are required for the update of the file. Those fees include the remuneration of the engineer and the administrative unit secretary and are fixed to:	\$ 220

CHAPTER 6
URBAN PLANNING

- 14.** The rates provided for in the present chapter may be waived when the applicant is a non-profit organization or when the project is intended to accommodate persons in need of assistance, protection, care or housing, in particular as part of a social housing program implemented under the Act respecting the Société d'habitation du Québec.

The decision to exempt from payment of the fee is delegated to the director of the Borough when the amount is \$25,000 or less.

The director of the Borough must exercise this power on the written recommendation of the relevant department.

The director of the Borough must inform the members of the Borough council of his decision in a timely manner.

SECTION 1
SUBDIVISION

- 15.** For the purposes of subdivision by-law number CA29 0041, for any request of subdivision, the following fees will be charged:

1° with the opening or closing of streets, lanes or parks (are excluded from the calculation of the number of lots those constituting streets or parks)	\$600 first lot and \$240 per additional lot
2° without the opening or closing of streets, lanes or parks	\$175 first lot and \$120 per additional lot

SECTION 2
ZONING

- 16.** For the purposes of zoning by-law number CA29 0040, for any request of modification to zoning, the following fees will be charged:

1° study fee	\$3,200
1.1° costs related to the application of the Citizen Participation Policy	\$3,200
2° fee related to the amendment procedure	\$5,900

The above-mentioned fees must be paid progressively at each stage by the applicant. These fees are non-refundable. The fees set out in this section do not apply to non-profit organizations.

SECTION 3
MODIFICATION TO THE URBAN PLAN

17. For the study of a request involving a modification to the urban plan covered by the Planning and Development Act (RLRQ, c. A-19.1), the following fees will be charged:

1° study fee	\$3,200
2° fee related to the urban plan modification procedure	\$9,600

The above-mentioned fees must be paid progressively at each stage by the applicant. These fees are non-refundable. The fees set out in this section do not apply to non-profit organizations.

SECTION 4
SPECIFIC CONSTRUCTION, ALTERATION OR OCCUPANCY PROPOSALS FOR AN IMMOVABLE

18. For the purposes of by-law CA29 0045 on specific construction, alteration or occupancy proposals for an immovable in the borough of Pierrefonds-Roxboro, the following fees will be charged:

1° study fee	\$3,200
1.1° costs related to the application of the Citizen Participation Policy	\$3,200
2° fees related to the procedure for adoption of a specific occupancy proposal	\$3,500
3° fees related to the procedure for adoption of a specific construction or alteration proposal having:	
a) a floor surface area of 500 m ² or less	\$7,000
b) a floor surface area of 501 m ² to 4,999 m ²	\$10,700
c) a floor surface area of 5,000 m ² to 9,999 m ²	\$16,600
d) a floor surface area of 10,000 m ² to 24,999 m ²	\$22,600
e) a floor surface area of 25,000 m ² and more	\$34,600
4° for the study of a modification to a specific proposal already authorized by resolution:	
a) occupancy proposal	\$3,500

- | | |
|---|----------|
| b) construction or alteration of the floor surface area of 500 m ² or less | \$8,300 |
| c) construction or alteration of the floor surface area of more than 500 m ² | \$11,800 |

The above-mentioned fees must be paid progressively at each stage by the applicant. These fees are non-refundable.

SECTION 5

SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMME

- 19.** For the purposes of by-law number CA29 0042 on site planning and architectural integration programme, for any study of site plan and architectural integration programme in the Housing Group (h), the following fees will be charged:
- | | |
|--------------------------|-------|
| For the first dwelling: | \$320 |
| Per additional dwelling: | \$65 |
- 20.** For the purposes of by-law number CA29 0042 on site planning and architectural integration programme, for any study of site plan and architectural integration programme for an extension to a residential building or the addition of a floor to a Housing Group (h) residential building, the following fees will be charged: \$175
- 21.** For the purposes of by-law number CA29 0042 on site planning and architectural integration programme, for any study of site plan and architectural integration programme for a new accessory building of a 15 m² and more floor area, an extension to an accessory building which brings the total floor area to more than 15 m² or an architectural modification to a main residential building in the Housing (h) Group, the following fees will be charged: \$175
- 22.** For the purposes of by-law number CA29 0042 on site planning and architectural integration programme, for any study of site plan and architectural integration programme in the Commerce (c), Industry (i), Community (p) and Recreational Groups (r), the following fees will be charged:
- | | |
|---|---------|
| a) 200 m ² or less | \$590 |
| b) 201 m ² to 500 m ² | \$1,200 |
| c) 501 m ² to 1,000 m ² | \$1,750 |
| d) 1,001 m ² or more | \$2,970 |
- 23.** For the purposes of by-law number CA29 0042 on site planning and architectural integration programme, for any study of site plan and architectural integration programme for the extension of an area of more than 50 m² visible from the street or the modification of exterior cladding materials that exceed 50% of the façade surface visible from the street area for the buildings of the Commerce (c), Industry (i), Community (p) and Recreational (r) Groups, the following fee will be charged: \$300
- 24.** For the purposes of by-law number CA29 0042 on site planning and architectural integration programme, for any study of site plan and architectural integration programme for a new accessory building of a 15 m² and more floor area, an extension to an accessory building which brings the total floor area to more than 15 m² or an architectural modification to a main building in the Commerce (c), Industry (i), Community (p) and Recreational (r) Groups, the following fee will be

charged: \$300

25. For the purposes of by-law number CA29 0042 on site planning and architectural integration programme, for any study of site plan and architectural integration programme for the construction or extension of a building for the purpose of childcare or daycare center, the following fees will be charged:

1° study and Council resolution fees \$590

2° transmission to the Borough Council fees \$590

All the above-mentioned fees must be paid by the applicant upon submitting his application.

The fees related to the presentation to Council of a file of site plan and architectural programme aiming to the construction or extension of a building for the purpose of a childcare or daycare center in residential zone are refundable if the applicant withdraws his or her request after having been officially notified by the Urban Planning Advisory Committee and before the request has been submitted to the Borough Council.

26. For the purposes of by-law number CA29 0042 on site planning and architectural integration programme, for any renewal of a site plan and architectural integration programme, the following fee will be charged:

50% of the current amount of the present by-law

27. For the purposes of by-law number CA29 0042 on site planning and architectural integration programme, for any study of site plan and architectural integration programme for any other works not specified in articles 16 to 23 inclusively, the following fees will be charged:

1° Housing (h) Group: \$90

2° Commerce (c), Industry (i), Community (p) and Recreational (r) Groups: \$175

The rates in this section do not apply to an enclosure or fence required as part of a restoration of an existing pool under the Residential Pool Safety By-law.

SECTION 6
CERTIFICATE OF OCCUPANCY

28. For the purposes of administration by-law number CA29 0097 of planning by-laws, for any study of a certificate of occupancy application, the following fees will be charged:

1° Commerce (C), Industry (I), Community (P) and Recreational (R) Groups: \$240

2° For an additional use associated with a Housing (h) Group building: \$120

SECTION 7
CERTIFICATE OF AUTHORIZATION

29. For the purposes of administration by-law number CA29 0097 of the planning by-laws, for any study of a certificate of authorization application, the following fees will be charged per subject:

1° creation of a new parking, modification or extension of an existing parking, apart from maintenance and repair works of existing areas of such a layout and those included in the new building construction permit	Residential use \$65 Other use \$115
2° creation, addition or modification of a parking entrance or a traffic lane, apart from maintenance works	\$65 \$110
3° filling or excavating work	
4° installation, replacement or relocation of a fence	\$65
5° installation, replacement or relocation of a retaining wall	\$65
6° installation of a new outdoor accessory equipment, except if installed at the same location for the replacement of an existing installation	\$65
7° installation or replacement of any solid fuel burning device using wood or gas including a gaseous fuel cylinder with a capacity of up to 190 kg	\$65
8° installation of a tank or gaseous fuel cylinder weighing more than 190 kg or remove an underground liquid fuel tank	\$65
9° setting up any temporary outdoor sales area associated with a business	\$225
10° installation of an in-ground swimming pool or bathing pool with a depth of more than 60 cm, including fencing, gaseous fuel tank with a capacity of no more than 190 kg, accessory mechanical equipment, diving board and access staircase	\$115
11° installation of an above-ground pool or pond with a depth of more than 60 cm, including fencing, gaseous fuel tank with a capacity of no more than 190 kg, accessory mechanical equipment, diving board, access stairs and access platform not incorporated into the main building	\$65
12° building, installation, moving or modification of a sign, including its support, excluding a sign authorized without a certificate of authorization under the current zoning by-law	\$115 per sign
13° dismantlement, installation or relocation of a non-domestic antenna or telecommunication tower (per antenna) not subject to conditional use	\$4000
14° carrying out work on the shore, on the littoral or in an area of weak or strong current	\$115
15° felling a tree or trees other than an ash tree in accordance with the conditions set out in the zoning by-law	\$65
16° assignment, addition or replacement of a civic number	\$35
17° carry out work related to the connection of buildings to public	

water and sewer systems and to stormwater management	\$115	
18° replacement, repair or modification of a water, domestic sewer or storm sewer connection, including the replacement of a septic system, where no intervention is required within the street right-of-way. Article 12 fees will be added where applicable.	\$115	
19° installation, construction or modification of a system for the evacuation, reception or treatment of wastewater, toilet water or household wastewater covered by the Regulation respecting wastewater disposal systems for isolated dwellings (RLRQ, c. Q-2, r.22)	\$175	
20° installation, construction or modification of a groundwater catchment work covered by the Regulation respecting water withdrawal and protection (R.L.R.Q., c. Q-2, r. 35.2), except in cases where application of the regulation is the responsibility of the Minister of the Environment	\$175	
21° authorization for the holding of a fair, festival, folk festival, funfair, circus show or any other promotional event authorized in the zoning by-law	\$65	
22° authorization for the installation of an outdoor dining terrace	\$165	
23° authorization for the installation of a temporary sales office	\$275	
24° authorization for the upgrading of an existing pool in accordance with the by-law regarding residential pool safety		free of charge, including S.P.A.I.P if applicable

SECTION 8
DEMOLITION OF IMMOVABLES

30. For the purposes of administration by-law number CA29 0097 of the planning by-laws and by-law number CA29 0098 governing the demolition of immovable in the Borough of Pierrefonds-Roxboro, for any demolition permit application, the following fees will be charged:

1° for the demolition of any building built in 1940 and earlier	\$1520
2° for the demolition of any building built after 1940, any building damaged at more than 50% of its value, any dangerous or unsanitary building and any demolition ordained by the Court	\$445
3° for the partial demolition of any building built after 1940	\$120
4° for the demolition of any accessory or secondary building with a surface area of more than 15 square meters	\$120

SECTION 9
MINOR EXEMPTION

31. For the purposes of by-law CA29 0044 on minor exemptions, for any study of a minor exemption request, the following fees will be charged:

1° for the use groups “H1” and “H2”	\$1,080
-------------------------------------	---------

- 2° for the “H3”, “H4”, Commerce (c), Industry (i), Community (p) and Recreational (r) use Groups \$2,160

SECTION 10
REQUEST FOR THE CONVERSION OF A BUILDING INTO DIVIDED CO-OWNERSHIP

- 32. For the purposes of Ville de Pierrefonds by-law number 1114 on rental buildings conversion, for a request of rental buildings conversion into divided co-ownership, the following fee will be charged: \$3,700/immovable

SECTION 11
CONDITIONAL USES

- 33. For the purposes of by-law number CA29 0043 governing conditional uses, for a request on conditional use, the following fees will be charged:
 - 1° study and recommendation by the Urban Planning Advisory Committee fees \$1,200
 - 2° fees related to the authorization procedure of conditional use by the Borough Council \$4,640

The above-mentioned fees must be paid by the applicant progressively at each stage. These fees are non-refundable. The fees set out in this section do not apply to non-profit organizations.

- 34. For the purposes of by-law number CA29 0043 on conditional uses, for any request of modification to the by-law on conditional uses, the following fees will be charged:
 - 1° study and recommendation by the Urban Planning Advisory Committee fees \$1,200
 - 2° fees related to the procedure of amendment \$4,640

The above-mentioned fees must be paid by the applicant progressively at each stage. These fees are non-refundable.

CHAPTER 6
OCCUPANCY OF PUBLIC PROPERTY

- 35. For the purposes of by-law number CA29 0018 on the occupancy of public property of the Borough of Pierrefonds-Roxboro, the following fees will be charged:
 - 1° to issue a permit for the occupancy of public property:
 - a) for temporary occupancy \$30
 - b) for periodical or permanent occupancy \$60
 - 2° a) for technical studies fees related to relatives a request of authorization for a temporary occupancy of public property: \$30
 - b) for technical studies fees related to a request of authorization for

	periodical or permanent occupancy of public property:	\$540
3°	a) for fees related to a request for a modification or an extension of a temporary occupancy of public property:	\$30
	b) for fees related to a request for a modification or an extension of a periodical occupancy of public property:	\$110
	c) for fees related to a request for a modification of a permanent occupancy of public property:	\$110
36.	For the purpose of said by-law, the following daily fees will be charged for temporary occupancy of public property:	
1°	behind the sidewalk, on an unpaved surface or in an alley	\$45
	a) when the occupied area is less than 100 m ²	\$55
	b) when the occupied area is between 100 and 300 m ² , per square meter	\$1.00
	c) when the occupied area is more than 300 m ² , per square meter	\$1.35
	d) if the intended occupancy at sub-paragraphs a) to c) result in the temporary traffic closing of the alley, in addition of the price set at these sub-paragraphs:	\$60
2°	on a pavement or a sidewalk:	
	a) when the occupied area is less than 50 m ²	\$55
	b) when the occupied area is between 50 to 100 m ²	\$100
	c) when the occupied area is between 100 m ² and 300 m ² , per square meter	\$1.35
	d) when the occupied area is more than 300 m ² , per square meter	\$1.55
3°	on a street mentioned in the plan set out in appendix 1 of By-law identifying the arterial and local road networks (02-003), in addition to the price set at paragraphs 1° and 2:	
	a) if the total occupied width is less than 3 m (one road);	\$110
	b) if the total occupied width is from 3 m to 6 m (two roads);	\$220
	c) if the total occupied width is from 6 m to 9 m (three roads)	\$320
	d) if the total occupied width is more than 9 m (four roads or more)	\$430
	e) if the occupancy provided for in subparagraphs a) to c) results in the temporary closing of the street to traffic, in addition to the rate set in these subparagraphs:	\$220
4°	on a street other than those mentioned at paragraph 3, in addition to the price set at paragraphs 1° and 2:	
	a) if the total occupied width is less than 3 m (one road);	\$60
	b) if the total occupied width is from 3 m to 6 m (two roads);	\$110
	c) if the total occupied width is from 6 m to 9 m (three roads)	\$170
	d) if the total occupied width is more than 9 m (four roads or more)	\$220

- e) if the occupancy provided for in subparagraphs a) to c) results in the temporary closing of the street to traffic, in addition to the rate set in these subparagraphs: \$110

When an occupancy extends over several sections of the public property as described in paragraphs 1, 2, 3 and 4, the corresponding fees add up.

- 37. For the purposes of said by-law, for periodical or permanent occupancy of public property, a fee of 15% of the value of the occupied public property will be charged.
- 38. For the purposes of said by-law, for a periodical occupancy, the price for having the right to occupy the public property determined by the application of article 35 is payable as follows:
 - 1° for the fiscal year in the course of which the occupancy has begun, one single payment applying to all days of that fiscal year from the first day of the occupancy until October 31;
 - 2° for any subsequent fiscal year, one single payment applying to all days from May 1 to October 31.

The minimum price to pay per fiscal year for a periodical occupancy provided for in the present article is: \$320

- 39. For the purposes of said by-law, for a permanent occupancy, the price is payable as follows:
 - 1° for the fiscal year in the course of which the occupancy has begun, one single payment applying to all days of that fiscal year from the first day of the occupancy ;
 - 2° the rate for permanent occupancy of the public property for a fiscal year subsequent to the fiscal year in the course of which the occupancy has begun, is charged according to the terms of collecting the general property tax provided for in the annual by-law on taxes adopted by Montreal municipal council in view of total payments, eligibility dates, and payment period.

The minimum price to pay per fiscal year for the permanent occupancy provided for in the present article is \$320

- 40. For the purposes of said by-law, to issue an extract of the register of occupancies, the following fees will be charged:
 - 1° 1 to 4 pages, a flat rate of : \$10
 - 2° 5 pages and more, per page : \$2.50
- 41. For the purposes of said by-law, for the modification of the register of occupancies to write down on the original permit the name of the new owner, the following fee will be charged: : \$60

- 42.** For the purposes of said by-law, to modify the permit holder related to the same periodical or permanent occupancy, the following fee will be charged: \$60
- 43.** The rate provided for in articles 33 and 34 does not apply when the permit is granted for filming or for promotional or cultural activities managed by the City, as well as the public markets authorized by the Council.
- 43.1** The rate provided for in articles 33 to 37 does not apply in the case of an occupancy of public property related to an electricity, gas, telecommunications or cable transmission system, or other occupancy performed or managed by a government entity, by the State, by state representatives as well as their contractors as long as the occupancy or the works are part of the mission of the state or its representatives.
- 43.2** In regard to By-law concerning the circulation of trucks and tool vehicles (CA29 0060), for an authorization prescribing the path of a non-standard vehicle of a maximum validity of 30 days, the following fees will be charged:
- 1° issuance of the authorization \$35
 - 2° opening of the file and study of the prescribed path \$135

CHAPTER 8
CULTURAL GOODS AND SPORTS EQUIPMENT

SECTION 1
LIBRARIES

- 44.** For a membership giving access to a Borough’s library, the following fees will be charged:
- 1° resident – 2-year membership no charge
 - 2° non resident – 1-year membership
 - a) adult (14-64 years old) \$88
 - b) youths (0-13 years old) \$44
 - c) senior \$56
 - d) student attending a recognized educational institution located on the territory of Ville de Montréal no charge
 - e) Ville de Montréal employee no charge
- 45.** For replacing a membership card, the following fees will be charged:
- 1° adult (14-64 years old) and organizations serving adults \$3
 - 2° senior, youth (0-13 years old) and organizations serving youth \$2

46. For the loan, the reservation or the put-on layaway of a paper or audiovisual document, a musical instrument or equipment, no fees will be charged.
47. For any delay in returning to the library a borrowed document musical instrument or equipment, no fees will be charged.
48. For any lost or damaged document or equipment, the following fees will be charged:
- | | |
|---|---|
| 1° document or equipment lost or to be discarded | replacing cost+ \$5 |
| 2° document or equipment overdue by more than thirty-one (31) days | replacing cost+ \$5 |
| 3° average damage (of a board game, binding, etc.) | \$7 |
| 4° minor damage (zebra code, torn page, chip, loss of case, sleeve, accompanying document, playing piece, minor repair to musical instrument, etc.) | \$2 |
| 5° loss of a disk in a package | replacement cost +\$5 |
| 6° loss of a document in a thematic bag | replacement cost +\$5
(administrative fees) |
| 7° broken turn table needle | \$10 |
| 8° loss or total damage of a board game or a musical instrument (including its case) | replacement cost up to
200 \$+\$5 (administrative
fees) |
| 9° loss of a game or musical instrument, deliberate breakage (vandalism) or non-return | replacement cost +\$5
(administrative fees) |
49. For the following products and services, the following fees will be charged:
- | | |
|--|-------------|
| 1° a) black-and-white photocopy or print(8,5 x 11 et 8,5 x 14) | \$0.10/page |
| b) black-and-white photocopy or print (11 x 17) | \$0.20/page |
| 2° a) colour photocopy or print (8,5 x 11 et 8,5 x 14) | \$0.50/page |
| b) colour photocopy or print (11 x 17) | \$1/page |
| 3° 3D printing | free |
| 4° reusable bag | \$2/each |
| 5° lamination | |
| a) card | \$1/each |
| b) 8½ x 11 | \$2/each |
| c) 8½ x 14 | \$3/each |
50. For the sale of documents removed from the Ville de Montréal collection, the following fees will be charged:
- | | |
|------------------------------|--------|
| a. adult's books, CD and DVD | \$1 |
| b. children's books | \$0.50 |
| c. periodicals | \$0.25 |
| d. book bag or box | \$5 |

SECTION 2
TICKETING – “SHOWS” CATEGORY

**All fees in Ticketing section include the administrative fees, and the taxes described in article 2.*

- 51.** For the tickets of the regular shows category, the following fees will be charged:

1° Single ticket	
Adult	\$18
Senior/student (upon presentation of a student card)/minor	\$15

2° Unit price upon presentation of Accès Montréal card (10% discount)*	
Adult	\$16.20
Senior/student (upon presentation of a student card)/minor	\$13.50

**This discount is applicable at the purchase of a regular price ticket. Not applicable at the purchase of three shows or more.*

3° Unit price at the purchase of 3 shows and more**	
Adult	\$12.60
Senior/student (upon presentation of a student card)/minor	\$10.50

***At the purchase of three different shows or more in the shows category, a 30% discount is applicable and the unit price of each ticket is the one indicated at paragraph 3° of the corresponding article.*

To benefit from this discount, the tickets purchases for the different shows must be done in the same transaction.

- 52.** For the tickets of the category “Têtes d’affiche” shows, the following fees will be charged:

1° Single ticket	
Adult	\$40.15
Senior/student (upon presentation of a student card)/minor	\$32.95

2° Unit price upon presentation of Accès Montréal card (10% discount)*	
Adult	\$36.15
Senior/student (upon presentation of a student card)/minor	\$29.62

**This discount is applicable at the purchase of a regular price ticket. Not applicable at the purchase of three shows or more.*

3° Unit price at the purchase of 3 shows and more**	
Adult	\$28.10
Senior/student (upon presentation of a student card)/minor	\$23.05

***At the purchase of three different shows or more in the shows category, a 30% discount is applicable and the unit price of each ticket is the one indicated at paragraph 3° of the corresponding article.*

To benefit from this discount, the tickets purchases for the different shows must be done in the same transaction.

53. For the tickets of the category Youth Shows, the following fees will be charged:

1° Single ticket (single rate)	\$3.25
2° Unit price upon presentation of Accès Montréal card (10% discount)* <i>*This discount is applicable at the purchase of a regular price ticket. Not applicable at the purchase of three shows or more.</i>	\$2.80
3° Unit price at the purchase of 3 shows or more** <i>** At the purchase of three different shows or more in the shows category, a 30% discount is applicable and the unit price of each ticket is the one indicated at paragraph 3° of the corresponding article.</i>	\$2.15

To benefit from this discount, the tickets purchases for the different shows must be done in the same transaction.

54. For the tickets of the category Shows of the Orchestre Métropolitain, the following fees will be charged:

1° Single ticket	
Adult	\$20
Senior/student (upon presentation of a student card)/minor	\$17
2° Unit price upon presentation of Accès Montréal card (10% discount)*	
Adult	\$18
Senior/student (upon presentation of a student card)/minor	\$15
<i>*This discount is applicable at the purchase of a regular price ticket. Not applicable at the purchase of three shows or more.</i>	
3° Unit price at the purchase of 3 shows or more**	
Adult	\$14
Senior/student (upon presentation of a student card)/minor	\$12
<i>** At the purchase of three different shows or more in the shows category, a 30% discount is applicable and the unit price of each ticket is the one indicated at paragraph 3° of the corresponding article.</i>	

To benefit from this discount, the tickets purchases for the different shows must be done in the same transaction.

TICKETING – “FILM PROJECTION” CATEGORY

55. For the tickets of the “Regular Film projection” category, the following fees will be charged:

free

56. For the tickets of the “Têtes d’affiches” Film projection category, the following fees will be charged:

1° Single ticket	
Adult	\$60.40
Senior/student (upon presentation of a student card)/minor	\$4.20
2° Unit price upon presentation of Accès Montréal card (10% discount)*	
Adult	\$5.75
Senior/student (upon presentation of a student card)/minor	\$3.80
<i>*This discount is applicable at the purchase of a regular price ticket. Not applicable at the purchase of three films or more.</i>	
3° Unit price at the purchase of 3 films or more (30% of the regular price)**	
Adult	\$4.50
Senior/student (upon presentation of a student card)/minor	\$3
<i>**To benefit from this discount, the tickets purchases for the different films must be done in the same transaction.</i>	

57. For the tickets of the category Festival “Petits bonheurs”, the following fees will be charged:

1° Single ticket (single rate)	\$5.35
2° Upon presentation of Accès Montréal card (10% discount)* <i>This discount applies exclusively to the purchase of a ticket at a regular price. It does not apply to the purchase of three shows or more.*</i>	\$4.85
3° Unit price at the purchase of 3 shows or more (30% of the regular price), for the Festival “Petits bonheurs”****	\$3.70
<i>**To benefit from this discount, the tickets purchases for the different shows for the “Festival” category must be done in the same transaction.</i>	

58. Promotions: the following gratuities and discounts are applicable as specified in previous articles.

All the prices of paragraph 3 of each category can be used for special promotions.

59. Show management: donation of unsold tickets

The Borough wants unsold tickets from the shows it produces as part of its programming to be donated on an individual or family basis, to citizens who generally don't have the financial means to buy tickets, by getting NPOs working in the Borough to contribute.

Definitions

1. The Borough: Borough of Pierrefonds-Roxboro, Ville de Montréal
2. NPO: Non-profit organization
3. CSLSDD: Culture, Sports, Leisure and Social Development Department

59.1 Scope of application

This policy applies to Borough residents, all employees and elected officials, as well as NPOs recognized in accordance with the recognition policy in effect.

Each year, the Borough determines its program of shows. The Borough determines the list of shows or events where it expects to have unsold tickets.

The Borough refers to the list of shows or events and calls for interest from recognized NPOs working on its territory, mainly in the field of social development.

This call is made in the form of a letter to which NPO representatives reply to confirm whether or not they are interested in participating in the ticket distribution.

59.2 Registrar

Based on the responses received, the Borough creates and maintains a register of interested NPOs.

This register is used to determine which NPOs may, in turn, give tickets to citizens of the Borough.

59.3 Distribution

Tickets are distributed to NPOs no earlier than 10 days before the event or show, so as not to interfere with ticket sales.

NPOs give tickets to citizens identified by them.

59.4 Accountability report

Participating NPOs agree to report to the Borough on the use of tickets and the enjoyment of the show attended by the citizens.

SECTION 3
ART CONTEST

60.	For the subscriptions to the Pierrefonds-Roxboro art contest:		
	1° resident	adult	\$7.20
		senior/minor	\$5.20
	2° non resident	adult	\$10.30
		senior/minor	\$8.30

SECTION 4
RENTAL OF PREMISES AND HALLS

61. For the rental of premises and halls at the Pierrefonds Cultural Center, Marcel-Morin Community Center, Gerry Robertson Community Center and Chalet Roxboro as well as for various fees, amounts indicated in Annex B will be charged. A minimum of 3 hours is required for those rentals.

62. For the rental by week, from Monday to Friday between 8 a.m. and 6 p.m. to hold a profit day camp at Pierrefonds Cultural Center, Marcel-Morin Community Center or at the Gerry Robertson Community Center between February 1st and March 31 and between June 25 and September 1st, the following fee will be charged: \$722.83

The availability of rooms will be established on an annual basis.

63. For the rental for giving cultural or recreational courses or physical activities to a group of persons (adults, minors or social club) at Pierrefonds Cultural Center, Marcel-Morin Community Center or at the Gerry Robertson Community Center the following fees will be charged on an hourly basis:

1° resident non-profit organization	\$12.80
2° non-resident non-profit organization	\$15.28

A minimum of two (2) hours is required for those rentals which can be extended by a consecutive half an hour on payment of half the hourly rate.

These rates are restricted to service distributors having signed a protocol agreement with the Borough, which is responsible for assigning rooms according to their availability.

64. For the rental for holding singing or music courses on an individual basis at Pierrefonds Cultural Center, Marcel-Morin Community Center or at the Gerry Robertson Community Center the following fees will be charged on an hourly basis:

1° resident non-profit organization	\$6.40
2° non-resident non-profit organization	\$7.64

A minimum of one (1) hour is required for those rentals which can be extended by a consecutive half an hour on payment of half the hourly rate.

These rates are restricted to service distributors having signed a protocol agreement with the Borough, which is responsible for assigning rooms according to their availability.

SECTION 5
RENTAL OF GYMNASIUMS AND INDOOR SPORTS FACILITIES

65. For the rental of single gymnasiums and indoor sports facilities, the following hourly rates will be charged:

- a) For the rental of single gymnasiums, palestra, badminton, volleyball, basketball or soccer courts to an NPO with minors as clients: free all year
- b) For the rental of the following equipment to an NPO with adult clients: free all year

	January 1 to August 31	September 1 to December 31
– single gymnasium or palestra - resident	\$38.96	\$40.13
– single gymnasium or palestra – non-resident	\$45.00	\$46.36
– badminton court - resident	\$7.87	\$8.10
– badminton court – non-resident	\$9.46	\$9.74
– volleyball court - resident	\$23.32	\$24.04
– volleyball court – non-resident	\$27.75	\$28.58
– basketball court - resident	\$32.13	\$33.09
– basketball court – non-resident	\$39.08	\$40.25
– soccer field - resident	\$90.14	\$92.84
– soccer field – non-resident	\$108.36	\$111.61
c) rental of multiple locations maximum rate as follows:		
– resident	\$90.14	\$92.84
– non-resident	\$108.36	\$111.61
d) for the rental of single gymnasiums or palestra to a profit-making organization or individual:		
– resident	\$56.85	\$58.55
– non-resident	\$66.63	\$68.63

SECTION 6
RENTAL OF ICE TIME

66. For the rental of ice time, the following hourly rates will be charged:

	January 1 to August 31	September 1 to December 31
a) minor field hockey associations and organizations with minors as clients	\$134.90	\$138.95
b) organization with adult clients	\$209.60	\$215.89
c) field hockey tournaments for organizations with adult clients	\$134.91	\$138.96
d) schools with minors as clients	\$63.49	\$65.40

SECTION 7
RIGHT OF ACCESS TO OPEN ACTIVITIES OF THE BOROUGH

67. For access to free skating organized by the borough or its authorized representative, the following fees will be charged:

free skating for all, Saturday from 7:30 to 9:30 p.m. and Sunday from 1:30 to 4:30 p.m.

children 5 years of age and under	free
children aged 6 to 17 and persons aged 50 and over	\$1
adults 18 to 49 years old	\$3

2° free skating for 50+, Mondays and Wednesdays from 11 a.m. to 12 p.m. free

3° free skating for families on Mondays and Wednesdays from 10 to 11 a.m. Family means children 5 years and under accompanied by an adult on the ice. free

68. For access to a free badminton or table tennis activity organized by the borough or its representative, the following fee will be charged:

1° per child five (5) years old and under	free
2° per child six (6) to seventeen (17) years of age and per person fifty (50) years of age and over	\$1
3° per adult between eighteen (18) and forty-nine (49) years of age	\$3

69. For access to a “Free Gym” activity, the following fees will be charged:

1° per child five (5) years old and under	free
2° per child six (6) to seventeen (17) years of age and per person fifty (50) years of age and over	\$1
3° per adult between eighteen (18) and forty-nine (49) years of age	\$3

70. For access to public swimming at Valleycrest or Versailles swimming pool, the following fees will be charged:

1° resident	free upon presentation of an access card
a) Obtaining access card	
adult /child	\$5
family (maximum 6 members)	\$15
additional member	\$3
b) Replacement of lost card	\$5
2° non-resident	
a) daily admission	
minor	\$1
adult	\$2

b) season membership	minor	\$35
	adult	\$70
	couple (2 people)	\$120
	family (3 people or more)	\$150

CHAPTER 9
TRANSITIONAL PROVISIONS

71. In the event the present by-law does not fix the rates to dispense services to a third party by the City's employees, the following would be charged for those services:
- 1° the hourly wage of labour directly appointed to targeted operations, increased from the annually budgeted rate for the social costs;
 - 2° the rent for using automotive equipment listed in article 8, or, as the case may be, the amount billed to the City for the rental of automotive equipment or any equipment for the purpose of targeted operations;
 - 3° the cost of products used or supplied for rendered services;
 - 4° the administration fees at the rate of 15% applied on total fees provided for in paragraphs 1°, 2° and 3°.

The above rates also apply to claims made by the City to third parties liable for damages to the City's property for repairs carried out by it.

72. An interest of .8333% per month is applied on any amount due to the City calculated daily from the date when this amount became payable.

CHAPTER 10
EFFECTIVE DATE AND ENFORCEMENT

73. The present by-law applies to the fiscal year 2025 and replaces from January 1, 2025 by-law number CA29 0139.

ANNEX A
(Section 4)

RATES FOR THE USE OF MACHINERY AND TOOLS

Wood chipper with a truck of 3 tons or more	\$61.17
Street sweeper	\$110.01
Sidewalk equipment	\$49.95
10-wheel tank truck	\$57.09
6-wheel truck, 3 metric tons and over (2 axles)	\$63.15
10-wheel truck (3 axles)	\$81.67
6-wheel truck, cube or Magnavan	\$29.74
12-wheel truck (4 axles)	\$101.03
Aerial device truck	\$57.09
Min-van	\$17.84
Loader retro-excavator	\$57.09
Front loader on wheels	\$67.32
Salt spreader 6-wheel truck (2 axles)	\$63.15
Salt spreader 10-wheel truck (3 axles)	\$81.67
Hydraulic drill for backhoe	\$22.00
Grader	\$100.39
Paving machine	\$67.55
Asphalt roller "BW-120"	\$26.53
Asphalt saw including a 6-wheel truck and accessories	\$57.09
Snow blower, including articulated blower	\$132.02
Line tracer, mobile unit	\$53.51
Line tracer, portable unit	\$22.60

ANNEX B

RATES FOR THE RENTAL OF PREMISES AND HALLS AND RELATED FEES

	HOURLY RATE During week Minimum 3 hours		FLAT RATE Friday 10 a.m. to Saturday 1 p.m. Saturday 10 a.m. to Sunday 1 p.m. Sunday 10 a.m. to Monday 1 p.m. (CCMM) Sunday 10 a.m. to 6 p.m. (CCP)		
	RESIDENT HOURLY RATE	NON-RESIDENT HOURLY RATE	RESIDENT	NON-RESIDENT	NPO
PIERREFONDS CULTURAL CENTER (PCC) MARCEL-MORIN COMMUNITY CENTER (MMCC) GERRY ROBERTSON COMMUNITY CENTER (GRCC)					
Large Halls					
PCC 240 people (Saturday)	\$102	\$127	\$1259	\$1395	N/A
PCC 240 people (Sunday – 10 a.m. to 6 p.m.)	\$102	\$127	\$713	\$792	N/A
MMCC 250 people	\$102	\$127	\$1023	\$1129	N/A
GRCC 150 people	\$102	\$127	\$1003	\$1129	N/A
Half of Large Halls					
PCC 120 people (Saturday)	\$70	\$88	\$666	\$738	N/A
PCC 120 people (Sunday – 10 a.m. to 6 p.m.)	\$70	\$88	\$377	\$419	N/A
GRCC 70 people	\$70	\$88	\$562	\$621	N/A
Small Halls					
12 people, Monday to Friday					
GRCC (53 and 64)	\$24	\$29	N/A	N/A	N/A
12 people, Saturday					
GRCC (53 and 64)	\$29	\$35	N/A	N/A	N/A
20 people, Monday to Friday					
PCC (107)	\$26	\$32	N/A	N/A	N/A
20 people, Saturday and Sunday					
PCC (107)	\$32	\$40	N/A	N/A	N/A
35 people, Monday to Friday					
GRCC (42)	\$45	\$55	N/A	N/A	N/A
35 people, Saturday					
GRCC (42)	\$55	\$69	N/A	N/A	N/A
GERRY ROBERTSON COMMUNITY CENTER (GRCC)					
80 people, Monday to Friday					
Community Hall	\$73	\$84	N/A	N/A	N/A
80 people, Saturday and Sunday					
Community Hall	N/A	N/A	N/A	N/A	N/A
CHALET ROXBORO					
60 people, Monday to Friday					
Basement	\$73	\$84	N/A	N/A	N/A
60 people, Saturday and Sunday					
Basement	N/A	N/A	N/A	N/A	N/A
VARIOUS FEES					
Assembly and disassembly of show stages	\$159				
Cleaning fees, additional rate (1 hour minimum)	\$58				