

PROVINCE OF QUÉBEC

VILLE DE MONTREAL
BOROUGH OF PIERREFONDS-ROXBORO

BY-LAW 159-2024-1

BY-LAW MODIFYING BY-LAW 159 CONCERNING TRAFFIC AND PUBLIC
SECURITY OF THE FORMER VILLE DE ROXBORO

At a regular sitting of the Borough Council of Pierrefonds-Roxboro, held on January 13, 2025, 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 Dimitrios (Jim) Beis and councillors Catherine Clément-Talbot, Chahi (Sharkie) Tarakjian, Benoit Langevin and Louise Leroux, all forming quorum under the chairmanship of borough mayor Dimitrios (Jim) Beis.

Mr. Dominique Jacob, Director of the Borough, and M^e Jean-François Gauthier, Secretary of the Borough, also attended the sitting.

GIVEN that the breakdown service, towing and storage of vehicles are matters that no longer fall under the jurisdiction of the Ville de Montréal, but are under the jurisdiction of the Agglomération de Montréal since 2017, according to section 118.83.1 of the Act respecting the exercise of certain municipal powers in certain urban agglomerations (RLRQ, c. E-20.001);

GIVEN that this jurisdiction of the Agglomération de Montréal also includes the powers provided for in section 154 of Schedule C of the Charter of Ville de Montréal, métropole du Québec (RLRQ, c. C-11.4) under section 118.85.1 of the Act respecting the exercise of certain municipal powers in certain urban agglomerations, including the possibility of regulating or prohibiting the parking of any vehicle on a property without the authorization of its owner or occupant;

GIVEN that the Vehicle Towing By-law (RCG 19-004) was adopted by the Agglomeration Council in January 2019 and came into force in February 2019;

GIVEN that all rules governing towing activities (terms and conditions), parking on private property (parking lots) and towing and storage fees are set out in the Vehicle Towing By-law;

GIVEN that towing fees are provided for in the Agglomeration of Montreal Rates By-law (fiscal year 2024);

GIVEN that Section 60 of the Vehicle Towing By-law abrogates and replaces the Vehicle Towing By-law (03-098) as well as any by-law or provision of a by-law applicable on the territory of the agglomeration of Montreal relating to vehicle towing;

GIVEN that the provisions concerning vehicle towing (conditions, terms, fees) and the prohibition of parking on private property are no longer applicable, they must be removed from the by-laws applicable on the territory of the Borough of Pierrefonds-Roxboro;

THE BOROUGH COUNCIL ENACTS THE FOLLOWING:

By-law 159 concerning road traffic and public safety is amended as follows:

ARTICLE 1. Article 41 is amended by replacing the text with the following:

“Article 41

No vehicle may be parked or stopped in a street for advertising or exhibition purposes.”

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

PROVINCE OF QUÉBEC

VILLE DE MONTREAL
BOROUGH OF PIERREFONDS-ROXBORO

BY-LAW 868-23

BY-LAW MODIFYING BY-LAW 868 CONCERNING TRAFFIC AND PUBLIC SECURITY

At a regular sitting of the Borough Council of Pierrefonds-Roxboro, held on January 13, 2025, 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 Dimitrios (Jim) Beis and councillors Catherine Clément-Talbot, Chahi (Sharkie) Tarakjian, Benoit Langevin and Louise Leroux, all forming quorum under the chairmanship of borough mayor Dimitrios (Jim) Beis.

Mr. Dominique Jacob, Director of the Borough, and M^e Jean-François Gauthier, Secretary of the Borough, also attended the sitting.

GIVEN that the breakdown service, towing and storage of vehicles are matters that no longer fall under the jurisdiction of the Ville de Montréal, but are under the jurisdiction of the Agglomération de Montréal since 2017, according to section 118.83.1 of the Act respecting the exercise of certain municipal powers in certain urban agglomerations (RLRQ, c. E-20.001);

GIVEN that this jurisdiction of the Agglomération de Montréal also includes the powers provided for in section 154 of Schedule C of the Charter of Ville de Montréal, métropole du Québec (RLRQ, c. C-11.4) under section 118.85.1 of the Act respecting the exercise of certain municipal powers in certain urban agglomerations, including the possibility of regulating or prohibiting the parking of any vehicle on a property without the authorization of its owner or occupant;

GIVEN that the Vehicle Towing By-law (RCG 19-004) was adopted by the Agglomeration Council in January 2019 and came into force in February 2019;

GIVEN that all rules governing towing activities (terms and conditions), parking on private property (parking lots) and towing and storage fees are set out in the Vehicle Towing By-law;

GIVEN that towing fees are provided for in the Agglomeration of Montreal Rates By-law (fiscal year 2024);

GIVEN that Section 60 of the Vehicle Towing By-law abrogates and replaces the Vehicle Towing By-law (03-098) as well as any by-law or provision of a by-law applicable on the territory of the agglomeration of Montreal relating to vehicle towing;

GIVEN that the provisions concerning vehicle towing (conditions, terms, fees) and the prohibition of parking on private property are no longer applicable, they must be removed from the by-laws applicable on the territory of the Borough of Pierrefonds-Roxboro;

THE BOROUGH COUNCIL ENACTS THE FOLLOWING:

By-law number 868 on traffic and public safety is amended as follows:

- ARTICLE 1. By the repeal, in the chapter index, of “Service vehicle” mentioned in article 1.1 as well as by the repeal, in the chapter index, of articles 2.5, 2.6, 3.26, 3.27, 8.20 and 14.3.
- ARTICLE 2. By repealing the definition of “Service vehicle” in article 1.1.
- ARTICLE 3. By repealing articles 2.5, 2.6, 3.26, 3.27, 8.20 and 14.3.
- ARTICLE 4. This by-law comes into force in accordance with the Law.

PROVINCE OF QUÉBEC

VILLE DE MONTRÉAL
BOROUGH OF PIERREFONDS-ROXBORO

DRAFT BY-LAW CA29 0001-14

BY-LAW MODIFYING BY-LAW CA29 0001 CONCERNING THE DELEGATION OF POWERS TO OFFICERS AND EMPLOYEES OF THE BOROUGH OF PIERREFONDS-ROXBORO IN ORDER TO INTRODUCE A CHAPTER ON URBAN PLANNING

At the Borough of Pierrefonds-Roxboro regular sitting held on January 13, 2025 at 7 p.m., in conformity with the Cities and Towns Act (L.R.Q., Chapter C-19), to which attend:

The Mayor of the Borough Mr. Dimitrios (Jim) Beis, Councillors Catherine Clément-Talbot, Chahi (Sharkie) Tarakjian, Benoit Langevin and Louise Leroux, all members of the Council and forming a quorum under the chairmanship of the Mayor of the Borough, Mr. Dimitrios (Jim) Beis.

The Director of the Borough, Mr. Dominique Jacob, and Secretary of the Borough, Me Jean-François Gauthier, also attend the sitting.

CONSIDERING section 130 of the Charter of the City of Montréal (R.S.Q.c.C-11-4), the Borough Council of Pierrefonds-Roxboro enacts the following:

BY-LAW CA29 0001 IS AMENDED AS FOLLOWS:

By-law CA29 0001 concerning the delegation of powers to officers and employees of the Borough of Pierrefonds-Roxboro CA29 0001 is modified as follows:

ARTICLE 1 New chapter IV.2 entitled “Urban Planning” is added after chapter IV.1 “Legal subjects”.

ARTICLE 2 Article 20 replaced and added to chapter IV.2 “Urban Planning” and reads as follows:

“The decision to approve, further to a favorable recommendation from the Urban Planning Advisory Committee, a project subject to the Site Planning and Architectural Integration By-law of the Borough of Pierrefonds-Roxboro (CA29-0042, as amended), is delegated to the level 2 official from the Direction – Territory Development and Technical Studies.

Paragraph 1 does not apply to the following cases:

- a) To projects requiring the adoption of a specific project, a minor exemption or a by-law amending the zoning by-law;
- b) To the construction of a main building in the use groups Commercial (c), Industrial (i), Community (p), Recreational (r), Agricultural (a) or Conservation (e);

- c) To the construction or the conversion of a building resulting in the creation of more than eight (8) dwellings;
- d) To the projects for which the Urban Planning Advisory Committee recommends the application of one or more conditions of approval arising from article 16 of by-law CA29 0042”.

ARTICLE 3 Article 21 is added to Chapter V “Entry into force” and should read as follows:

This by-law comes into force according to Law.

ARTICLE 4 This by-law comes into force according to Law.

PROVINCE OF QUEBEC

VILLE DE MONTRÉAL
BOROUGH OF PIERREFONDS-ROXBORO

BY-LAW CA29 0040-66

BY-LAW AMENDING ZONING BY-LAW CA29 0040 IN ORDER TO ADD THE USE “RESTAURANT WITH RESTRICTED SERVICE (ESTABLISHMENT SERVING CUSTOMERS WHO ORDER AT THE COUNTER OR BY TELEPHONE AND PAY BEFORE EATING) (5813)” IN ZONE C-4-276

At the Borough of Pierrefonds-Roxboro regular sitting held on January 13, 2025 at 7 p.m., in conformity with the Cities and Towns Act (L.R.Q., Chapter C-19), to which attend:

The Mayor of the Borough Mr. Dimitrios (Jim) Beis, Councillors Catherine Clément-Talbot, Chahi (Sharkie) Tarakjian, Benoit Langevin and Louise Leroux, all members of the Council and forming a quorum under the chairmanship of the Mayor of the Borough, Mr. Dimitrios (Jim) Beis.

The Director of the Borough, Mr. Dominique Jacob, and the Secretary of the Borough, M^c Jean-François Gauthier, also attend the sitting.

WHEREAS a notice of motion of this by-law was given on November 4, 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 Section 346 of by-law CA29 0040 entitled “SPECIFIC PROVISIONS APPLICABLE TO ZONE C-4-276” is modified by withdrawing paragraph 7.

ARTICLE 2 The specifications chart in Appendix A of zoning by-law number CA29 0040 for zone C-4-276 is modified as follows:

- a) By adding permitted use category “c2d”
- b) By adding the specific permitted use “5813”
- c) By adding the following subdivision standards:
 - minimum area: 2 000 square meters
 - minimum depth: 70 meters
 - minimum width: 18 meters
- d) By adding the following zoning standards:
 - detached structure
 - front setback: 7.5 meters

- side setback: 3 meters
- rear setback: 9 meters
- building number of storeys: 1 minimum, 2 maximum
- building height (m): 3 meters minimum
- minimum front wall width: 8 meters
- building footprint to site (B.F.S.): 0.1 minimum, 2 maximum
- floor area ratio (F.A.R.): 0.5 maximum

e) By adding section 346 to special provisions

f) By adding the use “5813: Restaurant with restricted service (establishment serving customers who order at the counter or by telephone and pay before eating)” to the footnotes.

All as set forth in specifications chart C-4-276 attached hereto as Appendix 1.

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

PROVINCE OF QUEBEC

VILLE DE MONTRÉAL
BOROUGH OF PIERREFONDS-ROXBORO

BY-LAW CA29 0040-67

BY-LAW NUMBER CA29 0040-67 AMENDING ZONING BY-LAW CA29 0040 IN ORDER TO MODIFY A PROVISION RELATING TO THE LOCATION OF ENCLOSURES PROTECTING ACCESS TO ABOVE-GROUND AND DEMOUNTABLE RESIDENTIAL SWIMMING POOLS WHEN SUCH ACCESS IS FROM A TERRACE, PORCH OR PLATFORM

At the Borough of Pierrefonds-Roxboro regular sitting held on January 13, 2025, at 7 p.m., in conformity with the Cities and Towns Act (L.R.Q., Chapter C-19), to which attend:

The Mayor of the Borough Mr. Dimitrios (Jim) Beis, Councillors Catherine Clément-Talbot, Chahi (Sharkie) Tarakjian, Benoit Langevin and Louise Leroux, all members of the Council and forming a quorum under the chairmanship of the Mayor of the Borough, Mr. Dimitrios (Jim) Beis.

The Director of the Borough, Mr. Dominique Jacob, and the Secretary of the Borough, M^e Jean-François Gauthier, also attend the sitting.

WHEREAS a notice of motion for this by-law was given on December 2, 2024;

GIVEN sections 113 and 123 to 137.17 of the Act respecting land use planning and development (RSQ, c. A-19.1);

GIVEN sections 130 and 131 of Appendix C of the Charter of Ville de Montréal (RSQ, chapter C-11.4).

THE BOROUGH COUNCIL ENACTS THE FOLLOWING:

Zoning by-law CA290 040 is amended as follows:

ARTICLE 1 Article 143.1 “Additional provisions applicable to above-ground pools and demountable pools” is amended by adding, after paragraph 3, a second paragraph reading as follows:

“However, if access to the pool is from a terrace, porch or platform, the enclosure may be located less than one meter from the pool, except around the ladder used to enter and exit the pool, where the enclosure must be placed at least one meter from the ladder”.

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

PROVINCE OF QUEBEC

VILLE DE MONTRÉAL
BOROUGH OF PIERREFONDS-ROXBORO

BY-LAW CA29 0147

BY-LAW NUMBER CA29 0147 TO REPEAL BY-LAWS CA29 128 AND CA29 128-1 IMPOSING INTERIM CONTROL MEASURES IN THE BOULEVARD SAINT-CHARLES SECTOR

At the Borough of Pierrefonds-Roxboro regular sitting held on January 13, 2025, 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^c Jean-François Gauthier, also attend the sitting.

GIVEN the adoption by the City Council of the by-law entitled “By-law amending By-law 04-047 respecting the Master Plan of the City of Montreal - Borough of Pierrefonds-Roxboro”, in order to integrate the Special Planning Program (SPP) for boulevard Saint-Charles in the Borough of Pierrefonds-Roxboro;

GIVEN the adoption by the Borough Council of 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, in order to ensure concordance with By-law 04-047 of the Master Plan of the City of Montreal;

GIVEN that the urban planning by-laws are now consistent with the vision and provisions of the boulevard Saint-Charles Special urban planning project (SUPP), the interim control measures adopted in 2021 and modified in 2023 are no longer necessary;

GIVEN sections 112 to 112.4 of the Act respecting land use planning and development (RSQ, chapter A-19.1),

THE BOROUGH COUNCIL ENACTS THE FOLLOWING:

ARTICLE 1 Les deux règlements suivants sont abrogés :

- A) By-law CA29 128 entitled *By-law of interim control limiting the uses, the subdivision standards and the exterior parking standards in the boulevard Saint-Charles sector of the Borough of Pierrefonds-Roxboro*;
- B) By-law CA29 128-1 entitled *By-law amending the interim control by-law number CA29 0128 limiting the uses, subdivision standards and outdoor parking standards in the Saint-Charles boulevard sector of the Borough of Pierrefonds-Roxboro in order to remove the obligation to provide underground parking spaces for a new residential building when new parking is not provided on the site and to reduce the minimum area of a lot within the framework of a project of new construction of a collective dwelling H4.*

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