

PROVINCE OF QUEBEC

VILLE DE MONTRÉAL
BOROUGH OF PIERREFONDS-ROXBORO

SECOND DRAFT BY-LAW CA29 0040-70

BY-LAW AMENDING ZONING BY-LAW CA29 0040 CONCERNING THE MINIMUM LEVEL REQUIRED FOR ACCESS TO AN UNDERGROUND GARAGE AND AUTHORIZED MODIFICATIONS TO A DEROGATORY CONSTRUCTION

At the Borough of Pierrefonds-Roxboro regular sitting held on August 4, 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 of this by-law was given on June 2, 2025;

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

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

HAVING REGARD TO the adoption of the 2020-2030 Climate Plan by the Ville de Montréal and its recent update to 2025;

HAVING REGARD TO the actions identified in this plan, which aim in particular to adopt regulatory measures that take into account certain climatic disturbances, in order to promote the adaptability and resilience of built environments;

HAVING REGARD TO the Borough's desire to pursue the deployment of the Montréal 2030 Strategic Plan, in particular by identifying the ecological transition as one of the Borough's five 2025 priorities;

HAVING REGARD TO the Borough's desire to integrate sustainable strategies to adapt living environments to current and future environmental challenges;

THE BOROUGH COUNCIL ENACTS THE FOLLOWING:

Zoning by-law CA290 040 is amended as follows:

ARTICLE 1 Article 138 is amended by deleting the reference to article 141 in paragraph a) “Other applicable standards” of line 22.1 “Carports and attached or integrated private garages”.

ARTICLE 2 Article 140.1 is amended by modifying paragraphs e) and f) to read as follows:

“e) Except in the case of a private garage serving a use in the “Multi-family dwelling (h3) or Group dwelling (h4)” use categories, a private garage attached to or integrated into a main building must be located at a level higher than 20 cm from the average level of the center of the street on the segment corresponding to the width of the driveway serving the garage access.

f) A private garage attached to or integrated into a main building serving a “Multi-family dwelling (h3)” or “Group dwelling (h4)” use category must be located underground. However, the threshold of the garage door giving access to it must be located at a level more than 20 cm above the average grade of the center of the street on the segment corresponding to the width of the driveway serving the garage access.”

ARTICLE 3 Article 141 is repealed.

ARTICLE 4 Article 342 “Specific provisions applicable to zone H1-6-376” is amended by removing paragraph 1.

ARTICLE 5 Article 343 “Specific provisions applicable to zone H1-6-380” is amended by removing paragraphs 2, 3, 4, 5, 6 and 7.

ARTICLE 6 Article 344 “Specific provisions applicable to zone H1-7-436” is amended by removing paragraphs 1 and 7.

ARTICLE 7 Article 347.9 “Installation of an indoor parking space” is amended by removing paragraph 4.

ARTICLE 8 Article 355 “Extinction of acquired rights relating to a derogatory construction” is replaced by the following:

“The acquired rights of a derogatory construction are extinguished if the construction is damaged, destroyed or demolished as a result of a disaster or other fortuitous cause, and the damages incurred reach 60% or more of the building's assessment roll value at the time of destruction or demolition.

The value of the damage must be established by a person with professional expertise in the field.

The demolition of a derogatory construction, other than as a result of a disaster or other fortuitous cause, causes the loss of all rights acquired over it contrary to any by-law applicable in the case.”

ARTICLE 9 Article 358 “Modification or enlargement of a derogatory construction” is amended by adding a paragraph 8, which should read as follows:

“8) Notwithstanding paragraph 5, when extending a building whose garage door sill is located less than 20 cm from the average level of the center of the street on the segment corresponding to the width of the driveway serving the garage access, the area of the extension may not exceed 20% of the floor area of the existing building, without exceeding the maximum floor area ratio authorized in this by-law.”

ARTICLE 10 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 0040-71

BY-LAW AMENDING ZONING BY-LAW CA29 0040 IN ORDER TO ADJUST CERTAIN INTERPRETATIVE AND NORMATIVE PROVISIONS FOR THE BOULEVARD SAINT-CHARLES SECTOR

At the Borough of Pierrefonds-Roxboro regular sitting held on June 2, 2025, at 7 p.m., in conformity with the Cities and Towns Act (L.R.Q., Chapter C-19), to which attend:

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

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

GIVEN articles 113 and 115 of the Act respecting land use planning and development (RSQ, c. A-19.1);

THE BOROUGH COUNCIL ENACTS THE FOLLOWING:

Zoning by-law CA290 040 is amended as follows:

ARTICLE 1. Chapter 20 of Zoning By-law CA29 0040 is amended by adding, after subsection 1, the following subsection:

**« SUB-SECTION 1.1: SPECIAL PROVISIONS FOR LOTS
ADJACENT TO AN URBAN WALKWAY**

347.2.1 AREAS TARGETED

This sub-section applies to the areas covered by the urban walkway, namely the following zones C-3-209-1, C-3-213-1, C-3-216-1, C-3-219-1, C-3-220-1, C-3-221 et C-3-224-1.

**347.2.2 LINES, SETBACKS AND COURTYARDS ADJACENT TO
THE URBAN WALKWAY LAYOUT**

Despite the interpretations arising from the provisions of Chapter 3 – Interpretative provisions, any yard, lot line or setback adjacent to an urban walkway shall be considered a front yard, front lot line or front setback respectively.

However, the present article does not alter the interpretation that must be made, in accordance with Chapter 3, for any other yard, lot line or setback that is not adjacent to the urban walkway.

347.2.3 REPORT APPLICATIONS FOR LAND ADJACENT TO THE URBAN WALKWAY ROUTE

Despite the interpretations arising from the provisions of Chapter 3 3 – For interpretative purposes, the “building footprint to site (B.F.S.)” and “floor/ area ratio (F.A.R.)” shall not include any easement or superficies that serve urban parkway purposes among the land area to be considered.”

ARTICLE 2. Article 347.14 is amended by replacing “more than 85% or more” in the fifth paragraph by “70% or more”.

ARTICLE 3. Article 347.16 is amended by:

- a) The replacement, in the first paragraph of the words “on the principal plane of the main facade” by “on the plane of a facade adjacent to a street or to the right-of-way of a thoroughfare”;
- b) The second paragraph is replaced by the following:

“For the purposes of this section, the plane of the façade corresponds to the alignment of the exterior wall at the level of the third floor of the building.”

ARTICLE 4. Article 347.17 is amended by:

- a) “the replacement, in the first bullet of paragraph 2°, of the words “for the main façade” by “for a façade adjacent to a street or on an urban walkway”.
- b) the replacement, in the second bullet of paragraph 2°, of the words “for another facade overlooking a thoroughfare” by “for a facade adjacent to another thoroughfare”.”

ARTICLE 5. Article 347.19 is amended by replacing subparagraphs 1° and 2° of the first paragraph by the following subparagraphs:

- “ 1° Façade adjacent to boulevard Saint-Charles or to an urban walkway: 30% ;
- 2° Façade adjacent to another thoroughfare: 20%”.

ARTICLE 6. The specifications charts for zones C-3-209-1, C-3-213-1, C-3-216-1, C-3-219-1 and C-3-220-1 in Appendix C are modified by:

- a) the replacement, in the “Land” sub-section, of the “Area (m2)” line from “400” to “2500” and of the “Depth (m)” standard from “20” to “55” for the “h3”, “h4”, “c1” and “c2” use categories;
- b) the addition, in the “Structures” sub-section, of “*” indications for the “Isolated” row among the “c1” and “c2” category columns, and for the “Attached” and “Contiguous” rows among the “h3” and “h4” category columns;

all as indicated in the charts in Appendix 1 of the present by-law.

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

Appendix 1:

Amended specifications grids for zones C-3-209-1, C-3-213-1, C-3-216-1, C-3-219-1 and C-3-220-1

PERMITTED USES
ZONE : C-3-209-1

1	USE CATEGORIES									
2	USE CATEGORIES PERMITTED	h3	h4	c1	c2	p1				
3	SPECIFIC USES EXCLUDED OR PERMITTED									
4	SPECIFIC USE EXCLUDED									
5	SPECIFIC USE PERMITTED									

PRESCRIBED STANDARDS (SUBDIVISION)

6	LANDSIZE									
7	AREA (m²) min.	2000	2000	2000	2000					
8	DEPTH (m) min.	55	55	55	55					
9	WIDTH (m) min.	8	8	8	8					

PRESCRIBED STANDARDS (ZONING)

10	STRUCTURE									
11	DETACHED	*	*	*	*					
12	SEMI-DETACHED	*	*	*	*					
13	ROWHOUSE	*	*	*	*					
14	SETBACKS									
15	FRONT (m) min.	4	4	4	4	10				
16	SIDE (m) min.	3	3	3	3	H				
17	REAR (m) min.	6	6	6	6	H				
18	BUILDING									
19	HEIGHT (STOREYS) min./max.	3/5	3/5	3/5	3/5					
20	HEIGHT (m) min./max.	9/	9/	9/	9/					
21	BUILDING FOOTPRINT (m²) min./max.									
22	FLOOR AREA (m²) min./max.									
23	WIDTH OF FRONTWALL (m) min.	8	8	8	8					
24	RATIOS									
25	DWELLING UNIT / BUILDING min./max.									
26	FLOOR/SITE (F.A.R.) min./max.	2,5/4	2,5/4	2,5/4	2,5/4					
27	FOOTPRINT/SITE (B.F.S.) min./max.	0,65/	0,65/	0,65/	0,65/					
28	OTHERS									
29	TYPE OF OUTDOOR STORAGE Article 332									

PARTICULAR PROVISIONS

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NOTES

Specific provisions applicable to the boulevard Saint-Charles sector (section 4 of Chapter 20)

PERMITTED USES
ZONE : C-3-213-1

1	USE CATEGORIES									
2	USE CATEGORIES PERMITTED	h3	h4	c1	c2					
3	SPECIFIC USES EXCLUDED OR PERMITTED									
4	SPECIFIC USE EXCLUDED									
5	SPECIFIC USE PERMITTED									

PRESCRIBED STANDARDS (SUBDIVISION)

6	LANDSIZE									
7	AREA (m²) min.	2500	2500	2500	2500					
8	DEPTH (m) min.	55	55	55	55					
9	WIDTH (m) min.	8	8	8	8					

PRESCRIBED STANDARDS (ZONING)

10	STRUCTURE									
11	DETACHED	*	*	*	*					
12	SEMI-DETACHED	*	*	*	*					
13	ROWHOUSE	*	*	*	*					
14	SETBACKS									
15	FRONT (m) min.	4	4	4	4					
16	SIDE (m) min.	3	3	3	3					
17	REAR (m) min.	6	6	6	6					
18	BUILDING									
19	HEIGHT (STOREYS) min./max.	3/5	3/5	3/5	3/5					
20	HEIGHT (m) min./max.	9/	9/	9/	9/					
21	BUILDING FOOTPRINT (m²) min./max.									
22	FLOOR AREA (m²) min./max.									
23	WIDTH OF FRONTWALL (m) min.	8	8	8	8					
24	RATIOS									
25	DWELLING UNIT / BUILDING min./max.									
26	FLOOR/SITE (F.A.R.) min./max.	2,5/4	2,5/4	2,5/4	2,5/4					
27	FOOTPRINT/SITE (B.F.S.) min./max.	0,65/	0,65/	0,65/	0,65/					
28	OTHERS									
29	TYPE OF OUTDOOR STORAGE Article 332									

PARTICULAR PROVISIONS

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NOTES

Specific provisions applicable to the boulevard Saint-Charles sector (section 4 of Chapter 20)

PERMITTED USES
ZONE : C-3-216-1

1	USE CATEGORIES									
2	USE CATEGORIES PERMITTED	h3	h4	c1	c2					
3	SPECIFIC USES EXCLUDED OR PERMITTED									
4	SPECIFIC USE EXCLUDED									
5	SPECIFIC USE PERMITTED									

PRESCRIBED STANDARDS (SUBDIVISION)

6	LANDSIZE									
7	AREA (m²) min.	2500	2500	2500	2500					
8	DEPTH (m) min.	55	55	55	55					
9	WIDTH (m) min.	8	8	8	8					

PRESCRIBED STANDARDS (ZONING)

10	STRUCTURE									
11	DETACHED	*	*	*	*					
12	SEMI-DETACHED	*	*	*	*					
13	ROWHOUSE	*	*	*	*					
14	SETBACKS									
15	FRONT (m) min.	4	4	4	4					
16	SIDE (m) min.	3	3	3	3					
17	REAR (m) min.	6	6	6	6					
18	BUILDING									
19	HEIGHT (STOREYS) min./max.	3/5	3/5	3/5	3/5					
20	HEIGHT (m) min./max.	9/	9/	9/	9/					
21	BUILDING FOOTPRINT (m²) min./max.									
22	FLOOR AREA (m²) min./max.									
23	WIDTH OF FRONTWALL (m) min.	8	8	8	8					
24	RATIOS									
25	DWELLING UNIT / BUILDING min./max.									
26	FLOOR/SITE (F.A.R.) min./max.	2,5/4	2,5/4	2,5/4	2,5/4					
27	FOOTPRINT/SITE (B.F.S.) min./max.	0,65/	0,65/	0,65/	0,65/					
28	OTHERS									
29	TYPE OF OUTDOOR STORAGE Article 332									

PARTICULAR PROVISIONS

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NOTES

Specific provisions applicable to the boulevard Saint-Charles sector (section 4 of Chapter 20)

PERMITTED USES
ZONE : C-3-219-1

1	USE CATEGORIES									
2	USE CATEGORIES PERMITTED	h3	h4	c1	c2					
3	SPECIFIC USES EXCLUDED OR PERMITTED									
4	SPECIFIC USE EXCLUDED									
5	SPECIFIC USE PERMITTED									

PRESCRIBED STANDARDS (SUBDIVISION)

6	LANDSIZE									
7	AREA (m²) min.	2500	2500	2500	2500					
8	DEPTH (m) min.	55	55	55	55					
9	WIDTH (m) min.	8	8	8	8					

PRESCRIBED STANDARDS (ZONING)

10	STRUCTURE									
11	DETACHED	*	*	*	*					
12	SEMI-DETACHED	*	*	*	*					
13	ROWHOUSE	*	*	*	*					
14	SETBACKS									
15	FRONT (m) min.	4	4	4	4					
16	SIDE (m) min.	3	3	3	3					
17	REAR (m) min.	6	6	6	6					
18	BUILDING									
19	HEIGHT (STOREYS) min./max.	3/5	3/5	3/5	3/5					
20	HEIGHT (m) min./max.	9/	9/	9/	9/					
21	BUILDING FOOTPRINT (m²) min./max.									
22	FLOOR AREA (m²) min./max.									
23	WIDTH OF FRONTWALL (m) min.	8	8	8	8					
24	RATIOS									
25	DWELLING UNIT / BUILDING min./max.									
26	FLOOR/SITE (F.A.R.) min./max.	2,5/4	2,5/4	2,5/4	2,5/4					
27	FOOTPRINT/SITE (B.F.S.) min./max.	0,65/	0,65/	0,65/	0,65/					
28	OTHERS									
29	TYPE OF OUTDOOR STORAGE Article 332									

PARTICULAR PROVISIONS

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NOTES

Specific provisions applicable to the boulevard Saint-Charles sector (section 4 of Chapter 20)

PERMITTED USES
ZONE : C-3-220-1

1	USE CATEGORIES									
2	USE CATEGORIES PERMITTED	h3	h4	c1	c2					
3	SPECIFIC USES EXCLUDED OR PERMITTED									
4	SPECIFIC USE EXCLUDED									
5	SPECIFIC USE PERMITTED									

PRESCRIBED STANDARDS (SUBDIVISION)

6	LANDSIZE									
7	AREA (m²) min.	2500	2500	2500	2500					
8	DEPTH (m) min.	55	55	55	55					
9	WIDTH (m) min.	8	8	8	8					

PRESCRIBED STANDARDS (ZONING)

10	STRUCTURE									
11	DETACHED	*	*	*	*					
12	SEMI-DETACHED	*	*	*	*					
13	ROWHOUSE	*	*	*	*					
14	SETBACKS									
15	FRONT (m) min.	4	4	4	4					
16	SIDE (m) min.	3	3	3	3					
17	REAR (m) min.	6	6	6	6					
18	BUILDING									
19	HEIGHT (STOREYS) min./max.	3/5	3/5	3/5	3/5					
20	HEIGHT (m) min./max.	9/	9/	9/	9/					
21	BUILDING FOOTPRINT (m²) min./max.									
22	FLOOR AREA (m²) min./max.									
23	WIDTH OF FRONTWALL (m) min.	8	8	8	8					
24	RATIOS									
25	DWELLING UNIT / BUILDING min./max.									
26	FLOOR/SITE (F.A.R.) min./max.	2,5/4	2,5/4	2,5/4	2,5/4					
27	FOOTPRINT/SITE (B.F.S.) min./max.	0,65/	0,65/	0,65/	0,65/					
28	OTHERS									
29	TYPE OF OUTDOOR STORAGE Article 332									

PARTICULAR PROVISIONS

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NOTES

Specific provisions applicable to the boulevard Saint-Charles sector (section 4 of Chapter 20)

PERMITTED USES
ZONE : C-3-221

1	USE CATEGORIES									
2	USE CATEGORIES PERMITTED	h3	h4	c1	c2					
3	SPECIFIC USES EXCLUDED OR PERMITTED									
4	SPECIFIC USE EXCLUDED									
5	SPECIFIC USE PERMITTED									

PRESCRIBED STANDARDS (SUBDIVISION)

6	LANDSIZE									
7	AREA (m²) min.	2500	2500	2500	2500					
8	DEPTH (m) min.	55	55	55	55					
9	WIDTH (m) min.	8	8	8	8					

PRESCRIBED STANDARDS (ZONING)

10	STRUCTURE									
11	DETACHED	*	*	*	*					
12	SEMI-DETACHED	*	*	*	*					
13	ROWHOUSE	*	*	*	*					
14	SETBACKS									
15	FRONT (m) min.	4	4	4	4					
16	SIDE (m) min.	3	3	3	3					
17	REAR (m) min.	6	6	6	6					
18	BUILDING									
19	HEIGHT (STOREYS) min./max.	3/5	3/5	3/5	3/5					
20	HEIGHT (m) min./max.	9/	9/	9/	9/					
21	BUILDING FOOTPRINT (m²) min./max.									
22	FLOOR AREA (m²) min./max.									
23	WIDTH OF FRONTWALL (m) min.	8	8	8	8					
24	RATIOS									
25	DWELLING UNIT / BUILDING min./max.									
26	FLOOR/SITE (F.A.R.) min./max.	2,5/4	2,5/4	2,5/4	2,5/4					
27	FOOTPRINT/SITE (B.F.S.) min./max.	0,65/	0,65/	0,65/	0,65/					
28	OTHERS									
29	TYPE OF OUTDOOR STORAGE Article 332									

PARTICULAR PROVISIONS

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NOTES

Specific provisions applicable to the boulevard Saint-Charles sector (section 4 of Chapter 20)

PERMITTED USES
ZONE : C-3-224-1

1	USE CATEGORIES									
2	USE CATEGORIES PERMITTED	h3	h4	c1	c2					
3	SPECIFIC USES EXCLUDED OR PERMITTED									
4	SPECIFIC USE EXCLUDED									
5	SPECIFIC USE PERMITTED									

PRESCRIBED STANDARDS (SUBDIVISION)

6	LANDSIZE									
7	AREA (m²) min.	2500	2500	2500	2500					
8	DEPTH (m) min.	55	55	55	55					
9	WIDTH (m) min.	8	8	8	8					

PRESCRIBED STANDARDS (ZONING)

10	STRUCTURE									
11	DETACHED	*	*	*	*					
12	SEMI-DETACHED	*	*	*	*					
13	ROWHOUSE	*	*	*	*					
14	SETBACKS									
15	FRONT (m) min.	4	4	4	4					
16	SIDE (m) min.	3	3	3	3					
17	REAR (m) min.	6	6	6	6					
18	BUILDING									
19	HEIGHT (STOREYS) min./max.	3/5	3/5	3/5	3/5					
20	HEIGHT (m) min./max.	9/	9/	9/	9/					
21	BUILDING FOOTPRINT (m²) min./max.									
22	FLOOR AREA (m²) min./max.									
23	WIDTH OF FRONTWALL (m) min.	8	8	8	8					
24	RATIOS									
25	DWELLING UNIT / BUILDING min./max.									
26	FLOOR/SITE (F.A.R.) min./max.	2,5/4	2,5/4	2,5/4	2,5/4					
27	FOOTPRINT/SITE (B.F.S.) min./max.	0,65/	0,65/	0,65/	0,65/					
28	OTHERS									
29	TYPE OF OUTDOOR STORAGE Article 332									

PARTICULAR PROVISIONS

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NOTES

Specific provisions applicable to the boulevard Saint-Charles sector (section 4 of Chapter 20)

PERMITTED USES
ZONE : C-3-224-2

1	USE CATEGORIES									
2	USE CATEGORIES PERMITTED	h3	h4	c1	c2					
3	SPECIFIC USES EXCLUDED OR PERMITTED									
4	SPECIFIC USE EXCLUDED									
5	SPECIFIC USE PERMITTED									

PRESCRIBED STANDARDS (SUBDIVISION)

6	LANDSIZE									
7	AREA (m²) min.	2500	2500	2500	2500					
8	DEPTH (m) min.	55	55	55	55					
9	WIDTH (m) min.	8	8	8	8					

PRESCRIBED STANDARDS (ZONING)

10	STRUCTURE									
11	DETACHED	*	*	*	*					
12	SEMI-DETACHED	*	*	*	*					
13	ROWHOUSE	*	*	*	*					
14	SETBACKS									
15	FRONT (m) min.	4	4	4	4					
16	SIDE (m) min.	3	3	3	3					
17	REAR (m) min.	6	6	6	6					
18	BUILDING									
19	HEIGHT (STOREYS) min./max.	3/4	3/4	3/4	3/4					
20	HEIGHT (m) min./max.	9/	9/	9/	9/					
21	BUILDING FOOTPRINT (m²) min./max.									
22	FLOOR AREA (m²) min./max.									
23	WIDTH OF FRONTWALL (m) min.	8	8	8	8					
24	RATIOS									
25	DWELLING UNIT / BUILDING min./max.									
26	FLOOR/SITE (F.A.R.) min./max.	2/3	2/3	2/3	2/3					
27	FOOTPRINT/SITE (B.F.S.) min./max.	0,35/0,65	0,35/0,65	0,35/0,65	0,35/0,65					
28	OTHERS									
29	TYPE OF OUTDOOR STORAGE Article 332									

PARTICULAR PROVISIONS

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NOTES

Specific provisions applicable to the boulevard Saint-Charles sector (section 4 of Chapter 20)

PROVINCE OF QUEBEC

VILLE DE MONTRÉAL
BOROUGH OF PIERREFONDS-ROXBORO

BY-LAW CA29 0041-4

BY-LAW NUMBER CA29 0041-4 MODIFYING SUBDIVISION BY-LAW CA29 0041
IN ORDER TO ADD A PROVISION RELATING TO THE SUBDIVISION OF LOTS IN
THE BOULEVARD SAINT CHARLES SECTOR

At the Borough of Pierrefonds-Roxboro regular sitting held on June 2, 2025, at 7 p.m., in conformity with the Cities and Towns Act (L.R.Q., Chapter C-19), to which attend:

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

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

HAVING REGARD to sections 115 of the Act respecting land use planning and development (RLRQ, c. A-19.1);

THE BOROUGH COUNCIL ENACTS THE FOLLOWING:

Zoning by-law CA290 041 is amended as follows:

ARTICLE 1 Subdivision by-law CA29 0041 is amended by adding the following article after article 32:

**“32.1 LAYOUT OF THE URBAN WALKWAY IN THE
BOULEVARD SAINT-CHARLES SECTOR**

Within the territory comprising the zones referred to in article 347.2.1 of zoning by-law CA29 0040, no cadastral operation may result in the creation of a new lot with no boundary adjacent to the boulevard Saint-Charles right-of-way.

The present article does not apply to the creation of a lot used for the establishment of a public right-of-way or for public utility purposes.”

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

PROVINCE OF QUÉBEC

VILLE DE MONTRÉAL

BOROUGH OF PIERREFONDS-ROXBORO

BY-LAW CA29 0042-3

BY-LAW AMENDING BY-LAW CA29 0042 CONCERNING SITE PLANNING AND ARCHITECTURAL INTEGRATION PROGRAMS TO BRING VARIOUS CORRECTIONS AND ADJUSTMENTS TO SECTIONS CONCERNING STOREY ADDITIONS AND RESIDENTIAL EXTENSIONS, FENCES LOCATED ON RIPARIAN PROPERTY AND ON THE RIPARIAN PATH, TO INFORMATION AND DOCUMENTS REQUIRED FOR AN APPLICATION AND TO ADMINISTRATIVE AND GENERAL PROVISIONS

Pierrefonds-Roxboro's regular Borough Council meeting held on August 4, 2025, at 7 p.m., in accordance with the *Cities and Towns Act* (R.S.Q. chapter C-19) and chaired by Borough Mayor Dimitrios (Jim) Beis, was attended by:

Borough Mayor Dimitrios (Jim) Beis and Councillors Catherine Clément-Talbot, Chahi (Sharkie) Tarakjian, Benoit Langevin and Louise Leroux, all forming a quorum.

Dominique Jacob, Director of the Borough, and Jean-François Gauthier, Secretary of the Borough, were also present.

PURSUANT to section 145.15 of the *Act respecting land use planning and development* (CQLR chapter A-19.1);

BOROUGH COUNCIL ENACTS AS FOLLOWS:

By-law CA29 0042 is amended as follows:

ARTICLE 1 Table of contents

The table of contents of by-law CA29 0042 is adjusted to reflect modifications, additions and deletions of articles in such a way that it remains accurate as to the chapters, sections and article numbers to which it refers.

ARTICLE 2 Declaratory provisions

Article 3 entitled “AREA OF APPLICATION” is amended by adding the following paragraph 12° following paragraph 11° Rooftop terrace:

“12° The extension of a main residential building visible from the public thoroughfare”.

ARTICLE 3 Administrative provisions

Articles 13, 14 and 15 are amended as follows:

- a) By replacing the existing Article 13 entitled “APPLICATION OF THE BY-LAW” with the following article:

“Application of the by-law is the responsibility of the designated competent authority appointed in accordance with the provisions of the current urban planning by-law administration by-law (CA29 0097)”.

- b) By replacing the title of the existing Article 14 entitled “POWERS AND DUTIES OF THE DESIGNATED OFFICIAL” by the following title:

“POWERS OF THE COMPETENT AUTHORITY”

- c) By replacing the existing Article 14 entitled “POWERS AND DUTIES OF THE DESIGNATED OFFICIAL” with the following article:

“The powers and duties of the designated competent authority are defined in the current urban planning by-law (CA29 0097)”.

- d) By replacing the title of the existing article 15 entitled “CONTRAVENTIONS, PENALTIES, APPEALS AND PROSECUTIONS” by the following heading:

“CONTRAVENTIONS AND PENALTIES”

- e) By replacing the existing Article 15 entitled “CONTRAVENTIONS, SANCTIONS, RECOUNTS AND PROSECUTIONS” by the following article:

“The provisions relating to a contravention or penalty with respect to the by-law are those set out in the current Urban planning by-law of the administration by-laws (CA29 0097).”

ARTICLE 4 General provisions

Articles 17, 20, 21 and 23 are amended as follows:

- a) By replacing the existing article 17 entitled “TRANSMISSION OF A REQUEST” by the following article:

“An application for approval of a Site planning and architectural integration program should be submitted by the applicant or his authorized agent to the competent authority. It should be signed by the applicant or his or her authorized agent and be accompanied by the information and documents required under the present by-law, and the fees required for the study must be paid”.

- b) By replacing the existing Article 20 entitled “INFORMATION AND DOCUMENTS REQUIRED FOR A REQUEST FOR APPROVAL” by the following article :

“An request for approval of a Site planning and architectural integration program must be accompanied by the following information and documents:

1° A digital version (PDF) of the project at a scale that allows a clear understanding of the project;

2° A reduced digital version (PDF) of the project in 27.9 cm x 43.18 cm (11 x 17 inches) format;

3° Plans must include the following elements:

- a) A site plan, prepared by a land surveyor, to scale including:

- Buildings and parking lots;
- Lot size and surface area;
- Identification of rights of way;
- Natural ground and street center levels to reflect topography;
- Adjacent ground levels measured at 2 m from property limits;
- Exterior dimensions of foundations and surface area;
- Natural and finished ground level;
- Setback for main building, accessory buildings and structures;
- Positioning of adjacent buildings and their front setbacks;
- First floor elevation of the proposed building and adjacent buildings;
- Elevations of the basement, garage, first floor and last finished ceiling of the proposed building;
- Garage door threshold elevation;
- Existing trees with a diameter of ten centimeters (10 cm) or more, measured at twenty-five centimeters (25 cm) above the ground and indicating those to be cut;
- All flood zones in effect in the Borough at the time the application is submitted, along with their respective elevations. In particular, the 2017-2019 flood area, the low current zone (20-100 years), the high current zone (0-20 years), the natural high-water mark and the shoreline.

b) A preliminary architectural plan that includes:

- The layout of the proposed building as well as the positioning of adjacent buildings and their front setbacks;
- Front, rear and side elevations;
- Building height (m);
- Basement level in relation to ground level;
- Exterior dimensions of basement, first floor and upper floors;
- Surface area of existing and proposed basements, first floors and upper floors;
- Room dimensions and intended use;
- Area of front yard(s) for calculating the percentage of hard and paved surfaces;
- Location and total area of hard and paved surfaces (pedestrian entrances and vehicular access, etc.);
- Perspective of the proposed building, including adjacent buildings.

c) Photographs of all elevations of the building in question and of the front elevations of buildings on adjacent lots;

d) A planting plan drawn up by an expert in the field, which must include:

- Scale, date and geographical north;
- Lot limits;
- Current and proposed ground levels in relation to the geodetic level;
- Existing vegetation;
- Identification and location of proposed plantings, including a planting table specifying the species and variety of each type, the planting method, the height and the size;
- Any element relevant to understanding the project: photos, planting details, cuttings, furniture, etc;
- Layout of landscaping strips for any parking along thoroughfares as required by the zoning by-law;
- Location of fences, walls and hedges;

- e) Samples of proposed exterior cladding materials and colors (online data sheets);
- f) Arrangements for the storage and removal of household garbage and waste, with the exception of types H1 and H2 dwellings. A proposal must be prepared by an expert in the field, in compliance with current regulations.”
- c) By replacing the first paragraph of existing article 21 entitled “ADDITIONAL INFORMATION AND DOCUMENTS REQUIRED WHEN A TRAFFIC STUDY IS REQUIRED”:

“Depending on the nature and context of the project, the competent authority may require a traffic study for any construction project in the residential use group with more than 30 dwellings, for commercial projects of 1,400 m² or more, and for any construction project in the industrial or community use group. Depending on the nature of the project, this study must include the following information and documents:”

- d) By replacing the existing article 23 entitled “MODIFICATION OF A PLAN ALREADY APPROVED” with the following article:

“It is possible to make a minor modification to a Site planning and architectural integration program already approved by the Council. When the competent authority deems that the nature of the request is minor, this modification does not need to be approved by the Council, but should still be examined and signed by the designated representatives.”

Article 20.1 entitled “ADDITIONAL INFORMATION AND DOCUMENTS THAT MAY BE REQUIRED ACCORDING TO THE NATURE AND COMPLEXITY OF THE PROJECT” is added as follows:

- “a) Architectural features and volumes of buildings erected in adjacent areas;
- b) Sunlight study;
- c) Project realization phases;
- d) For constructions to be built in a first phase: preliminary plans and specifications in compliance with the requirements of the present by-law, as well as elevations of all facades;
- e) For constructions to be built in subsequent phases: facade elevations of each construction;
- f) Layout, where applicable, of common spaces for the project, including common parking areas, green spaces, pedestrian networks, waste storage areas, post office boxes if applicable, recreational equipment and play areas, the location of streetlights, fire hydrants or any other existing public equipment facing the property, and the location of driveways in relation to any street adjacent to or facing the project;
- g) Site drainage arrangements and impact on existing or planned public services;
- h) Procedures for connecting electrical, cable and telephone distribution networks to existing poles; layout of junction boxes;

- i) Ground level in relation to sea level (topographical record);
- j) General signage plan, if applicable.”

The existing article 22 entitled “REALIZATION OF A PLAN ALREADY APPROVED” is repealed.

ARTICLE 5 Objectives and criteria for new residential constructions of two dwellings or less, single-storey additions and extensions to existing residential constructions of two dwellings or less

The existing article 25 entitled “REGULATED INTERVENTIONS” is amended by replacing the words “an extension to a main building” by the words “an extension to a main building visible from the public thoroughfare”.

ARTICLE 6 Objectives and criteria for new residential construction of three or more dwellings, addition of a storey, extension, transformation of a façade and development of a lot of an existing residential construction of three or more dwellings

The existing article 30.2 entitled “REGULATED INTERVENTIONS” is amended by replacing the word “the extension” by the words “extension visible from the public thoroughfare”.

ARTICLE 7 Riparian route

Paragraph 2 of the existing article 57 entitled “REGULATED INTERVENTIONS” is amended by replacing the words “a fence on a lot” by the words “a fence on a lot visible from the public thoroughfare”.

ARTICLE 8 Héritage-sur-le-Lac

The existing article 66 entitled “OBJECTIVES AND CRITERIA APPLICABLE TO SINGLE-FAMILY HOUSING” is amended by replacing the words “by the Urban Planning and Business Services Department” with the words “by the competent authority” in the criterion “In order to give the project a unique character and distinct harmony, materials, textures and colors are carefully selected to allow a varied choice for future residents of the project.”

ARTICLE 9 Les cours Trafalgar

The existing article 70 entitled “OBJECTIVES AND CRITERIA” is amended by replacing the words “officials of the Urban Planning and Business Services Department” with the words “the competent authority” in the criterion “Promote quality architecture.”

ARTICLE 10 Roxboro sector

The existing article 70.1.2 entitled “REGULATED INTERVENTIONS” is amended by replacing the words “the extension of a residential use building” by the words “the extension of a residential use building visible from the public thoroughfare”.

ARTICLE 11 Yuile Park sector

The existing article 70.4.2 entitled “REGULATED INTERVENTIONS” is amended by replacing the words “the extension of a residential use building” by the words “the extension of a residential use building visible from the public thoroughfare”.

ARTICLE 12 Rue Parkinson sector

The existing article 70.5.2 entitled “REGULATED INTERVENTIONS” is amended by replacing the words “the extension of a residential building” by the words “the extension of a residential building visible from the public thoroughfare”.

ARTICLE 13 Riparian land

Paragraph 2 of the existing article 82.5 entitled “REGULATED INTERVENTIONS” is amended by replacing the words “and a fence” by the words “and a fence visible from the public thoroughfare”.

ARTICLE 14 Boulevard Saint-Charles sector

Paragraph 2 of the existing article 82.8 entitled “REGULATED INTERVENTIONS” is amended by replacing the following points:

- “• extension of a main building;
- modification to the exterior appearance of a main building” by the following:- “• extension of a main building visible from the public thoroughfare;
- modification to the exterior appearance of a main building visible from the public thoroughfare;”

ARTICLE 15 Appendix G

Appendix G entitled “PROJECT SUMMARY CHART” is repealed.

ARTICLE 16 The present by-law comes into force in accordance with the Law.

PROVINCE OF QUEBEC

VILLE DE MONTRÉAL
BOROUGH OF PIERREFONDS-ROXBORO

BY-LAW CA29 0148

BY-LAW REPEALING BY-LAW NUMBER CA29 0108 RELATING TO THE
LIBRARIES OF THE BOROUGH

At the Borough of Pierrefonds-Roxboro regular sitting held on August 2, 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^e Jean-François Gauthier, also attend the sitting.

WHEREAS, pursuant to Section 366 of the Cities and Towns Act, a by-law may only be repealed or amended by another by-law;

THE BOROUGH COUNCIL ENACTS THE FOLLOWING:

ARTICLE 1. By-law number CA28 0108 concerning libraries in the Borough of Pierrefonds-Roxboro is repealed.

ARTICLE 2 The present by-law comes into force on September 1, 2025.