
VILLE DE MONTRÉAL – BOROUGH OF PIERREFONDS-ROXBORO

By-law CA29 0001-16 amending by-law CA29 0001 concerning the delegation of powers to officers and employees of the Borough of Pierrefonds-Roxboro in order to amend section 18 regarding expenditure authorizations and to amend section 19.3 concerning the delegation of authority by the director of the Borough, the power to terminate employment and the resolution of workplace disputes

Notice of motion and tabling of the draft by-law:	April 13, 2026
Adoption of the by-law:	May 4, 2026
Public Notice:	
Entry into force:	
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PROVINCE OF QUÉBEC

VILLE DE MONTRÉAL
BOROUGH OF PIERREFONDS-ROXBORO

DRAFT BY-LAW CA29 0001-16

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 AMEND BY-LAW CA29 0001 CONCERNING THE DELEGATION OF POWERS TO OFFICERS AND EMPLOYEES OF THE BOROUGH OF PIERREFONDS-ROXBORO IN ORDER TO AMEND SECTION 18 REGARDING EXPENDITURE AUTHORIZATIONS AND TO AMEND SECTION 19.3 CONCERNING THE DELEGATION OF AUTHORITY BY THE DIRECTOR OF THE BOROUGH, THE POWER TO TERMINATE EMPLOYMENT AND THE RESOLUTION OF WORKPLACE DISPUTES

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:

ARTICLE 1. Article 1 is amended and replaced with the following:

In the present by-law, the words “level 1 officer” mean a director of the Borough; the words “level 2 officer” mean a director of a department; the words “level 3 officer” mean a division head; the words “level 4 officer” mean a section head in the Public Works Department; the words “level 5 officer” mean a section head and the secretary of the Borough, and the words “level 6 officer” mean a foreman.

ARTICLE 2. Article 2 is amended and replaced with the following:

Any delegation of authority to an officer at level 2, 3, 4, 5, or 6 includes the delegation of that authority to the director of the Borough.

ARTICLE 3. Article 4 is repealed.

ARTICLE 4. Article 6.1 is amended and replaced with the following:

The authority to authorize the use of public property for bus shelters and to issue the corresponding permits under the by-law is delegated to the Division Head – Engineering and Infrastructure.

ARTICLE 5. Article 15 is amended and replaced with the following:

15. The authority to award a contract for the purchase of goods, the performance of construction work, or the provision of services other than professional services, and, where applicable, the authorization of expenses relating to such a contract, is delegated:

1° to the director of the Borough, when the contract value is below the public tender threshold set by the Government of Quebec;

2° to the relevant level 2 officer, when the contract value is \$50,000 or less;

3° to the relevant level 3 officer, when the contract value is \$25,000 or less;

4° to the relevant level 4 officer, when the contract value is 10 000 \$ or less;

5° to the relevant level 5 officer, when the contract value is \$5,000 or less;

6° to the relevant level 6 officer, when the contract value is \$2,500 or less.

ARTICLE 6. Article 17° is modified and replaced by the following:

17. The authority to grant a contract for the provision of professional services is delegated:

1° to the director of the Borough, when the contract value is below the public tender threshold set by the Government of Québec;

2° to the relevant level 2 officer, when the contract value is \$50,000 or less;

3° to the relevant level 3 officer, when the contract value is \$10,000 or less;

4° to the relevant level 4 officer, when the contract value is \$5,000 or less.

ARTICLE 7. Article 17.2 is modified and replaced by the following:

17.2 Authority to make a one-time transfer of funds within the operating budget, excluding salaries, is delegated:

1° to a level 1 officer, when funds are transferred from one department to another;

2° to the relevant level 2 officer, when the transfer of funds is made within the same department;

3° to the relevant level 3 officer, when the transfer of funds is made within the same division;

4° to the relevant level 4 or level 5 officer, when the transfer of funds is made within the same section.

ARTICLE 8. Article 18 is modified and replaced by the following:

18. The following authorizations for expenditure are delegated:

1° an authorization to make expenditures related to an order or service covered by a framework agreement is delegated to the director of the Borough or the relevant level 2 officer.

2° an authorization to approve expenditures related to a public utility service is delegated to the director of the Borough, the relevant level 2 officer, or the division head – Financial, Material, and Information Resources.

ARTICLE 9. Article 19.3 is amended and replaced with the following:

19.3° The resolution of a grievance or dispute concerning labor relations before the Commission des normes, de l'équité, de la santé et de la sécurité du travail (CNESST) or an administrative tribunal, or of a claim that may be subject to such proceedings, is delegated to the director of the Borough.

ARTICLE 11 This by-law comes into force according to Law.

VILLE DE MONTRÉAL – BOROUGH OF PIERREFONDS-ROXBORO

By-law CA29 0040-72 modifying Zoning By-law CA29 0040 in order to repeal the standards concerning floodplains and the Appendix E

Notice of motion:	April 13, 2026
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PROVINCE DE QUÉBEC

VILLE DE MONTRÉAL
BOROUGH OF PIERREFONDS-ROXBORO

DRAFT BY-LAW CA29 0040-72

BY-LAW MODIFYING ZONING BY-LAW CA29 0040 IN ORDER TO REPEAL THE STANDARDS CONCERNING FLOODPLAINS AND THE APPENDIX E

At a regular sitting of the Borough Council of Pierrefonds-Roxboro, held on April 13, 2026, at 7 p.m., in accordance with the Cities and Towns Act (R.S.Q., Chapter C-19), attended by:

The Mayor of the Borough Dimitrios (Jim) Beis and Councillors Sophie Mohsen, Chahi (Sharkie) Tarakjian, Benoit Langevin, and Louise Leroux, all forming a quorum under the chairmanship of the Mayor of the Borough Dimitrios (Jim) Beis.

Mr. Dominique Jacob, director of the Borough, and the secretary of the Borough, M^e Jean-François Gauthier, are also present.

WHEREAS Article 145.15 of the Act respecting land use planning and development (RLRQ, Chapter A-19.1),

THE BOROUGH COUNCIL ENACTS THE FOLLOWING:

By-law CA29 0040 is amended as follows:

ARTICLE 1 Table of Contents

The table of contents for By-law CA29 0040 has been updated to reflect the amendments, additions, and deletions to the articles, so that it remains accurate with respect to the chapters, sections, and article numbers to which it refers.

ARTICLE 2 Declaratory provisions

Article 5, titled “ATTACHED DOCUMENTS,” is amended by repealing the following paragraph 5:

“5° Maps and elevation contours of areas at risk of flooding. These maps and contours are included in Appendix E, which forms an integral part of the following by-law”

ARTICLE 3 Terminology

Article 25, entitled “TERMINOLOGY,” is amended by repealing the following definitions:

“FLOODPLAIN

Area of the flood plain, outside the boundary of the high-flow zone, which may flood during a flood that occurs every 100 years.

LOW-FLOW ZONE (20-100 ANS)

That portion of the floodplain, beyond the boundary of the high-flow zone, that may be flooded during a 100-year flood.

HIGH-FLOW ZONE (0-20 ANS)

Area of the flood plain that may flood during a flood that occurs every 20 years.”

ARTICLE 4 Chapter 17: Provisions regarding flood plains

Section 295, entitled “IDENTIFICATION OF AREAS LOCATED IN FLOOD PLAINS,” is repealed.

Section 296, entitled “SCOPE OF APPLICABLE STANDARDS IN FLOOD PLAINS,” is repealed.

ARTICLE 5 Minimum elevation standards for basements on property located outside a water body

In the first paragraph of Article 299, entitled “MINIMUM ELEVATION STANDARDS FOR BASEMENTS IN AREAS BELOW THE LEVEL INDICATED ON PLAN 1099-2 ILLUSTRATING DRAINAGE BASINS,” the words “a floodplain” are replaced by “a water body.”

ARTICLE 6 Appendix E

The Appendix E entitled “FLOOD-PRONE AREAS AND FLOOD LEVEL TABLE” is repealed.

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

VILLE DE MONTRÉAL – BOROUGH OF PIERREFONDS-ROXBORO

By-law CA29 0042-4 to amend By-law CA29 0042 concerning site planning and architectural integration plans in order to specify which elements of an already approved project may be subject to a minor modification

Notice of motion:	April 13, 2026
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PROVINCE DE QUÉBEC

VILLE DE MONTRÉAL
BOROUGH OF PIERREFONDS-ROXBORO

DRAFT BY-LAW CA29 0042-4

BY-LAW CA29 0042-4 TO AMEND BY-LAW CA29 0042 CONCERNING SITE PLANNING AND ARCHITECTURAL INTEGRATION PLANS IN ORDER TO SPECIFY WHICH ELEMENTS OF AN ALREADY APPROVED PROJECT MAY BE SUBJECT TO A MINOR MODIFICATION

At a regular sitting of the Borough Council of Pierrefonds-Roxboro, held on April 13, 2026, at 7 p.m., in accordance with the Cities and Towns Act (R.S.Q., Chapter C-19), attended by:

The Mayor of Borough, Mr. Dimitrios (Jim) Beis and council members Mrs. Sophie Mohsen, Mr. Chahi (Sharkie) Tarakjian, Mr. Benoit Langevin, and Mrs. Louise Leroux, all of whom constituted a quorum under the chairmanship of the Mayor of Borough, Mr. Dimitrios (Jim) Beis.

Mr. Dominique Jacob, the director of the Borough, and the Secretary of the Borough, M^e Jean-François Gauthier, are also present.

Pursuant to section 145.15 of the Act respecting land use planning and urban planning (RLRQ, chapter A-19.1),

BOROUGH COUNCIL ENACTS AS FOLLOWS:

By-law CA29 0042 is amended as follows:

ARTICLE 1 General provisions

The existing Section 23, entitled “MODIFICATION OF A PREVIOUSLY APPROVED PROGRAM,” is replaced by the following section:

“It is possible to make a minor amendment to a site planning and architectural integration program that has already been approved by the Borough Council. When the competent authority determines that the nature of the request is minor, the amendment does not require Council approval but must still be reviewed and signed by the designated representatives.”

The following items, listed non-exhaustively, may be considered minor:

- 1° The color of a coating material;
- 2° Change in the type of exterior cladding material;
- 3° The dimensions of an opening, provided they do not exceed twice the approved width;

- 4° Planting areas included in a landscaping design;
- 5° Any changes to the landscaping plan;
- 6° The location of a building, structure, or auxiliary facility;
- 7° An amended subdivision;
- 8° The extension of a building smaller than 50 m²;
- 9° “A change in the height of a building of approximately one meter.”

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

VILLE DE MONTRÉAL – BOROUGH OF PIERREFONDS-ROXBORO

By-law CA29 0097-4 modifying the administration by-law of the planning by-laws in order to require a permit for all work in aquatic environments and to include a provision regarding deposits for connection works

Notice of motion and tabling of the draft by-law:	April 13, 2026
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PROVINCE DE QUÉBEC

VILLE DE MONTRÉAL
BOROUGH OF PIERREFONDS-ROXBORO

FIRST DRAFT BY-LAW CA29 0097-4

BY-LAW MODIFYING THE ADMINISTRATION BY-LAW OF THE PLANNING BY-LAWS IN ORDER TO REQUIRE A PERMIT FOR ALL WORK IN AQUATIC ENVIRONMENTS AND TO INCLUDE A PROVISION REGARDING DEPOSITS FOR CONNECTION WORKS

At a regular sitting of the Borough Council of Pierrefonds-Roxboro, held on April 13, 2026, at 7 p.m., in accordance with the Cities and Towns Act (R.S.Q., Chapter C-19), attended by:

The Mayor of the Borough Dimitrios (Jim) Beis and Councillors Sophie Mohsen, Chahi (Sharkie) Tarakjian, Benoit Langevin, and Louise Leroux, all forming a quorum under the chairmanship of the Mayor of the Borough Dimitrios (Jim) Beis.

Mr. Dominique Jacob, director of the Borough, and the secretary of the Borough, M^e Jean-François Gauthier, are also present.

WHEREAS Article 145.15 of the Act respecting land use planning and development (RLRQ, Chapter A-19.1),

THE BOROUGH COUNCIL ENACTS THE FOLLOWING:

By-law CA29 0097 is amended as follows:

ARTICLE 1 Provisions common to applications for certificates

Article 15, entitled “PAYMENT OF FEES,” is amended by adding the following paragraph after the second paragraph:

“If a deposit is required in relation with certain work, it will be refunded to the applicant, if applicable, if any of the following conditions are met:

1° The Ville de Montréal certifies that the work complies with standards following an inspection;

2° If the applicant submits a compliance report prepared by a professional other than the one who performed the work, the Ville de Montréal reserves the right to approve the report’s findings.

ARTICLE 2 Provisions regarding authorization certificates:

Section 19, entitled “REQUIREMENT TO OBTAIN A PERMIT,” is amended by adding the following paragraph 30 after paragraph 29: to install a diving board in the case of an existing swimming pool.

“30° Erecting any building or accessory structure with a floor area of less than 15 square meters in aquatic environments”

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

VILLE DE MONTRÉAL – BOROUGH OF PIERREFONDS-ROXBORO

By-law CA29 0152-1 amending by-law CA29 0152 on the price determination of various goods, activities and municipal services for the fiscal year 2026, in order to amend the prices for curbs cutting and minor exemptions, as well as to add prices for the Pierrefonds-Roxboro Aquatic Complex

Notice of motion and tabling of the draft by-law:	April 13, 2026
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PROVINCE DE QUÉBEC

VILLE DE MONTRÉAL
ARRONDISSEMENT DE PIERREFONDS-ROXBORO

DRAFT BY-LAW CA 29 0152-1

BY-LAW AMENDING BY-LAW CA29 0152 ON THE PRICE DETERMINATION OF VARIOUS GOODS, ACTIVITIES AND MUNICIPAL SERVICES FOR THE FISCAL YEAR 2026, IN ORDER TO AMEND THE PRICES FOR CURBS CUTTING AND MINOR EXEMPTIONS, AS WELL AS TO ADD PRICES FOR THE PIERREFONDS-ROXBORO AQUATIC COMPLEX

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:

By-law CA29 0152 regarding the pricing of various municipal goods, activities, and services for the 2026 fiscal year is amended as follows:

ARTICLE 1 Section 11 of Chapter 4 is amended and replaced with the following:

CHAPTER 4
ENGINEERING

11. To cut curbs and enlarge driveways, the following fee will be charged:

1° cut of a concrete curb, less than 5 m	Minimum amount of \$275
2° bevel cut of a concrete curb, 5 m and more	\$50.25 per linear meter
3° construction of a culvert	\$345 per linear meter
4° refection of a curb	\$405 per linear meter
5° refection of a sidewalk	\$520 per linear meter
6° hole in a border, 50 mm maximum diameter	\$185 per unit

ARTICLE 2 Section 26 of Chapter 5, Section 10, is amended and replaced with the following:

SECTION 10
MINOR EXEMPTION

26. 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 a preliminary review of the admissibility of the request
- a) for the use groups “Single-family housing (h1)” and “Two- and three-family housing (h2)” \$200
 - b) for the use groups “H3,” “H4,” “Commercial (c),” “Industrial (i),” “Community (p),” and “Recreational (r)” \$600

The fees for a preliminary analysis is non-refundable.

- 2° For the review of an application for the approval of a minor exemption
- a) for the use groups “Single-family housing (h1)” and “Two- and three-family housing (h2)” \$1 100
 - b) for the use groups “H3,” “H4,” “Commercial (c),” “Industrial (i),” “Community (p),” and “Recreational (r)” \$2 200

These fees are non-refundable.

ARTICLE 3 Section 70 of Chapter 10 is amended and replaced with the following:

CHAPTER 10
AQUATIC COMPLEX

70. Given the operations of the Pierrefonds-Roxboro Aquatic Centre, the flexibility required to manage them, and the fact that the rates set forth in this chapter are subject to adjustment or modification during the year, the authority to authorize such modifications is delegated to the director of the Borough.

The director of the Borough exercises this authority based on a written recommendation from the relevant department.

He will notify the members of the Borough Council of his decision as soon as possible.

A resident is a person who lives in the Borough of Pierrefonds-Roxboro and in one of the boroughs of the Ville de Montréal.

A non-resident is a person who does not live in the Borough of Pierrefonds-Roxboro or in any of the other boroughs of the Ville de Montréal.

For the purposes of this section, the fees for open swimming and classes are increased by 30%, and by 100% for children’s parties and the rental of rooms and pools, when the applicant does not reside in the Borough of Pierrefonds-Roxboro or in any of the other boroughs of the Ville de Montréal.

When an organization has entered into a specific agreement or contract with the Borough or the Ville de Montréal that includes rates for the use of such goods or services, the rates set forth in this section are superseded by those provided for in such agreement.

Cancellation and refund policies require a written request, either by email or by filling out the designated form and are subject to an administrative fee. Refunds are calculated on a pro-rata basis for remaining classes or, in some cases, denied after the start of the session, unless a medical certificate is provided. Access passes (10-20 visits) are non-refundable. Cancellation and refund policies are available at the Aquatic Complex.

Swimming lessons (weekly rate)	RESIDENT	NON-RESIDENT
Parent and Child (30 minutes) - Levels 1-2-3	\$9.50	\$12.35
Preschool (30 minutes) - Levels 1-2-3-4-5	\$9.50	\$12.35
Swimmer 1-2 (30 minutes)	\$9.50	\$12.35
Swimming Class for Ages 3–6 and Teens (45 minutes)	\$12.00	\$15.60
Swimmer 7 to 9 (Junior Lifeguard, 60 minutes)	\$15.50	\$20.15
Adult swimming lessons (45 minutes)	\$12.50	\$16.25
Fitness (60 minutes)	\$16.50	\$21.45
Private lessons (weekly rate)	RESIDENT	NON-RESIDENT
Private lesson for children (30 minutes)	\$28.00	\$36.40
Private lesson for adult (30 minutes)	\$33.00	\$42.90
Private lesson for seniors (30 minutes)	\$30.00	\$39.00
Semi-private (group lessons) (30 minutes)	\$38.00	\$49.40
Aquafitness class	RESIDENT	NON-RESIDENT
Aquafitness class (per session) - per visit	\$12.00	\$15.60
Aquafitness class (per session) - seniors - per visit	\$10.50	\$13.65
Aquafitness class (45 minutes) - weekly rate	\$8.00	\$10.40
Aquafitness class (45 minutes) - seniors - weekly rate	\$6.50	\$8.45
Specialized Aquafitness class	\$10.50	\$13.65
Training course (session fee)	RESIDENT	NON-RESIDENT
Bronze Star	\$135.00	\$175.50
Bronze Medal (BM)	\$275.00	\$357.50
Bronze Cross (BC)	\$290.00	\$377.00
Combined BM and BC	\$465.00	\$604.50
General First Aid (GFA)	\$160.00	\$208.00
National Lifeguard (NL)	\$390.00	\$507.00
Swimming Instructor (SI)	\$340.00	\$442.00
Combined Monitor MN et SN	\$515.00	\$669.50
Reclassification PSG	\$80.00	\$104.00
Reclassification SN	\$120.00	\$156.00
Reclassification MN	\$120.00	\$156.00
Free swimming (single-entry tickets)	RESIDENT	NON-RESIDENT
0-3 years old	FREE	FREE
4-17 years old	FREE	\$4.50
18-59 years old	FREE	\$6.50
60 years and older	FREE	\$5.50

Open swimming (memberships)	RESIDENT	NON-RESIDENT
10 entries: 0-3 years old	FREE	FREE
10 entries: 4-17 years old	FREE	\$40.50
10 entries: 18-59 years old	FREE	\$58.50
10 entries: 60 years and older	FREE	\$49.50
20 entries: 0-3 years old	FREE	FREE
20 entries: 4-17 years old	FREE	\$85.50
20 entries: 18-59 years old	FREE	\$123.50
20 entries: 60 years and older	FREE	\$104.50
Rental: Children's parties / Multipurpose room / Swimming pool	RESIDENT	NON-RESIDENT
Children's party Includes: 1.5 hours in the facility + free use of the pool for 15 children and 5 adults. The customer may add up to 30 additional guests at the current price of the open-pool admission rate.	\$200.00	\$400.00
Rental - Multipurpose Room	RESIDENT	NON-RESIDENT
Multipurpose Room - Public (per hour)	\$45.00	\$90.00
Multipurpose Room - Organization (per hour)	\$45.00	\$45.00
Rental - Swimming Pool - Public	RESIDENT	NON-RESIDENT
Swimming pool - 1 lane (per hour)	\$20.00	\$40.00
Swimming pool - Half-pool - 4 lanes (per hour)	\$95.00	\$190.00
Swimming Pool - Whole - 8 lanes (per hour)	\$190.00	\$380.00
Rental - Swimming Pool - Organization	RESIDENT	NON-RESIDENT
Swimming pool - 1 lane (per hour)	\$20.00	\$20.00
Swimming pool - Half-pool - 4 lanes (per hour)	\$95.00	\$95.00
Swimming Pool - Whole - 8 lanes (per hour)	\$190.00	\$190.00
Supervision fees (per hour, per SS)	\$27.00	
Number of swimmers in the water and on the boardwalk	Total number of lifeguards required	Hourly rate
0 to 40	2	\$54.00
40 to 80	3	\$81.00
80 to 120	4	\$108.00
120 to 160	5	\$135.00
160 to 200	6	\$162.00
200 to 240	7	\$189.00
240 to 280	8	\$216.00
280 to 320	9	\$243.00

ARTICLE 4 Chapter 11 and Section 71 are added:

CHAPTER 11
EFFECTIVE DATE AND ENFORCEMENT

71. The present by-law applies to the fiscal year 2026 and replaces from January 1, 2026 by-law number CA29 0145.

ARTICLE 5 This by-law comes into force in accordance with the Law.