

PROVINCE OF QUEBEC

VILLE DE MONTRÉAL
BOROUGH OF PIERREFONDS-ROXBORO

BY-LAW CA29 0040-54

BY-LAW NUMBER CA29 0040-54 MODIFYING APPENDIX C – ZONING PLAN OF ZONING BY-LAW CA29 0040 IN ORDER TO ADD ZONES H3-3-111-5, H3-3-111-6, H3-3-111-7, H3-3-111-8, H3-3-111-9, H3-3-111-10, H3-2-111-11, H3-2-111-12, H3-2-111-13 AND H1-3-111-14 AND MODIFYING APPENDIX A – SPECIFICATIONS CHART OF ZONING BY-LAW CA29 0040 IN ORDER TO ADD THE CHARTS OF THE ABOVE-MENTIONED ZONES IN ORDER TO ENSURE CONCORDANCE WITH THE SCHÉMA D'AMÉNAGEMENT ET DE DÉVELOPPEMENT DE L'AGGLOMÉRATION DE MONTRÉAL (RCG 14-029) REGARDING THE MINIMUM AVERAGE RESIDENTIAL DENSITY THRESHOLDS (NUMBER OF DWELLING UNITS/GROSS HECTARE) APPLICABLE TO CERTAIN SECTORS TO BE BUILT OR TRANSFORMED.

At the Borough of Pierrefonds-Roxboro regular sitting held on November 7, 2022 at 7:45 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 by interim, M^e Pier-Luc Bisaillon Landry, also attend the sitting.

WHEREAS the amendments to the Schéma d'aménagement et de développement de l'Agglomération de Montréal have had the effect of increasing the average minimum residential density thresholds applicable to sectors to be built and transformed;

WHEREAS, in accordance with the Land Use Planning and Development Act, the Borough is obliged to adopt a concordance by-law allowing the application of the amendments to the Montreal Urban Planning and Development Plan;

WHEREAS a notice of motion of this by-law was given on September 12, 2002.

HAVING REGARD to sections 58, 113 and 115 of the Act respecting land use planning and development (RLRQ, chapter A-19.1);

HAVING REGARD TO sections 130 and 131 of Schedule C of the Charter of the Ville de Montréal (RLRQ, chapter C-11.4).

THE BOROUGH COUNCIL ENACTS THE FOLLOWING:

Zoning by-law CA290040 is amended as follows:

ARTICLE 1 Sheets 2/8 and 3/8 of Schedule C - Zoning Plan of by-law CA29 0040 are amended as follows:

- a) by creating, from the zones H1-2-111-3, H1-3-180, P3-183 and H1-2-103, the new zones H3-3-111-5, H3-3-111-6, H3-3-111-7, H3-3-111-8, H3-3-111-9, H3-3-111-10, H3-2-111-11 H3-2-111-12, H3-2-111-13 and H1-3-111-14, all as shown on sheets 2/8 and 3/8 of the zoning plan attached as Schedule A to this by-law to form an integral part thereof.

ARTICLE 2 Appendix A - Specifications chart is amended as follows:

- a) by removing the H1-3-180 zone specifications chart;
- b) by adding specifications chart H3-3-111-5, H3-3-111-6, H3-3-111-7, H3-3-111-8, H3-3-111-9, H3-3-111-10, H3-2-111-11, H3-2-111-12, H3-2-111-13 and H1-3-111-14, all as shown in Schedule "B" to this by-law to form an integral part thereof;

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

USAGES PERMIS

H1-3-111-14

1	CATÉGORIES D'USAGES								
2	CATÉGORIES D'USAGES PERMIS	h1	h3						
3	USAGES SPÉCIFIQUES EXCLUS OU PERMIS								
4	USAGE SPÉCIFIQUE EXCLU								
5	USAGE SPÉCIFIQUE PERMIS								

NORMES PRESCRITES (LOTISSEMENT)

6	TERRAIN								
7	SUPERFICIE (m²)	min./max.	150/400	900/2000					
8	PROFONDEUR (m)	min.	25	30					
9	LARGEUR (m)	min.	6	28					

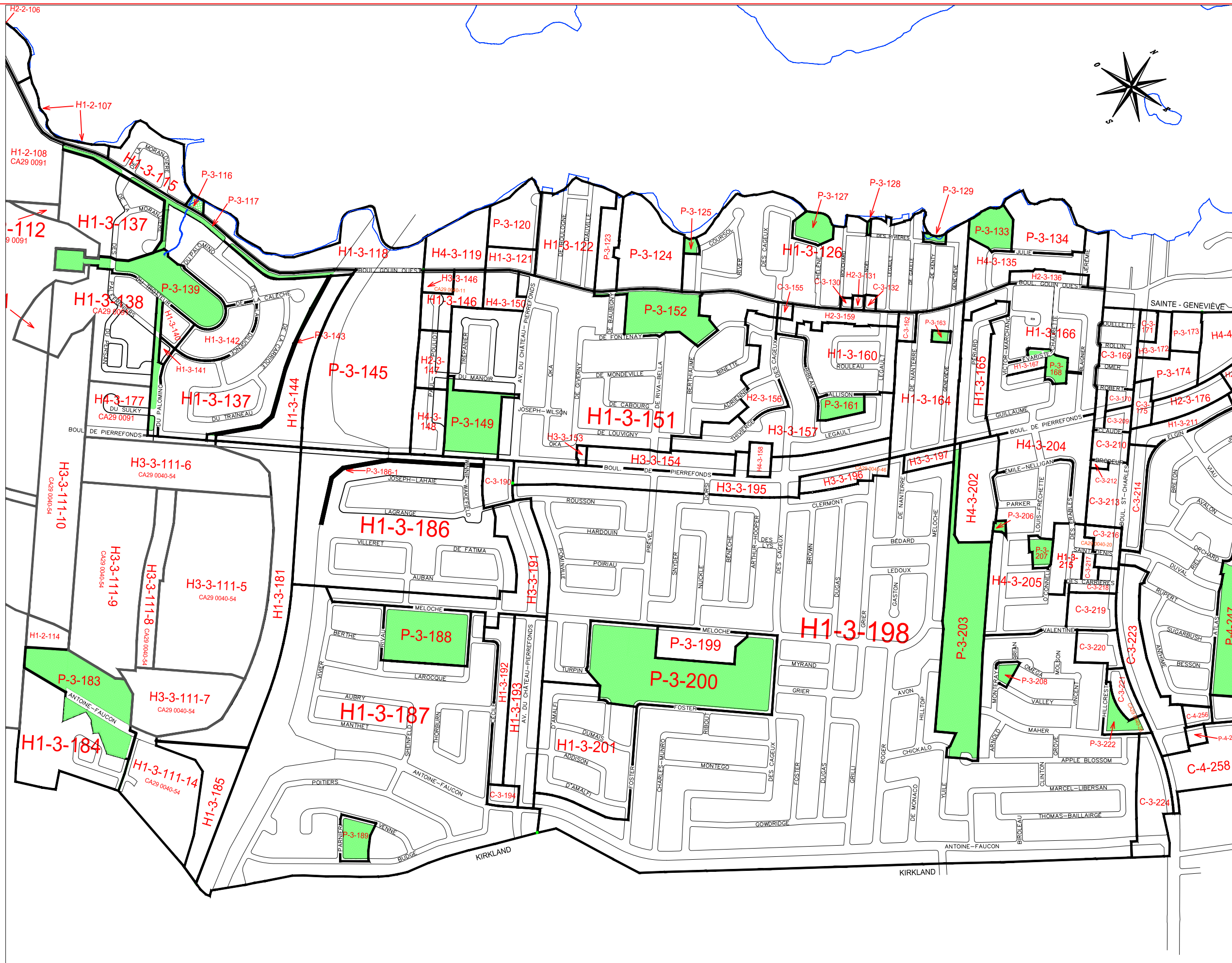
NORMES PRESCRITES (ZONAGE)

10	STRUCTURE								
11	ISOLÉE			*					
12	JUMELÉE								
13	CONTIGUÉ		*						
14	MARGES								
15	AVANT(m)	min.	3,0/4,5	3,5/					
16	LATÉRALE(m)	min.	2	5					
17	ARRIÈRE(m)	min.	7	10					
18	BÂTIMENT								
19	HAUTEUR (ÉTAGES)	min./max.	2/2	4/4					
20	HAUTEUR (m)	min./max.							
21	SUPERFICIE D'IMPLANTATION (m²)	min./max.							
22	SUPERFICIE DE PLANCHER (m²)	min./max.							
23	LARGEUR DU MUR AVANT (m)	min.	6						
24	RAPPORTS								
25	LOGEMENT/BÂTIMENT	min./max.		15/					
26	PLANCHER/TERRAIN (C.O.S.)	min./max.	0,2/1,5	0,2/2,0					
27	BÂTI/TERRAIN (C.E.S.)	min./max.	/0,5	/0,5					
28	DIVERS								
29	TYPE D'ENTREPOSAGE EXTÉRIEUR								

DISPOSITIONS PARTICULIÈRES

	a.120								
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NOTES



**ARRONDISSEMENT DE
PIERREFONDS-ROXBORO**

Aménagement urbain et
services aux entreprises

LÉGENDE

- H1-0-000** Identification de la zone
- Ordre numérique
- Secteur de planification
- Affection principale
- Limite d'une zone
- Rue existante
- Parc local
- ▨ Parc-nature

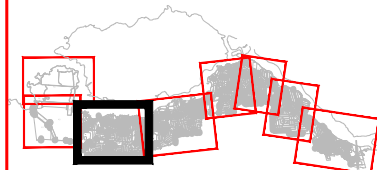


Tableau de mise à jour

CA29 0040-46	2021-03-10	13
CA29 0040-26	2017-05-11	9
CA29 0091	2016-05-02	8
CA29 0040-20	2015-07-31	6
CA29 0040-11	2013-06-28	3
No règlement	Date d'entrée en vigueur	No mise à jour

Ce plan fait partie intégrante du règlement CA29 0040
Authentifié le: 19 juillet 2010

Par: Mme Monique Worth, maire d'arrondissement
Maître Suzanne Corbel, secrétaire d'arrondissement

Consultant



460 RUE MCGILL
MONTRÉAL (QUÉBEC), H2Y 2H2
TEL. (514) 954-5300, Fax (514) 954-5345

Plan de zonage
Règlement de zonage CA29 0040
Annexe C

Dessiné	Alina Panerseau	Echelle	1 : 10 000
Vérifié	Fabienne Laboulaye	Date	2010-06-07
Approuvé	Pierre Rochon	Feuille no.	3/8