

PROVINCE OF QUEBEC

VILLE DE MONTRÉAL
BOROUGH OF PIERREFONDS-ROXBORO

FIRST DRAFT BY-LAW CA29 0040-59

BY-LAW NUMBER CA29 0040-59 AMENDING ZONING BY-LAW CA29 0040 IN ORDER TO REMOVE THE USE “MULTI-FAMILY DWELLING (H3)” FROM THE ZONE H1-4-239

At the Borough of Pierrefonds-Roxboro regular sitting held on November 7, 2022 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 by interim, Me Pier-Luc Bisailon Landry, also attend the sitting.

WHEREAS a notice of motion of this by-law was given on November 7, 2022;

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 specification chart in Appendix A of zoning by-law number CA29 0040 for zone H1-4-239 is amended as follows:

- a) By removing the “multi-family dwelling (h3)” use category;
- b) By removing all subdivision standards attached to the “multi-family dwelling (h3)” “detached structure” use category;
- c) By removing all zoning standards attached to the “multi-family dwelling (h3)” “detached structure” use category;
- d) By removing all subdivision standards attached to the “multi-family dwelling (h3)” “semi-detached structure” use category;
- e) By removing all zoning standards attached to the “multi-family dwelling (h3)” “semi-detached structure” use category.

The whole as presented in the zone H1-4-239 specifications chart 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: H1-4-239

1	USE CATEGORIES									
2	USE CATEGORIES PERMITTED	h1	h1							
3	SPECIFIC USES EXCLUDED OR PERMITTED									
4	SPECIFIC USE EXCLUDED									
5	SPECIFIC USE PERMITTED									

PRESCRIBED STANDARDS (SUBDIVISION)

6	LANDSITE									
7	AREA (m ²)	min.	450	350						
8	DEPTH (m)	min.	27	27						
9	WIDTH (m)	min.	15	11						

PRESCRIBED STANDARDS (ZONING)

10	STRUCTURE									
11	DETACHED	*								
12	SEMI-DETACHED		*							
13	ROWHOUSE									
14	SETBACKS									
15	FRONT (m)	min.	6	6						
16	SIDE (m)	min.	2	2						
17	REAR (m)	min.	7	7						
18	BUILDING									
19	HEIGHT (STOREYS)	min./max.	1/2	1/2						
20	HEIGHT (m)	min./max.	/8	/8						
21	BUILDING FOOTPRINT (m ²)	min./max.								
22	FLOOR AREA (m ²)	min./max.								
23	WIDTH OF FRONT WALL (m)	min.	7	7						
24	RATIOS									
25	DWELLING UNIT/BUILDING	min./max.								
26	FLOOR/SITE (F.A.R.)	min./max.	0,25/0,7	0,25/0,7						
27	FOOTPRINT/SITE (B.F.S.)	min./max.	/0,5	/0,5						
28	OTHER									
29	TYPE OF OUTDOOR STORAGE	Article 332								

PARTICULAR PROVISIONS

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