

PROVINCE OF QUEBEC

VILLE DE MONTRÉAL

BOROUGH OF PIERREFONDS-ROXBORO

FIRST DRAFT BY-LAW CA29 0040-58

BY-LAW NUMBER CA29 0040-58 AMENDING ZONING BY-LAW CA29 0040 IN ORDER TO ADD THE USE “RETAIL SALE OF TIRES, BATTERIES AND ACCESSORIES (5521)” IN ZONE C-4-280

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 specifications chart in Schedule A of zoning by-law number CA290040 for zone C-4-280 is amended as follows:

- a) by adding the use “5521” to the note (1) of the footnotes;
- b) by adding the use “5521 : retail sales of tires, batteries and accessories” to the footnotes.

The whole as presented in the specifications chart C-4-280 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: C-4-280

1	USE CATEGORIES									
2	USE CATEGORIES PERMITTED	c1	c2	c3b	c3c					
3	SPECIFIC USES EXCLUDED OR PERMITTED									
4	SPECIFIC USE EXCLUDED									
5	SPECIFIC USE PERMITTED			(1)	(4)					

PRESCRIBED STANDARDS (SUBDIVISION)

6	LANDSITE									
7	AREA (m ²)	min.	550	550	550	550				
8	DEPTH (m)	min.	30	30	30	30				
9	WIDTH (m)	min.	18	18	18	18				

PRESCRIBED STANDARDS (ZONING)

10	STRUCTURE									
11	DETACHED		*	*	*	*				
12	SEMI-DETACHED									
13	ROWHOUSE									
14	SETBACKS									
15	FRONT (m)	min.	7,5	7,5	7,5	7,5				
16	SIDE (m)	min.	3	3	3	3				
17	REAR (m)	min.	9	9	9	9				
18	BUILDING									
19	HEIGHT (STOREYS)	min./max.	1/4	1/4	1/2	1/2				
20	HEIGHT (m)	min./max.	3/	3/	3/	3/				
21	BUILDING FOOTPRINT (m ²)	min./max.								
22	FLOOR AREA (m ²)	min./max.								
23	WIDTH OF FRONT WALL (m)	min.	8	8	8	8				
24	RATIOS									
25	DWELLING UNIT/BUILDING	min./max.								
26	FLOOR/SITE (F.A.R.)	min./max.	0,2/2	0,2/2	0,2/2	0,2/2				
27	FOOTPRINT/SITE (B.F.S.)	min./max.	/0,5	/0,5	/0,5	/0,5				
28	OTHER									
29	TYPE OF OUTDOOR STORAGE	Article 332			B	B				

PARTICULAR PROVISIONS

				(3)	(2) (5)					
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NOTES

(1):5521, 6411, 6412, 6414, 6418 and 6419	(3) Only one establishment with the use 6419 is permitted in the zone.
(2): Only one particular use 5594 is authorized in the zone	(4) 5594,6353
	(5) Only one establishment 6353 is permitted in the zone
5521: Retail sale of tires, batteries and accessories	
6353: Car rental service	
6412: Car wash service	
5594: retail sale of motorcycles, snowmobiles and their accessories	
6411: Automobile repair service	
6418: Tire repair and replacement service	
6419 Other car services. (Only window repair and windshield replacement are authorized)	

Borough of Pierrefonds-Roxboro
 Zoning by-law number CA29 0040
 Appendix A: Specifications chart
 (CA29 0040-43; 2020-10-07)